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URBIS

HERITAGE IMPACT STATEMENT

UNSW G25 Development

Prepared for
UNIVERSITY OF NEW SOUTH WALES
21 February 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director	Alexandria Cornish, B Des (Architecture), Grad Cert Herit Cons, M.ICOMOS		
Heritage Consultant	Jelena Vukovic, B Arts/Adv (Archaeology Hons)		
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We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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EXECUTIVE SUMMARY

This Heritage Impact Statement (HIS) has been prepared for the University of New South Wales for a State Significant Development Application (SSDA) for the development of the G25 Development at the UNSW Kensington Campus. The site is legally described as Lot 5 in Deposited Plan DP1264171. The G25 Development is Crown Land owned by the University of New South Wales.

This HIS has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) 15 August 2024 and issued for the SSD-74670005. Specifically, this report has been prepared to respond to the SEARs requirement issued below.

SEARs Requirement	Response
Condition 16. Environmental Heritage <i>Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines.</i>	This report along with the Aboriginal Cultural Heritage Assessment prepared by Urbis addresses this requirement.

The G25 development seeks to construct a twelve storey multi-purpose centre to provide new built Learning and Teaching spaces to support its strategic goals. The site was identified as being the most suitable location to deliver the project objectives. Further details of the proposed works are included in Section 5.

The G25 Development site is not listed as a heritage item under any statutory instrument. There is also no fabric within the subject site which is of heritage significance. However, the site is located in the broad vicinity of local heritage items and conservation areas, including the Old Tate and Figtree and Randwick Conservation Areas, alongside the 'Costswold' and Prince of Wales Hospital Group. A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report, following a physical analysis of the context of the subject site. This report concludes that the proposed works would have no impact on the heritage items or conservation area as the items are located a sufficient distance away from the subject site such that any visual impacts would be mitigated.

1. INTRODUCTION

1.1. BACKGROUND & PURPOSE

This Heritage Impact Statement has been prepared by Heritage Consultants on behalf of the University of New South Wales (UNSW) for construction and operation of a teaching and learning facility (the **Proposal**) to be known as the UNSW G25 Education Building, on land at 8 High Street, Kensington (the **Site**).

This report has been prepared to assess the potential heritage impacts on the development on the heritage significance of the parking lot and sandstone wall along Library Walk and Chancellery Walk .

This report accompanies a State Significant Development Application (SSD) that seeks approval for the construction and operation of a teaching and learning facility at the G25 site, within the Upper Campus of UNSW.

Specifically, the SSDA seeks consent for the following:

- Site preparation works including demolition of the existing at-grade car park, tree removal, and excavation works.
- Construction of an eleven (11) storey (plus roof plant) teaching and learning building with approximately 25,000m² of gross floor area, comprising:
- Basement plant/services, Bike Storage, End of Trip facilities, ancillary service areas such as Mail and Print rooms as well as Staff Amenities
- Ground level Food and Beverage premises and informal educational spaces
- Teaching and Learning spaces throughout Levels 1-9, and workspace to Levels 9-10 for UNSW Faculties
- Rooftop level including landscaping, outdoor terrace and learning space, mechanical plant and services
- Associated landscaping, replacement trees and public domain embellishment works in and around the proposed building
- Extension and augmentation of infrastructure and services as required

The Proposal will seek to deliver improvements including:

- Providing new, purpose built learning and teaching spaces to support the University activities and strategic goals such as the development of the Randwick Health and Education Precinct
- Delivering an enhanced ground plane connection
- Providing flexible and adaptable teaching and learning spaces
- Creating a healthy, green, and welcoming place for students, staff and visitors
- Creating an experience that is an open, permeable, and connected public realm
- Creating pedestrian priority and inclusive shared public space

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban

1.2. METHODOLOGY & LIMITATIONS

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the *Randwick Local Environmental Plan 2012* (LEP) and the *Randwick Development Control Plan 2013* (DCP). This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess the archaeological potential of the subject site or assess any potential archaeological impacts as a result of the proposal.

1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Jelena Vukovic (Consultant). Alexandria Cornish (Associate Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2. SITE DESCRIPTION

2.1. SITE LOCATION

The site is situated within the UNSW Kensington upper campus, within the Randwick Local Government Area (LGA). The site address is 8 High Street, Kensington, which applies to the whole of the UNSW Kensington campus.

The UNSW campus forms part of the wider Randwick Health and Education Precinct, which has been strategically identified to provide a world-class coalition of education, research, innovation and healthcare organisations and to attract growth, investment and employment opportunities. This Precinct has been identified in the *Greater Sydney Region Plan – A Metropolis of Three Cities* and the *Eastern City District Plan*, for its strategic importance as a specialised centre providing for health and education research, innovation, teaching and learning.

The UNSW campus is located approximately 6km southeast of the Sydney CBD, immediately adjacent to the east is the Randwick Hospitals Complex which also forms part of the Randwick Health and Education Precinct. The UNSW site is within 600m of the Randwick Shopping Centre to the east and adjacent to Royal Randwick Racecourse to the north (refer to Figure 1)



Figure 1 Location map of the site context

Source: Ethos Urban, Google Maps

2.2. SETTING

The current area surrounding the University is a predominantly residential area with some commercial, industrial, and defence sites.

The University has an interface with several different localities with distinct characteristics. To the North, it directly faces the Royal Randwick Racecourse, which is situated on High Street. The Kensington Village shopping strip is located to the northwest, along the bustling Anzac Parade. To the East, the site is neighboured by the Prince of Wales Hospital and Sydney Children's Hospital, providing essential healthcare services to the community. Lastly, the South and West perimeters of the site are bordered by a residential area. This neighbourhood consists of a diverse mix of one and two-storey single dwellings, complemented by three-storey residential flats.



Figure 2 Exterior view of the UNSW High Street Light rail

Source: Google Earth



Figure 3 Exterior view to the Prince of Wales Hospital

Source: Urbis



Figure 4 Exterior view of Kennedy Street to the South of the subject site

Source: Google Earth



Figure 5 Exterior view of the UNSW Anzac Parade Light Rail

Source: Google Earth

2.3. SUBJECT SITE DESCRIPTION

The subject site known as the G25 site, is an existing on-grade carpark comprising of hardstand pavement with line-marked spaces, trees and landscaped areas. The site also includes the eastern portion of Library

Walk and the loading dock area of the AGSM (Australian Graduate School of Management) Building (G27), with no other existing development on the site.

It is bounded to the north by the Samuels Building (F25) and Mathews Building (F23), to the west by the Solar Industrial Research Facility (SIRF) Building (G23), to the south by the multi-storey Botany Street Carpark Station (H25), and to the east by the Australian Graduate School of Management (AGSM) Building (G27) and the Gate 11 entrance to UNSW from Botany Street.

The broader UNSW Kensington Campus consists of five separate allotments. This site is situated within a single allotment legally described as Lot 5 DP 1264171. The UNSW Kensington campus is bounded by Anzac Parade (to the west), High Street (to the north), Botany Street (to the east), and Barker Street (to the south). It also includes developments to the west of Anzac Parade and north of Day Avenue, such as NIDA, the University Regiment, and the New College Post-Graduate Village. The campus currently has approximately 60,000 student enrolments

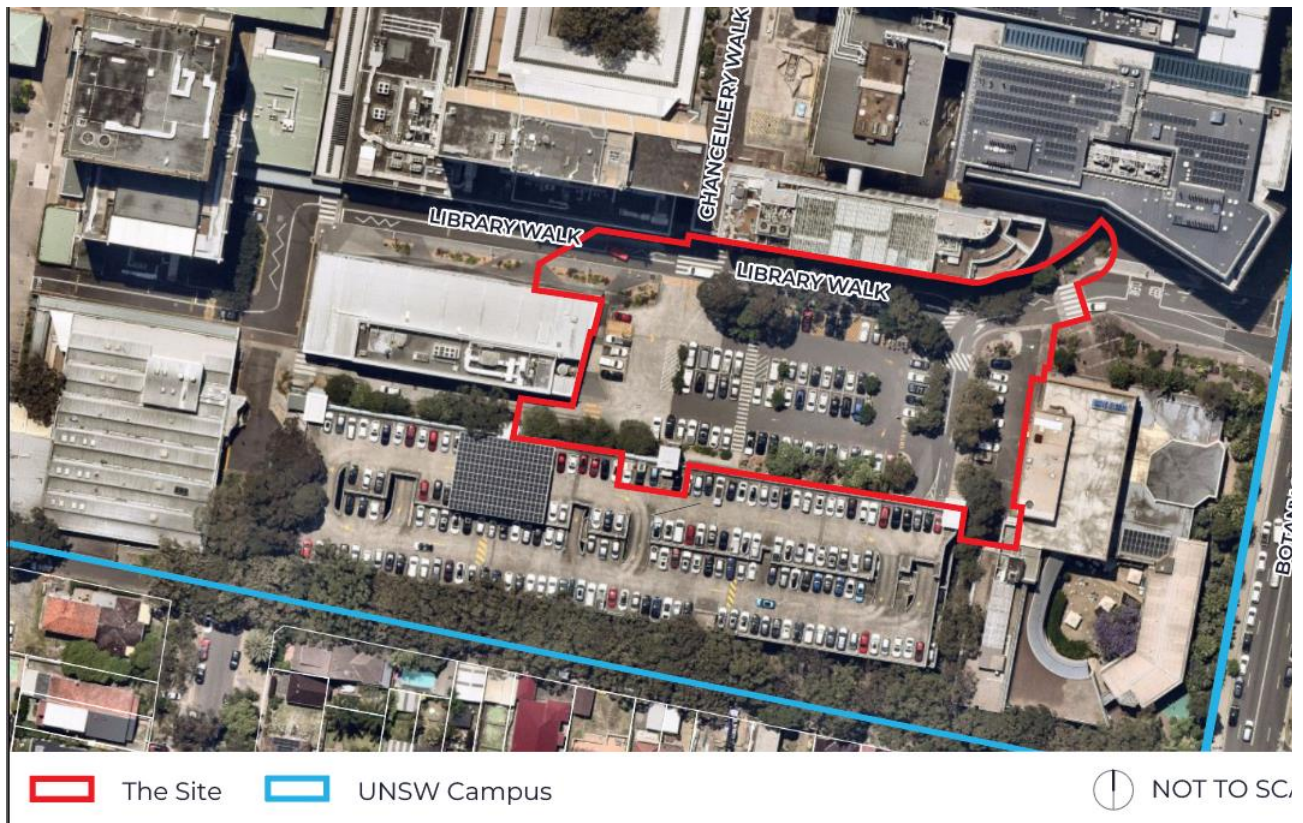


Figure 6 Aerial diagram showing the approximate site area outlined in red

Source: Nearmap, Ethos Urban



Figure 7 Exterior view of Botany Street Car Park (Building H25) facing south-west.

Source: Urbis



Figure 8 Exterior view of the Solar Industrial Research Facility (Building G23) facing west.

Source: Urbis



Figure 9 Exterior view of the Gordon and Jacqueline Samuels (Building F25) facing north.

Source: Urbis



Figure 10 Exterior view of the Botany Street Car Park (Building H25) facing south.

Source: Urbis



Figure 11 Exterior view of Gate Avenue 11, Building H25 and the sandstone wall, facing south.

Source: Urbis



Figure 12 Exterior view of Library Walk and the sandstone wall facing south-west.

Source: Urbis



Figure 13 Exterior view of sandstone wall with plantation and Building H25 in the foreground, facing south-west.

Source: Urbis



Figure 14 Exterior view from across the AGSM Building and the corner of the sandstone retaining wall, facing west.

Source: Urbis



Figure 15 Exterior view of parking lot with Building H25 and G23 in the foreground, facing west.

Source: Urbis



Figure 16 Exterior view of parking lot with Building H25 and sporadic plantation, facing south-west.

Source: Urbis

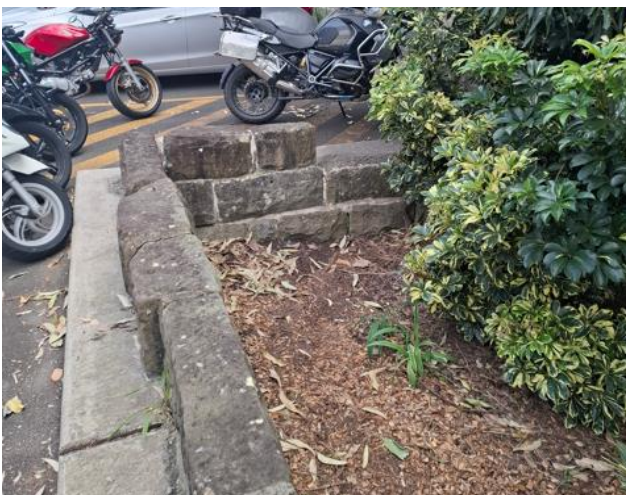


Figure 17 Exterior view of sandstone wall in the northeastern corner of parking lot.

Source: Urbis



Figure 18 Exterior view of sandstone wall in the northeastern corner of parking lot and Gate 11 Avenue.

Source: Urbis



Figure 19 Exterior view of sandstone wall and library walk, facing west.

Source: Urbis



Figure 20 Exterior view from Building G23 to sandstone wall and concrete ramp, facing north east.

Source: Urbis



Figure 21 Exterior view of sandstone wall, metal railings and concrete wall, facing south-east.

Source: Urbis



Figure 22 Exterior view of sandstone wall leading to parking lot, facing south-east.

Source: Urbis



Figure 23 Exterior view of sandstone wall and pathway, facing east.

Source: Urbis

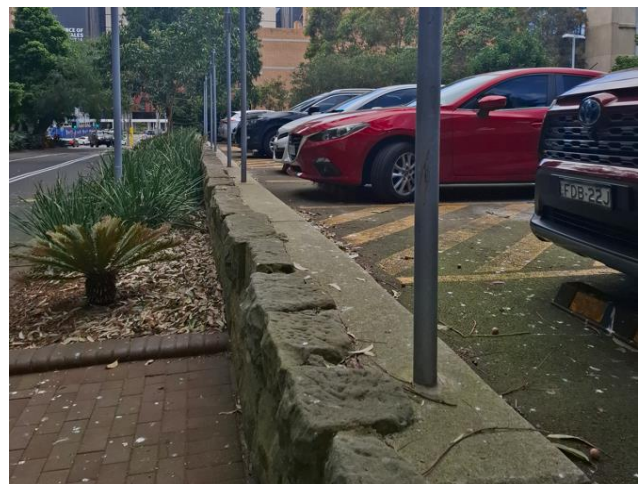


Figure 24 Exterior view of sandstone wall with concrete block behind, facing east.

Source: Urbis



Figure 25 Exterior view of sandstone wall directly opposite from Building F25, facing south-west.

Source: Urbis



Figure 26 Exterior view of sandstone wall with Prince Wales Hospital and Building H25 in the foreground, facing south-east.

Source: Urbis



Figure 27 Exterior view of sandstone with Building H25 in foreground, facing south-west.

Source: Urbis



Figure 28 Exterior view of a close up of the sandstone wall, facing south.

Source: Urbis

2.4. SURROUNDING DEVELOPMENT

The following development surrounds the site:

- North: To the north and directly adjacent to the site across from the Library Walk are the Samuels (F25) Building and Mathews (F23) Building, which comprise up to 16-storeys. Further north within the campus are additional education, administration and library buildings. The wider context includes the UNSW High Street Light Rail stop, as well as low to medium density residential development north of High Street.
- South: South of the site is the UNSW Botany Street Carpark Station (H25) (5 storeys), which is accessed internally within the UNSW campus. This location includes a pedestrian link from Oval Lane. The wider context includes low-medium density residential development south of Oval Lane.
- East: The site directly abuts the ASGM Building (G27) to the east (5 storeys), which fronts Botany Street. To the east and also fronting Botany Street is the Randwick Hospitals Complex including the Prince of Wales Hospital, the Sydney Children's Hospital, and the Royal Hospital for Women, as well as low-medium density residential development to the south-east.

- West: The site directly adjoins the Solar Industrial Research Facility (SIRF) (G23) to the west, which also sits within the confines of Library Walk and Valentine Close. The western context of the subject site is primarily characterised by the wider UNSW campus (lower campus) as well as the Anzac Parade Light Rail stop.

2.5. RELATIONSHIP WITH HERITAGE ITEMS

Several heritage items and conservation areas are located in the broad vicinity of the subject site.

To the north-west, within the boundary of the UNSW site, lies the 'Old Tote & Figtree Theatre' (Item C2). Additionally, the Racecourse Heritage Conservation Area, located at 43 Alison Road, Randwick (Item No. C13), is also in the same direction. Two other heritage items are located in the vicinity. 'Cotswold', situated at 4 Hay Street Randwick, is to the south-east of the subject site. The Prince of Wales Hospital Group, located at 61 High Street (Item No. I388), is to the east.

Regarding distance, the subject site is approximately 445m from the 'Old Tote & Figtree Theatre', 530m from the Racecourse Heritage Conservation Area, 400m from the Prince of Wales Hospital Group, and 250m from the 'Cotswold' dwelling.



Figure 29 Aerial diagram showing the correlation and relationship between the heritage items in the vicinity of the subject site.

Source: SIX Maps 2023

As illustrated in the above figure, there is little discernible correlation between the subject site and the listed heritage items and conservation areas. Despite the relatively flat topography of the land, the visual relationship between the subject site and the nearby heritage items is minimal.

For instance, within the University of New South Wales (UNSW) itself, delineated by the red border, the closest heritage item is the 'Old Tote & Figtree' Conservation Area. However, the distance between the two sites, approximately 445 metres, prevents them from being visible within the same immediate context. This is primarily due to the prevalence of high-density buildings within the site, interspersed with some low-density structures throughout the campus. This arrangement creates a visual and physical distance between the two items, with no known prior relationship or correlation. Several buildings, including but not limited to Basser College, Central Lecture Block, Goodsell Building, Morven Brown Building, the Library, the Matthews Building, and Samuels Building, separate the two items.

Outside of UNSW, to the north-west of the subject site, lies the Randwick Conservation Area. This area primarily consists of a large race-track oval with six listed items within its boundaries. Despite being approximately 530 metres from the subject site, no visual relationship is discernible from either area, given the mix of high and low-density structures on the UNSW Campus.

Similarly, while the contemporary main entrance of the Prince of Wales Hospital is visible from the subject site and vice versa, the listed portion of the site is not within the direct visual curtilage. Two roads, Botany

Street and Hospital Road, separate the subject site from the Prince of Wales Hospital Group. The hospital is relatively high-density, and the listed portion is distinctly separated by the new addition on Botany Road.

'Cotswold', located south-east of the subject site, is situated on the corner of Hay Street, with Botany Street to the west. Surrounded primarily by residential housing, the area is low-density with some visible vantage points to the UNSW Campus and existing higher density development. However, the surrounding flora, including trees, obstructs a clear view from Hay Street. A clearer view may be possible from the rear of the residential dwelling. Nevertheless, the distance between the 'Cotswold' dwelling and the subject site is substantial, and no direct correlation is discernible between the two.

Therefore, the immediate visual curtilage of the subject site is predominantly defined by the contemporary development surrounding it, particularly the buildings within the UNSW Campus and the entrance to the Prince of Wales Hospital. The distance between the heritage items and the subject site does not allow for a visual representation that encompasses both the item and the subject site.

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY (POST EUROPEAN SETTLEMENT)

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.¹ 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.²

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.³

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.⁴

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.⁵

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. A complex of nineteenth century buildings would eventually line Avoca Street with the first temporary St

¹ 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.

² 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.

³ Pauline Curby, *Randwick* (Randwick, NSW: Randwick City Council, 2009), 31.

⁴ 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.

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

Jude's Church of England and schoolhouse – largely supported by government funds – opening on 23 May 1858.⁶

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.⁷

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.⁸

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.⁹

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.¹⁰

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.¹¹

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.¹²

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

⁶ 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.

⁷ 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.

⁸ 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).

⁹ *Illustrated Sydney News*, 4 April 1890, 23.

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

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

¹² *The Sydney Morning Herald*, 28 October 1874, 5.

1880 and 1921.¹³ 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.¹⁴ Ventnor, a two-storey, sandstone house with ocean views, built by Randwick mayor George Kiss, was also constructed at this time in Avoca Street.¹⁵ 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 Parkes¹⁶.

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.¹⁷

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.¹⁸

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.¹⁹

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.²⁰ 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 Jude's 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'.²¹

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.²²

¹³ 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).

¹⁴ *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.

¹⁵ *Town and Country Journal*, 16 August 1873, 208–09.

¹⁶ *The Sydney Morning Herald*, 6 February 1882, 6.

¹⁷ 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.

¹⁸ *The Sydney Morning Herald*, 4 May 1925, 10.

¹⁹ *Randwick Bugle*, Easter, 1993.

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

²¹ 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.

²² Pauline Curby, *Randwick* (Randwick, NSW: Randwick City Council, 2009), 372.

3.2. SUBJECT SITE HISTORY

In 1890, the original site of 7.3 hectares at Kensington was designated as Crown Land. The first historical land record of the subject site dates back to 1900 when it was recorded within the 'Parish of Alexandria' as part of the 'Benevolent Asylum', now known as the 'Benevolent Society'. This organisation was founded in 1813.²³

In 1859, the Asylum for the Relief of Destitute Children was established in Randwick. It was constructed from large sandstone on a 60-acre plot, and 50 children were transferred from Ormond House at Paddington in the same year.²⁴ A new wing was added in 1863 to accommodate an additional 400 children.²⁵ During World War I, the building was repurposed as a military hospital.

The operation of the Asylum likely spanned from 1859 to 1890. After this period, a portion of the land was leased to Mr G.B Rowley for recreational purposes and was used as a pony racecourse from 1893 onwards.²⁶

The Benevolent Society also established the Royal Hospital for Women in Randwick in 1821, which is now part of the Prince of Wales Hospital Campus, alongside the former centre for destitute children.²⁷ Although the subject site is located on land owned by the 'Benevolent Society', it is unlikely that it was used as part of the hospital. This assumption is based on the lack of development on the site until the 1960s and the subsequent development of the University of New South Wales Campus.

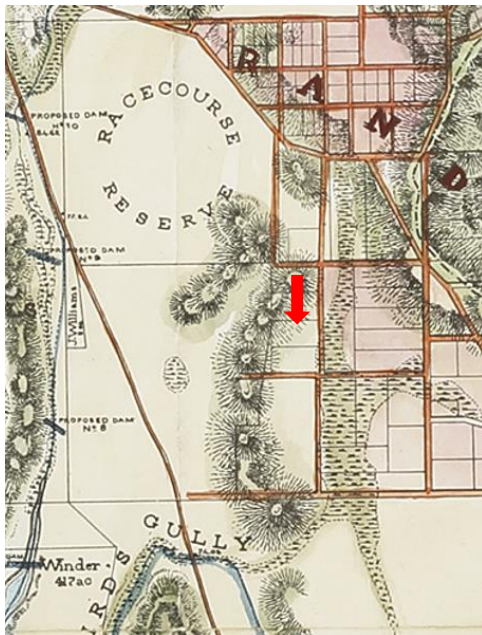


Figure 30 Detail of “Plan Showing Present Water Supply and Proposed Improvements, 1869”, showing the approximate location of the subject area (outlined in blue) in relation to the nearby swamp east of Botany Road

Source: City of Sydney Archives, ID: A-01187732

²³ The Benevolent Society. (n.d.). Our history. Available from <https://www.benevolent.org.au/about-us/our-history>

²⁴ McCormac, T (2008), Benevolent Society and Asylum, available from: https://dictionaryofsydney.org/entry/benevolent_society_and_asylum

²⁵ The Dictionary of Sydney (n.d.), Randwick Asylum for destitute children, available from: https://dictionaryofsydney.org/building/randwick_asylum_for_destitute_children#ref-uuid=d536bab6-f797-c302-8f36-a0320e94e9f5

²⁶ McLintock, R (1993), The Development of the Buildings and Grounds of the University of New South Wales, available at: <https://www.unsw.edu.au/content/dam/pdfs/unsw-adobe-websites/planning-assurance/records-and-archives/2024-03-the-development-of-the-buildings-and-grounds-of-the-university-of-new-south-wales.pdf>

²⁷ McCormac, T (2008), Benevolent Society and Asylum, available from: https://dictionaryofsydney.org/entry/benevolent_society_and_asylum

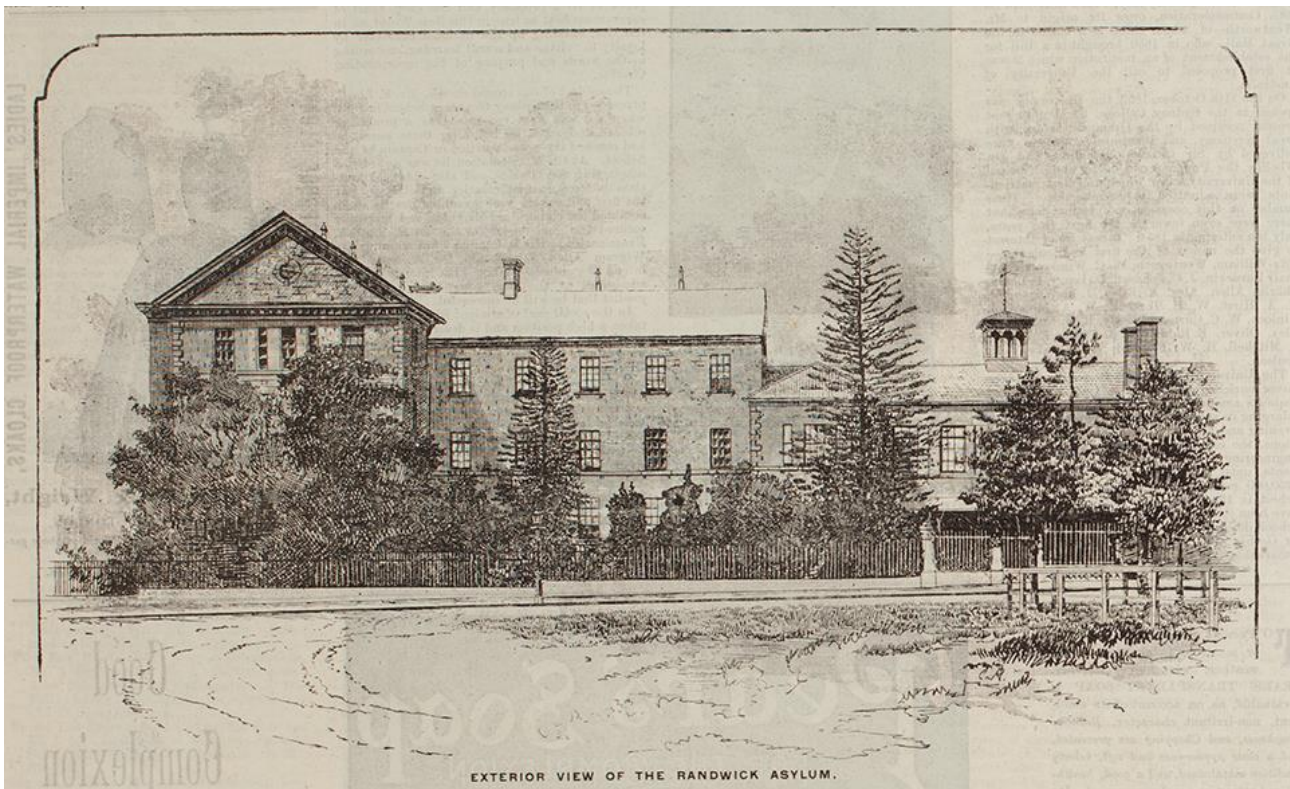


Figure 31 Extract of image of the exterior view of the Randwick Asylum in 1890.

Source: State Library of New South Wales [TN115]

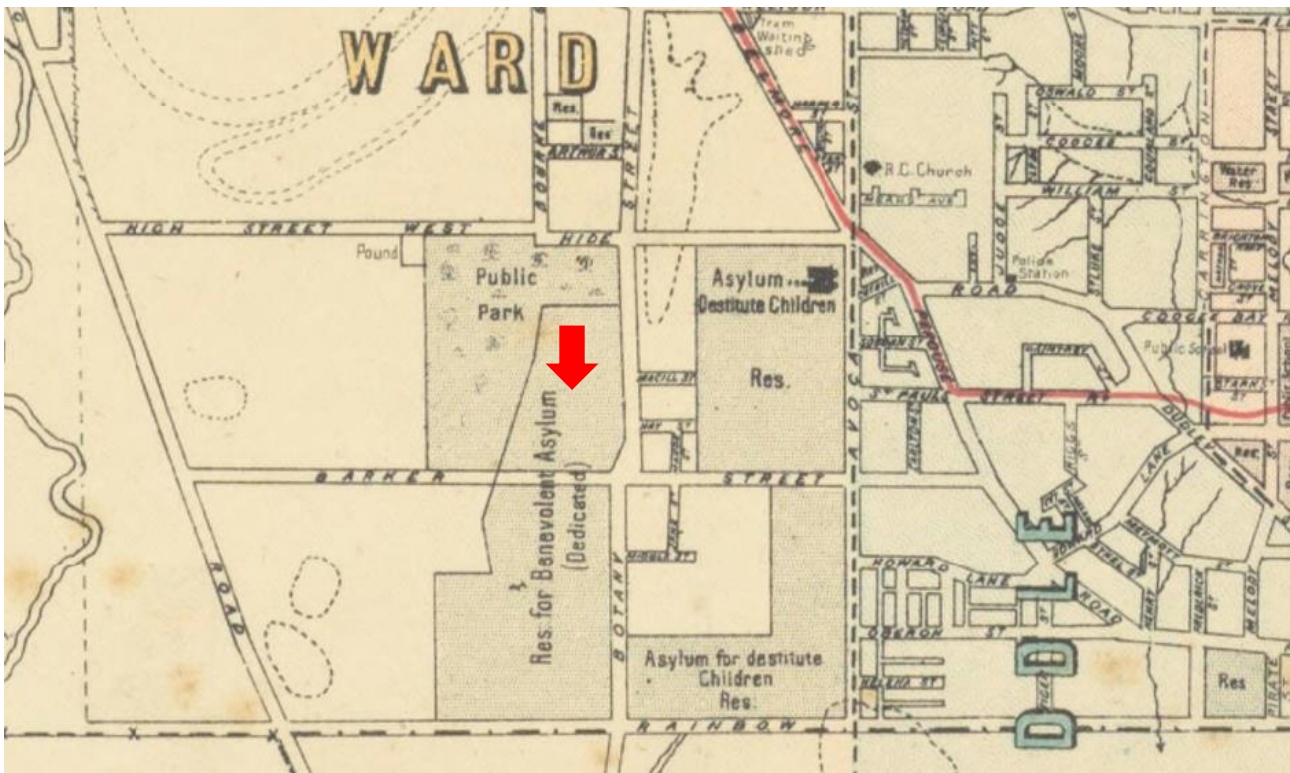


Figure 32 Extract of 1890 map from Parishes of Alexandria and Botany with the approximate location of the subject site outlined in red.

Source: National Library of Australia, <http://nla.gov.au/nla.obj-231107618>

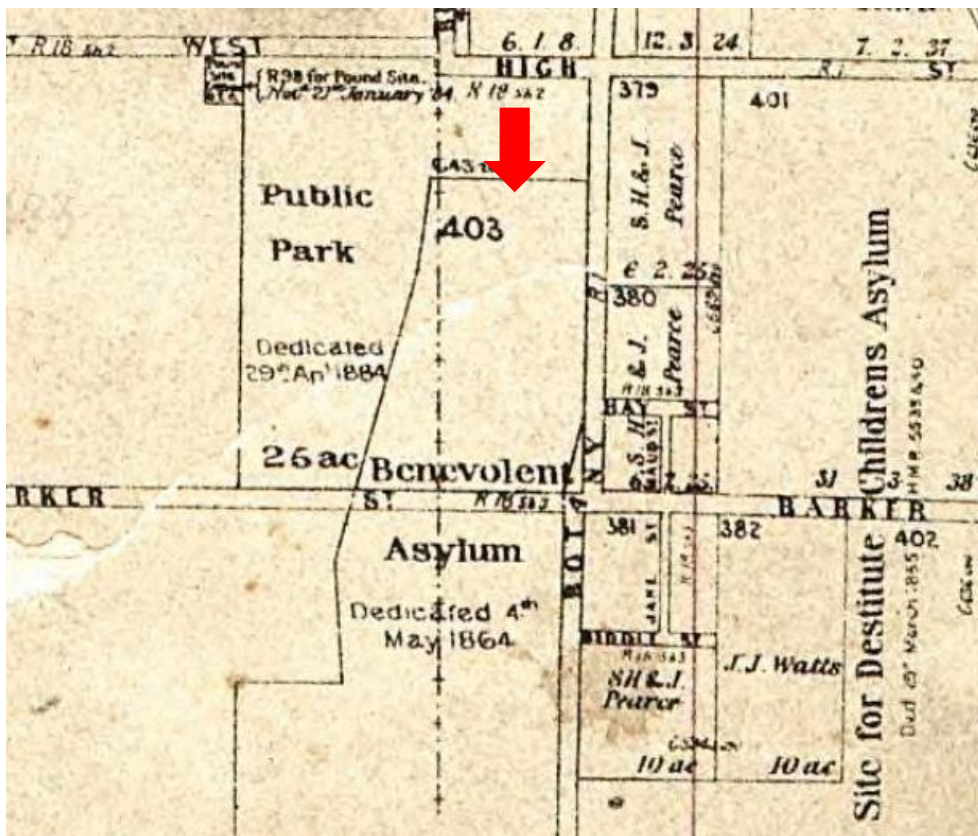


Figure 33 Detail of map of the 'Parish of Alexandria' from 1900 showing the approximate location of the subject site in red.

Source: NSW Government, Historical Land Records Viewer

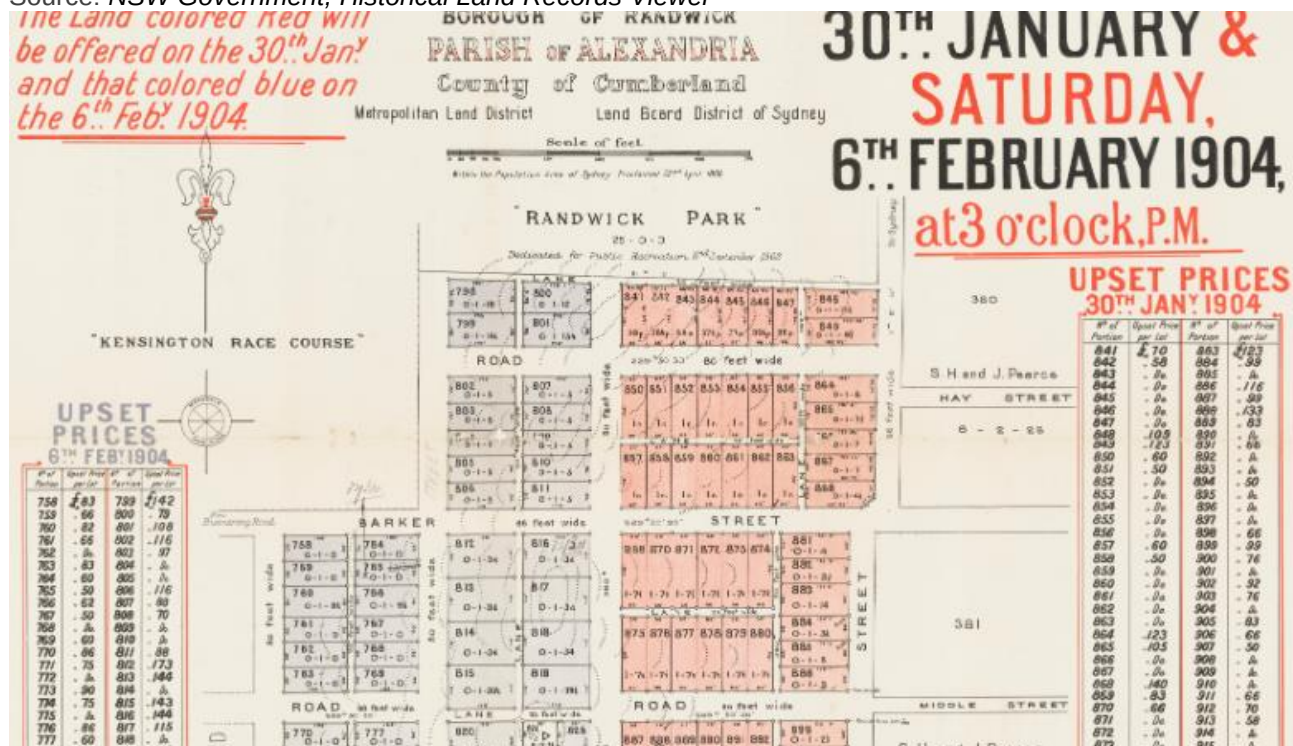


Figure 34 Extract of 1904 map from Auction sale of crown lands on the ground near Kensington with the subject site being 'Randwick Park'.

Source: State Library of NSW, File Number : FL9021733

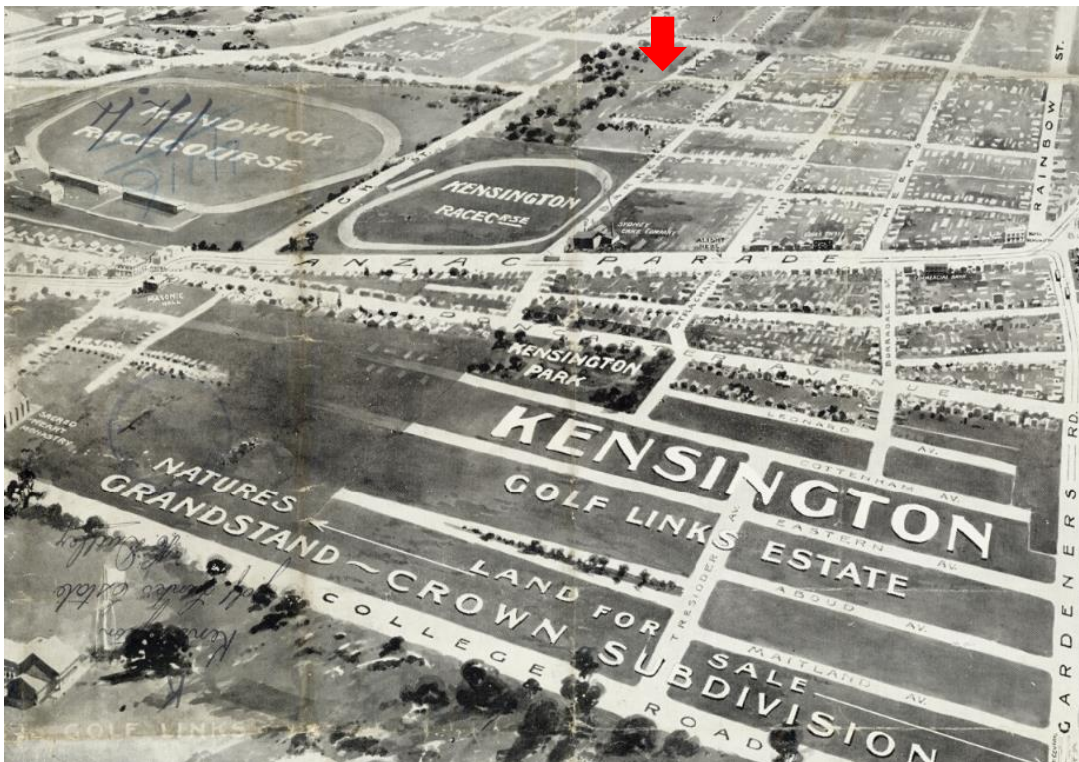


Figure 35 Extract of 1922 drawing of the "Crown" subdivision of Kensington with the subject site outlined in red.

Source: State Library NSW, File Number: FL9014022

UNSW History (1949 – current)

The following history of the subject site was extracted from UNSW's history of the development of the buildings and groups:

The land of the upper campus was once leased for quarrying. In 1903 it was transferred to Randwick Council for recreational use. The Council filled and levelled an area which became known as Randwick Oval and which now holds the Morven Brown, Library and Chancellery buildings. The area now occupied by the Wallace Wurth School of Medicine and Biological Sciences buildings was used as a golf course - the Randwick Municipal Golf Links. In the late 1940s a migrant hostel was located on the former racecourse. The White House, Old Tote and Fig Tree Theatre buildings are remnants of some of the site's earlier incarnations.

On 1 July 1949 the University of New South Wales, the State's second university, was incorporated as the then New South Wales University of Technology. While the university held its first classes in 1948, teaching originally took place at the Sydney Technical College buildings in Ultimo.

In 1952 most of the university's administrative functions moved to Kensington and some teaching began here in 1953. It was however not until the late 1960s that university classes finally ceased at Ultimo. The site of the lower campus was vested in the university in two lots in December 1952 and June 1954, while the upper campus was vested in the university in November 1959. The latter provided an important additional 10.1 hectares of space for the future growth of the university and brought the total area of the Kensington campus to close to 40 hectares. Other key buildings to be completed on the Kensington campus during this period were the Dalton Building and Basser College.

The early 1960s saw the beginnings of a building boom across the Kensington campus. The Report by the Committee of Inquiry into the Future of the Australian Universities, known as the Murray Report, had been instrumental in the Australian Government greatly increasing its funding of university infrastructure and as a result construction work began on many new buildings. The young university could not have expanded so quickly without this growth in Commonwealth funding. Key buildings to be completed in this period include the Roundhouse,

the Wallace Wurth School of Medicine and Biological Sciences buildings, the Webster Building, the Robert Heffron Building, Goldstein College, the Electrical Engineering building and the Mechanical Engineering building. As the building boom continued, the years 1965 - 1969 were busy ones for construction work on both upper and lower campus. A large number of buildings were finished during this time, which dramatically changed the face of the campus over a very short period. Key buildings completed in this period include the Central Lecture Block, the John Goodsell Building, Library Stage I, the Blockhouse, the Chancellery, the Civil Engineering building, the Morven Brown building, Philip Baxter College, the Architecture building, International House, New College and the Applied Science building.

The 1970s saw the creation of the first master plan for the campus, which was released by the University Architect in 1976. At the time the proposals were summarised as providing "more trees, more grassed quadrangles, new buildings but no more towers, more covered ways and courtyards, some demolition, better movement patterns for people and cars and more parking stations". Key buildings to be completed during this period include the Gymnasium, the Sir John Clancy Auditorium, the Squarehouse, Warrane College, the Mathews building, Shalom College, Geography & Surveying building and Library Stage II.

The 1980s were a quiet decade for new construction on campus, but much forward planning occurred behind the scenes. In 1984 the campus master plan was updated and in the same year the Campus Life & Environment Committee produced a report on enhancing the general campus milieu. In 1987 significant steps towards the re-development of the campus were put into motion. In February of that year a Campus Development Advisory Group was set up by the Vice-Chancellor Professor Michael Birt to provide advice "on matters affecting site development and beautification". The group's first task was consideration and revision of the 1984 master plan. On their recommendations, David Chesterman was appointed as consultant to produce a new master plan. Key buildings completed in this period include the Swimming Pool and the Australian Graduate School of Management building.

In June 1990 the new Campus Development Plan was approved by Council. A key feature of the master plan was the landscaping and pedestrianisation of the campus, with many campus roadways to be closed to vehicles for the first time and the corresponding development of pedestrian precincts. By May 1994 one hundred separate projects had been officially commenced under the various refurbishment, landscaping and new building works that were part of the Campus Development Strategy - and there were many more to follow by the end of the decade. From 1992 the work took place under the guidance of Vice-Chancellor Professor John Niland, who was consequently nicknamed "John the Builder". Key buildings completed during this period include the Samuels building, the Vallentine Annexe, the Quadrangle Building, the Red Centre and the Scientia, later renamed the John Niland Scientia.'

In June 2005 the Campus 2020 Master Plan was endorsed by Council. The plan provided a blueprint for the development of the campus until the year 2020. Sustainable development, improvement in cross-disciplinary interaction and ease of movement around campus were some of the key elements of the plan - thus ensuring that re-development of the campus would continue into the future. Key buildings completed in this period include the Rupert Myers Building, the Law Building and the Lowy Cancer Research Centre.

In the 2010s a large number of significant refurbishment and rebuilding projects were undertaken, including the Kensington Colleges, the Biological Sciences Building, the Clancy Auditorium, the Electrical Engineering Building, the Mechanical Engineering building and the Roundhouse. Key buildings completed in this period include the Tyree Energy Technologies Building, UNSW Village and the Hilmer Building.

In October 2019 a new campus vision was announced to guide the growth and evolution of the UNSW campus environment for the next 20 years and beyond.²⁸

²⁸ <https://www.unsw.edu.au/planning-assurance/records-archives/university-archives/online-exhibitions/campus-development-exhibition>

Summary of Development at UNSW:

The progression of building acquisition and construction is evident below and was summarised from *McLintock, R (1993), The Development of the Buildings and Grounds of the University of New South Wales Report*.

Initially, from 1948 to 1966, all university activities were conducted on the Ultimo site, with various buildings being provided or refurbished for university use. As facilities gradually became available at Kensington, the use of buildings at Ultimo decreased, with the last building being vacated in 1966.

In 1953, several buildings were added, including Buildings B8b, B9,10, 11a,b,C10,11,D8, 10,11a,E9, and the building now at the rear of the 10 Myers Studio. The Main Building and Building G2 were added in 1955. In 1956, the Food Science & Technology (Central and South) buildings, and the Petroleum Engineering Centre building were established. The Classroom Block, Dalton building, The Parade Theatre, and Manly Vale were added in 1957.

In 1958, the Emergency Operations Centre (built as the Caretaker's Residence) and the Food Science & Technology (North) building were added. Basser College was established in 1959. In 1960, the Metallurgy & Metallurgy Process Buildings, Science Theatre, and Webster Building were added. The Central Store & Workshop, Roundhouse Animal Breeding House, and Little Bay were added in 1961.

From 1962 to 1969, several other buildings and facilities were added, including the Micro Techniques Laboratory, Heffron Building Tennis Pavilion, Randwick Campus, Electrical Engineering building, Golf House, Mechanical & Industrial Engineering building, Goldstein College Wallace Wurth & Biological Sciences buildings, Central Lecture Block Goodsell building, The Library Blockhouse, Chancellery, Civil Engineering building, Morven Brown building, Baxter College, Unisearch building, 39 King Street, Randwick, Architecture building, Squash Courts, International House, Sam Cracknell Pavilion, Applied Science building, House at Pooh Corner, and New College.

The 1970s saw the addition of the Banks Building, Newton building, The Gymnasium, Clancy Auditorium, Student Union Office, Squarehouse, Warrane College, The Burrows Theatre, Pindari, Mathews building, Shalom College, 46 High Street, 34 & 36 Botany Street, Geography & Surveying building, Botany Parking Station, Grandstand - David Phillips, Menzies Building Tower Block, and 26 Botany Street.

In the 1980s, the Swimming Pool, A.G.S.M., 10 Myers Studio, 30 Botany Street, 47 Botany Street, 32 High Street were added. The 1990s saw the addition of 12114 Arthur Street, Oatley, Albion Avenue, Paddington, 1/3 Eurimba Avenue, Parking Station, Samuels building, 82 Bay Street, Botany, and Animal Breeding House, Stage 2, Little Bay.

Within the early maps of UNSW, the subject site is not included within the guide to the university as evident below. However, by 1970, the site is included within the Kensington Campus with the rise of construction and development at the University.

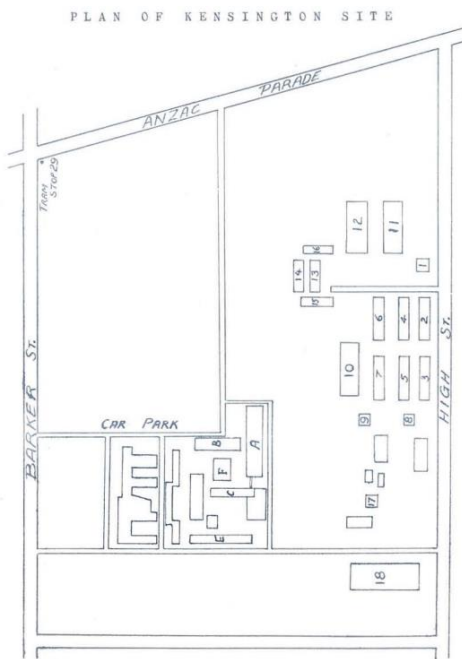


Figure 36 Extract of 1956 map from the 1956 Guide to UNSW.

Source: 1956 Guide to UNSW Report.

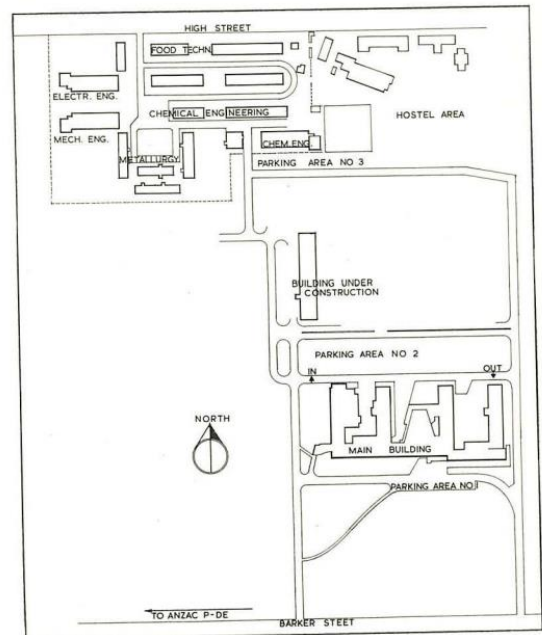


Figure 37 Extract of 1957 map from the 1957 Guide to UNSW.

Source: 1957 Guide to UNSW Report.

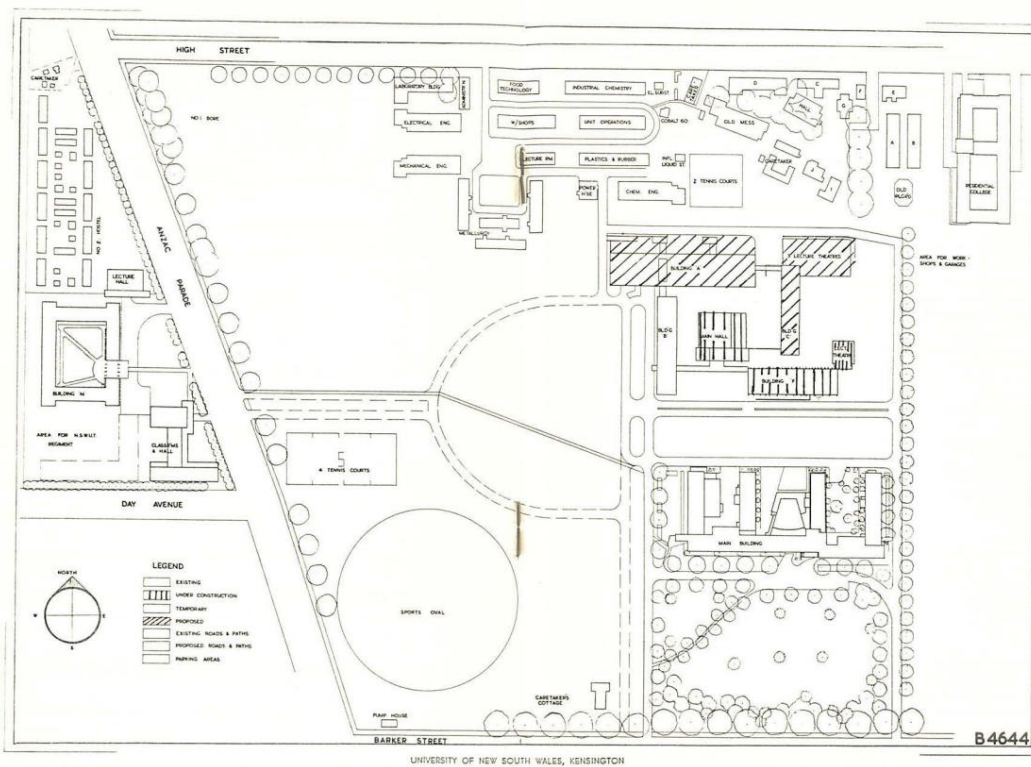


Figure 38 Extract of 1959 map of UNSW

Source: 1959 Guide to UNSW

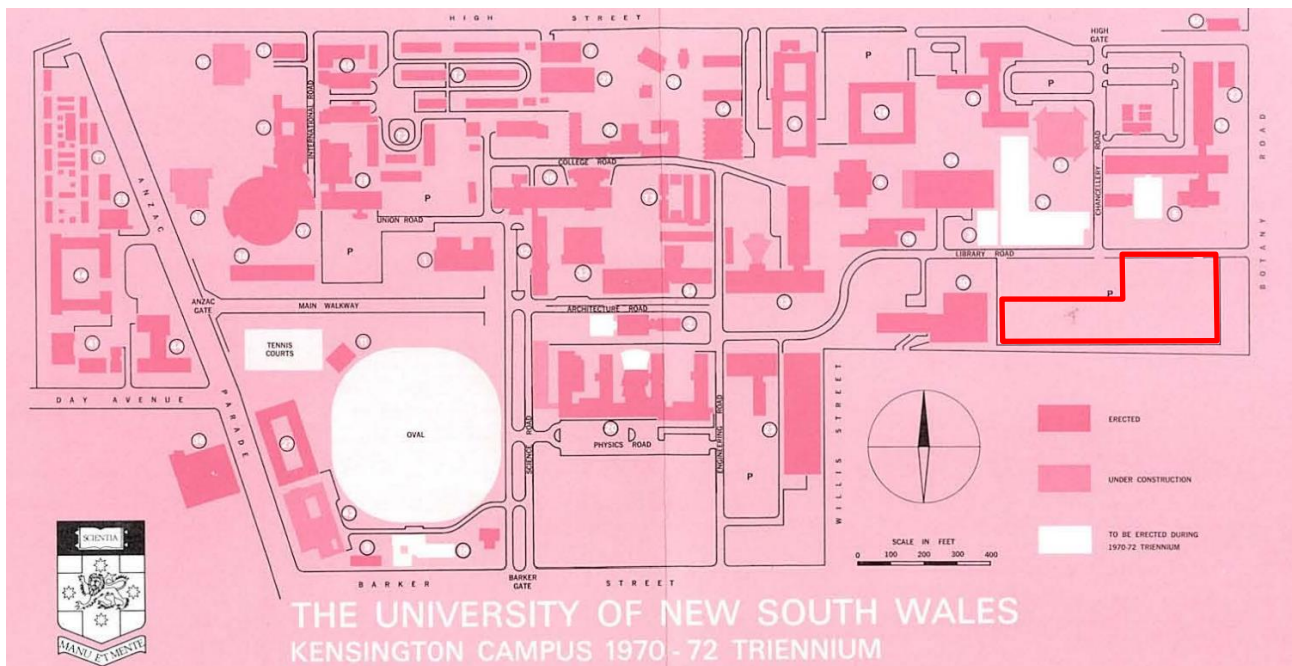


Figure 39 Extract of 1970-72 Triennium Kensington Campus map with the subject site outlined in red.

Source: *UNSW Information Booklet 1970*

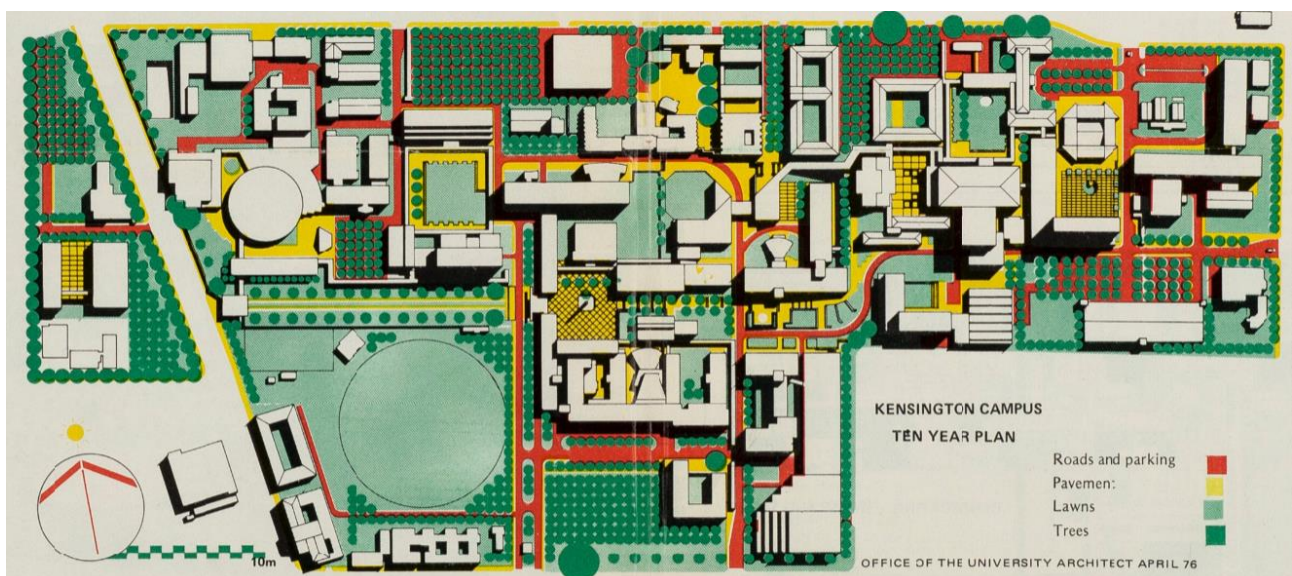


Figure 40 Extract of 1976 Map of the Kensington Campus within the Ten Year Plan for the university with the approximate location of the subject site outlined in red

Source: *Office of the University Architect Kensington Campus 10 Year Plan Report*

Sandstone Wall

As per the UNSW Report on the history and development of buildings at the university, the parking lot to which the subject site is located (Building H25), was built in 1975. Aerial imagery of the subject site from 1943 to 1964 indicates no structures nor any sandstone wall on the property. Instead, the aerial contained an uneven topography consisting primarily of sand and subsequently, grass.



Figure 41 1943 Aerial Image of the subject site with no sandstone wall or parking lot established.

Source: *Historical Imagery Viewer*



Figure 42 1955 Aerial Image of the subject site with no sandstone wall or parking lot established.

Source: *Historical Imagery Viewer*

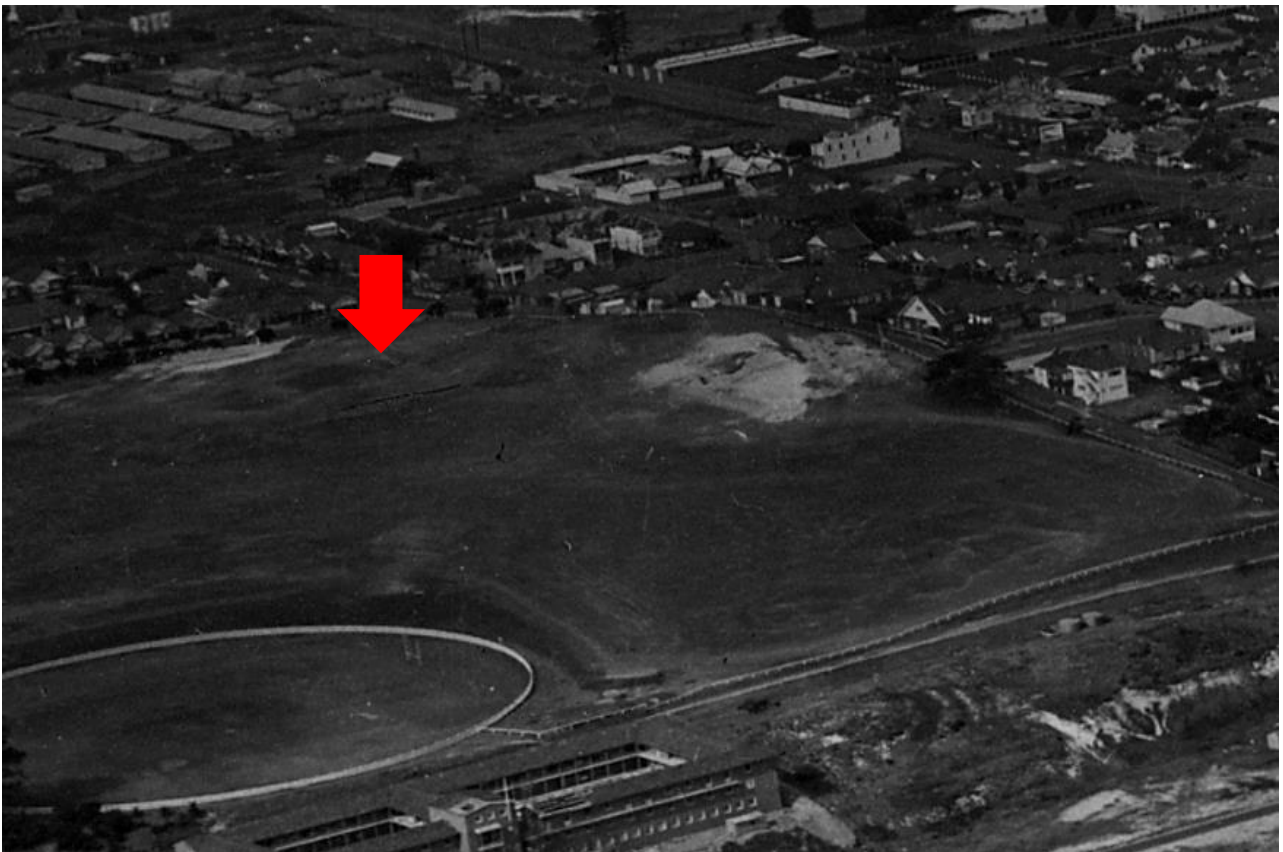


Figure 43 1958 Aerial Image of the subject site with no sandstone wall or parking lot established.

Source: *UNSW Archives CN468/10*

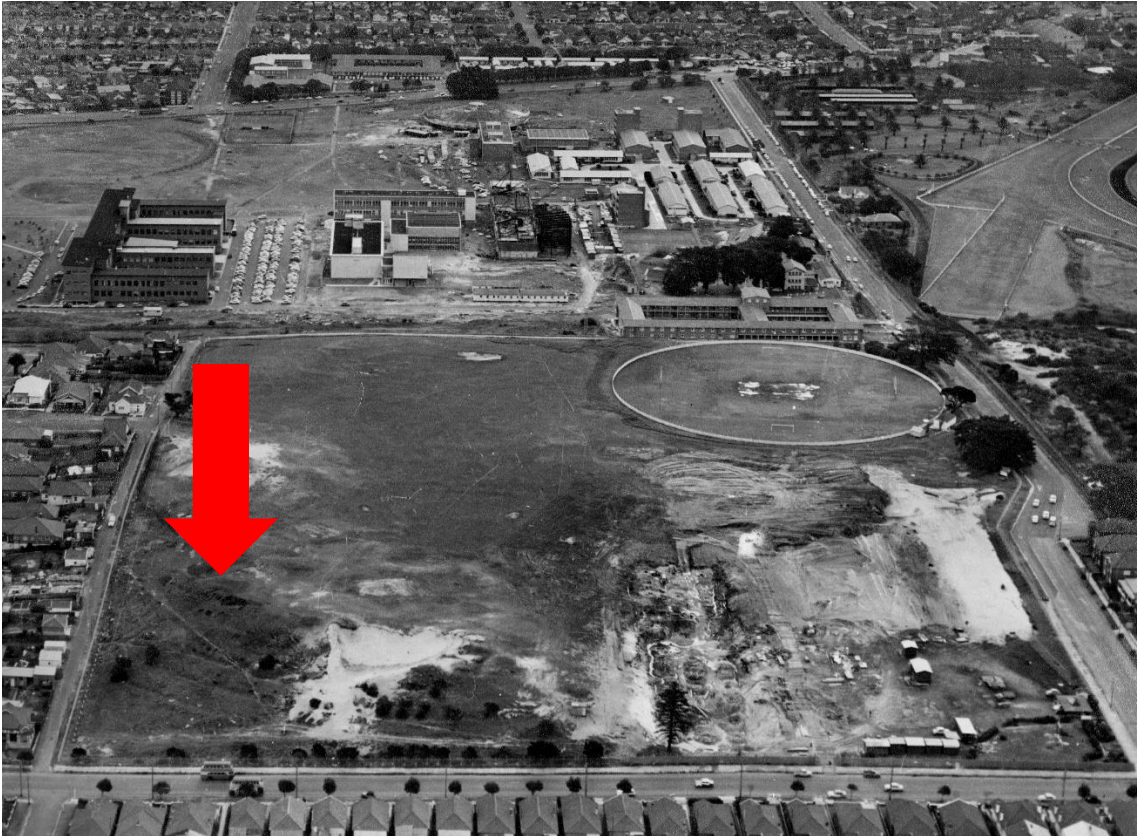


Figure 44 1960-1964 Aerial Image of the subject site with no sandstone wall or parking lot established.

Source: UNSW Archives CN551/1/2

By 1966 and 1968, a parking lot was established with a photograph of the new roadway and paths which lead to the botany street gate. The sandstone retaining wall extends along the parking lot in line with the pavement in three elongated paths allowing for an entrance and exit into the parking lot. By 1975, the H25 Parking lot was constructed²⁹ and more flora was added to the retaining wall.

Furthermore, with the addition of the pavement, the landscape of the parking lot has been subsequently altered and a pathway has been created from the Tyree Institute of Health Engineering and across the street to the parking lot. Pedestrian crossing have also been included to the subject site and adjacent to the subject site is the Solar Industrial Research Facility (Building G23). With the development of the new G23 building in 2011, part of the original sandstone wall has been removed across the length of library walk and an added wall has been constructed on the concrete ramp from chancellery walk. As such, only a third of the sandstone wall remains from its original construction in the 1960s and has been largely altered.

²⁹ McIntock, R (1993), The Development of the Buildings and Grounds of the University of New South Wales, available at: <https://www.unsw.edu.au/content/dam/pdfs/unsw-adobe-websites/planning-assurance/records-and-archives/2024-03-the-development-of-the-buildings-and-grounds-of-the-university-of-new-south-wales.pdf>



Figure 45 1966 Aerial of the whole of the upper campus of UNSW with the subject site outlined in red

Source: *UNSW Archives CN945/1/Aerial 1966*



Figure 46 1968 Photograph of the new roadway and paths leading to Botany Street Gate (including the sandstone retaining wall)

Source: *UNSW Archives CN944/745*



Figure 47 1979 photograph of the retaining wall and the newly built H25 Parking Lot.

Source: UNSW Archives S2027/21



Figure 48 1971 Aerial Image of the subject site with no sandstone wall or parking lot established.

Source: Historical Imagery Viewer



Figure 49 1980 Aerial Image of the subject site with no sandstone wall or parking lot established.

Source: Historical Imagery Viewer



Figure 50 1986 Aerial Image of the subject site with no sandstone wall or parking lot established.

Source: Historical Imagery Viewer



Figure 51 1998 Aerial Image of the subject site with no sandstone wall or parking lot established.

Source: Historical Imagery Viewer

3.3. PROPERTY OWNERSHIP HISTORY

The relevant post-European settlement property owners as identified through historical research are outlined below for reference.

Table 1 Property Ownership History

Year/Date	Owner	Source
1850	Reserved and dedicated to the Benevolent Asylum	NSW Land Registry Services, Land Records.
1893	Mr G.B Rowley for recreational purposes	McLintock, R (1993), The Development of the Buildings and Grounds of the University of New South Wales.
1903	Randwick Park dedicated for Public Recreation 2 nd September.	Kensington Subdivision Plans, National Library of Australia, File Number : FL9021733.
1949	University of New South Wales	UNSW Official Website

3.4. CONSTRUCTION DATE

Based on the historical research outlined herein, we have identified the construction date of the Sandstone retaining wall to be circa 1960s and the H25 Parking Lot to be 1975. The first image which appears within the aerial imagery of the whole of the upper campus in 1966 contains the sandstone wall and is more clearly displayed in 1968. The sandstone wall however, with the construction of the Solar Industrial Research Facility in 2011, was substantially altered with a large portion of this removed. The original design of the sandstone wall has thus been altered and does not maintain any heritage significance. This is substantiated by the historical maps, historical aeriels and UNSW Archival Records.

3.5. ALTERATIONS & ADDITIONS

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 2 Alterations & Additions

Year/Date	Alterations/Addition	Source
1966-1968	Addition of the sandstone retaining wall	UNSW Archival Photographs.
1975	Addition of the H25 Parking Lot	McLintock, R (1993), The Development of the Buildings and Grounds of the University of New South Wales.
2011	Removal of part of the sandstone retaining wall with the development of the Solar Industrial Research Facility (Building G23).	UNSW Annual Report 2010.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

4.2. HERITAGE LISTINGS

4.2.1. Subject Site Heritage Listings

The subject site is not a listed item and is not located within a conservation area.

Table 3 Statutory Heritage Listings

Heritage List	Item Name	Item Number
<i>Randwick Local Environmental Plan 2012, Schedule 5</i>	N/A	-
NSW State Heritage Register under the <i>Heritage Act 1977</i>	N/A	-
NSW State Agency Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i>	N/A	-
Commonwealth Heritage List under the <i>Cwlth Environment Protection and Biodiversity Conservation Act 1999</i>	N/A	-
Australia's National Heritage List under the <i>Cwlth Environment Protection and Biodiversity Conservation Act 1999</i>	N/A	-
UNESCO World Heritage List (incl Buffer Zones)	N/A	-

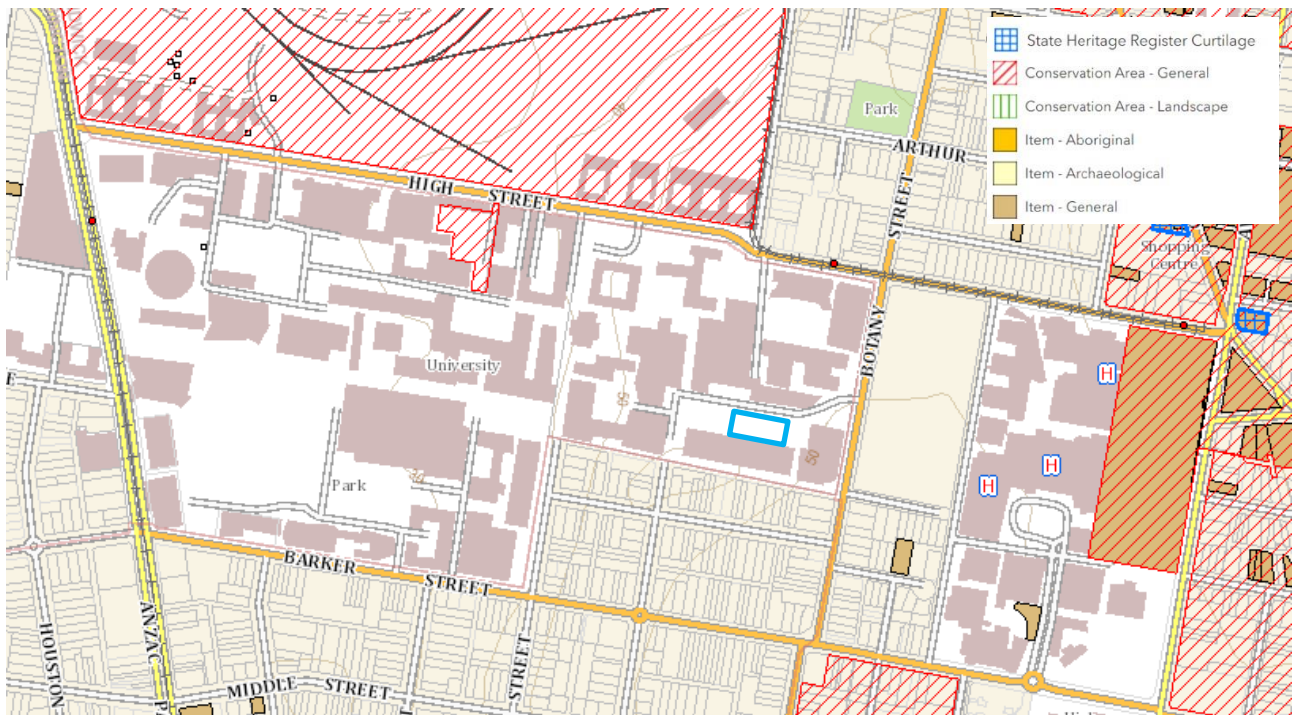


Figure 52 Heritage map showing the subject site outlined in blue.

Source: NSW Planning Portal ePlanning Spatial Viewer

4.2.2. Vicinity Heritage items

The subject site is located within the vicinity of the following heritage items in the table below.

Table 4 Heritage items in the vicinity

Item No.	Description	Heritage List
C2	Old Tote & Figtree Theatre Heritage Conservation Area (356 Anzac Parade, Kensington).	Schedule 5, Randwick LEP 2012
C13	Racecourse Heritage Conservation Area (43 Alison Road, Randwick)	Schedule 5, Randwick LEP 2012
I387	"Cotswold" (4 Hay Street, Randwick)	Schedule 5, Randwick LEP 2012
I388	Prince of Wales Hospital group (Main Block, Catherine Hayes Hospital and Superintendent's residence) at 61 High Street	Schedule 5, Randwick LEP 2012

4.3. SIGNIFICANCE ASSESSMENT

There are generally four levels of heritage significance used in Australia: local significance, state significance, national significance and world significance. The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. To be considered for heritage listing for local significance, an item must meet at least one of the seven assessment criteria. To be considered for heritage listing for state significance, an item must meet at least two of the seven assessment criteria, or be considered by the Heritage Council of NSW to be of such particular significance under one criterion to warrant listing.

The following assessment of heritage significance has been prepared in accordance with the Heritage NSW 'Assessing Heritage Significance' guidelines (2023) to determine whether the subject site meets the requisite threshold for heritage listing and at what significance level.

4.4. SITE SIGNIFICANCE ASSESSMENT

The subject site, on the other hand, does not contain any heritage-significant items, nor is it located within the immediate context of heritage-significant items or conservation areas. The parking lot, built in the 1960s, does not contain any historical heritage and is a later developmental site built for its present use. Whilst the ground and campus are significant as part of the UNSW campus, this is primarily embodied by the site location and its ongoing use as a sporting venue. The subject site is not considered significant in itself, but as an addition to the campus and was constructed and used with the intent to provide only an amenity service and additional parking for the university. The subject site, including the sandstone retaining wall is not considered significant in themselves, nor an embodiment of the heritage values of the site. Instead, the retaining wall and the subject site only provide parking services for the ongoing use of the site as a parking facility.

4.5. HERITAGE ITEMS STATEMENTS OF SIGNIFICANCE

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

Table 5 Vicinity Heritage Item Statements of Significance

Vicinity Heritage Item	Established Statement of Significance
Item C2: Old Tote & Figtree Theatre	A group of buildings which date from the use of the site as Kensington Racecourse. The Fig Tree Theatre building has also been used as immigration barracks and the home of NIDA ³⁰
Item C13: Racecourse Conservation Area	A number of early buildings surround the historic track itself, while Doncaster Avenue includes some fine groups of nineteenth and twentieth century houses ³¹
Item I387: Cotswold	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 horse stables and for its

³⁰ Randwick City Council. (n.d.). Old Tote Fig Tree Theatre UNSW. Available at: https://www.randwick.nsw.gov.au/__data/assets/pdf_file/0008/26288/Old-Tote_Fig-Tree-Theatre-UNSW.pdf

³¹ Randwick City Council. (n.d.). Racecourse Precinct. Available at: https://www.randwick.nsw.gov.au/__data/assets/pdf_file/0005/26708/Racecourse-Precinct.pdf

	association with the horse breeding and training activities traditionally associated with Randwick. ³²
Item 388: Prince of Wales Hospital group (Main Block, Catherine Hayes Hospital and Superintendent's residence) at 61 High Street 220 Avoca Street, Randwick:	Main Building: 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.³³ Outpatients Building: 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.³⁴ Superintendent's residence: 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.³⁵

³² NSW Department of Planning, Industry and Environment. (n.d.). Cotswold, late Victorian Cottage. Available at: <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2310279>

³³ NSW Department of Planning, Industry and Environment. (n.d.). Main Block, Former. Available at: <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=3540231>

³⁴ NSW Department of Planning, Industry and Environment. (n.d.). Outpatients Building, Former. Available at: <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=3540233>

³⁵ NSW Department of Planning, Industry and Environment. (n.d.). Superintendent's Residence, Available at: <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=3540232>

5. THE PROPOSAL

The UNSW G25 Development seek to construct new buildings to accommodate forecasted growth in students and staff, and to facilitate the future decant and refurbishment of other buildings on the Kensington Campus.

Within this context, UNSW is preparing a State Significant Development Application (SSDA) for a new G25 Development.

THE SSDA seeks approval for a standalone twelve storey mixed-use building with associated roof and plant, (G25) which would comprise of the following work:

- 10,200sqm of useable floor area, equating to 25,000 sqm of gross floor area over 12 floors
- Connect Gate 11 to Gate 9 via Library and Chancellery Walk with the use of bollards
- Centrally allocated teaching and working spaces
- Administration and meeting spaces including MIRT Meeting Room and Control Centre
- Toilets, breakout spaces, lockers, storage, kitchenette, briefing spaces and associated amenities for staffs, visitors and students
- Dedicated Space for Uninterruptible Power Supply (UPS) equipment
- Parking and Accessibility entrance
- Café and food facilities
- Construction of an expressed grandstand on the Library Walk frontage
- Landscaping works, including the addition of trees along Library Walk and a widened plaza outside the AGSM Building

Urbis has been provided with drawing documentation prepared by Architectus. This HIS has relied on these plans for the impact assessment include in Section 6. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 6 Proposed Plans

Author	Drawing No.	Drawing Title	Revision	Date
Architectus	DA0000	Cover Sheet	A.01	21/02/25
Architectus	DA0010	Context and Locality Plan	A.01	21/02/25
Architectus	DA0015	Site Analysis	A.01	21/02/25
Architectus	DA0020	Site Plan – Proposed	A.01	21/02/25
Architectus	DA0050	Site Survey	A.01	21/02/25
Architectus	DA0202	Area Plans - GFA	A.01	21/02/25
Architectus	DA0500	Demolition Plan	A.01	21/02/25
Architectus	DA1000	General Arrangement Plan- Lower Ground	A.01	21/02/25
Architectus	DA1001	General Arrangement Plan- Ground	A.01	21/02/25

Architectus	DA1002	General Arrangement Plan- Level 1	A.01	21/02/25
Architectus	DA1003	General Arrangement Plan- Level 2	A.01	21/02/25
Architectus	DA1004	General Arrangement Plan- Level 3	A.01	21/02/25
Architectus	DA1005	General Arrangement Plan- Level 4	A.01	21/02/25
Architectus	DA1006	General Arrangement Plan- Level 5	A.01	21/02/25
Architectus	DA1007	General Arrangement Plan- Level 6	A.01	21/02/25
Architectus	DA1008	General Arrangement Plan- Level 7	A.01	21/02/25
Architectus	DA1009	General Arrangement Plan- Level 8	A.01	21/02/25
Architectus	DA1010	General Arrangement Plan- Level 9	A.01	21/02/25
Architectus	DA1011	General Arrangement Plan- Level 10	A.01	21/02/25
Architectus	DA1012	General Arrangement Plan- Plant	A.01	21/02/25
Architectus	DA1013	General Arrangement Plan – Roof	A.01	21/02/25
Architectus	DA2001	Elevation – North	A.01	21/02/25
Architectus	DA2002	Elevation - East	A.01	21/02/25
Architectus	DA2003	Elevation - South	A.01	21/02/25
Architectus	DA2004	Elevation – West	A.01	21/02/25
Architectus	DA2101	Section – East West 1	A.01	21/02/25
Architectus	DA2102	Sections- North South 1 + 2	A.01	21/02/25
Architectus	DA9201	Shadow Studies	A.01	21/02/25
Architectus	DA9320	External Signage	A.01	21/02/25

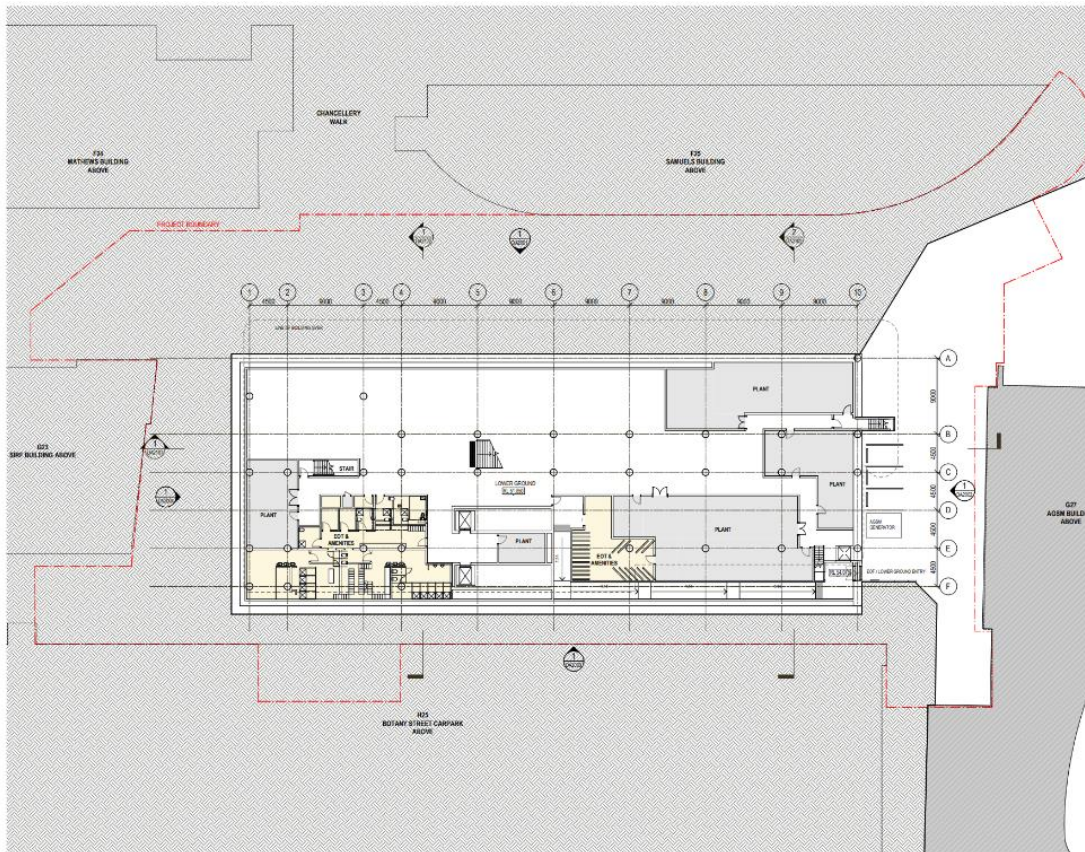


Figure 55 Extract of proposed plans showing General Arrangement Plan – Lower Ground

Source: Architectus

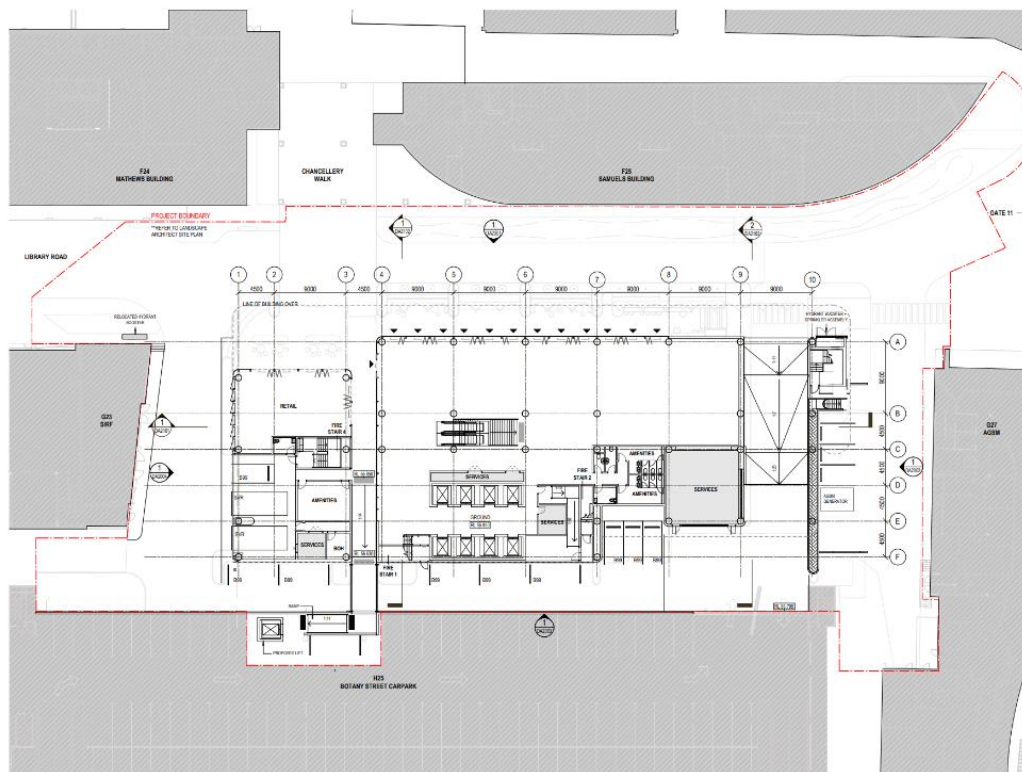


Figure 56 Extract of proposed plans showing General Arrangement Plan- Ground

Source: Architectus

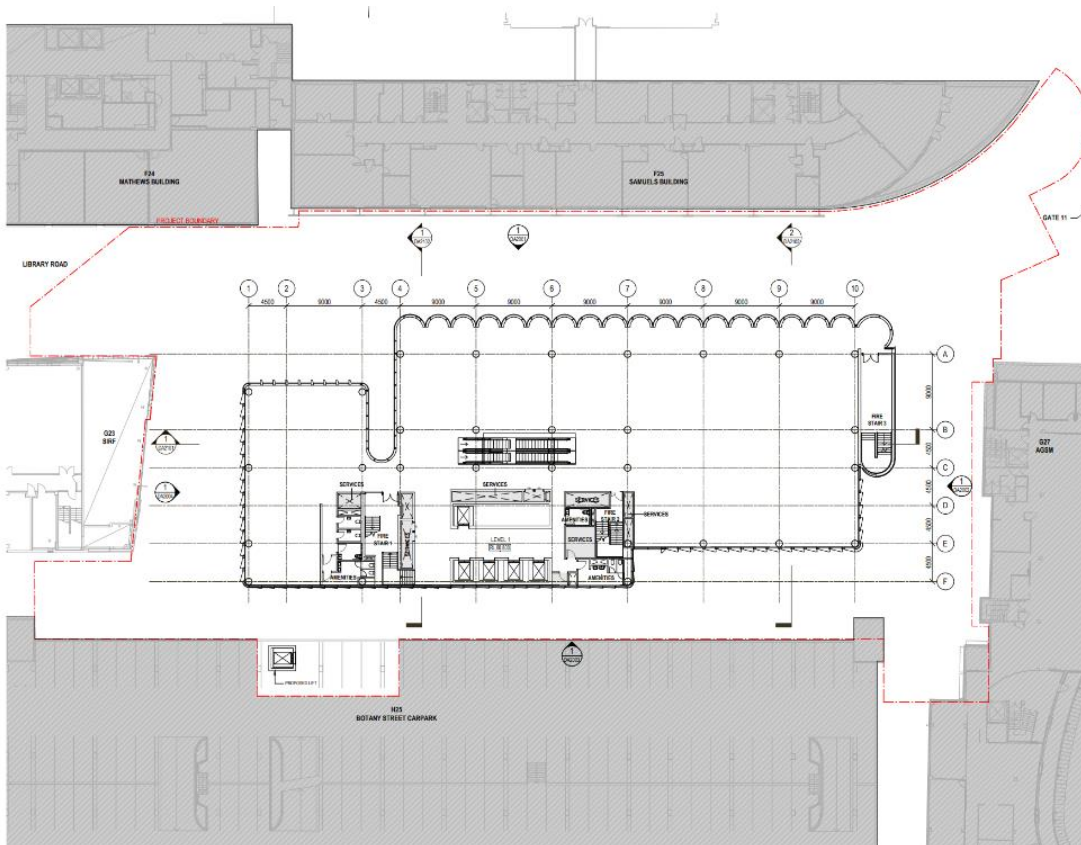


Figure 57 Extract of proposed plans showing General Arrangement Plan- Level 1

Source: Architectus

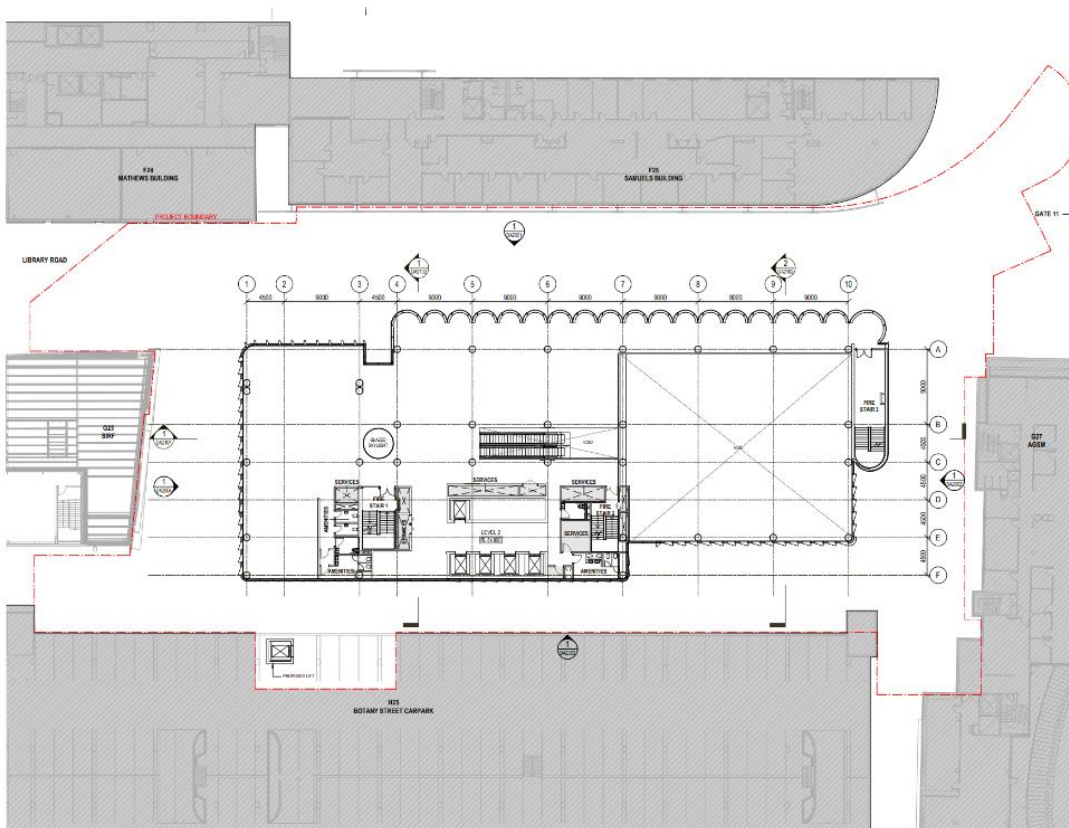


Figure 58 Extract of proposed plans showing General Arrangement Plan- Level 2

Source: Architectus

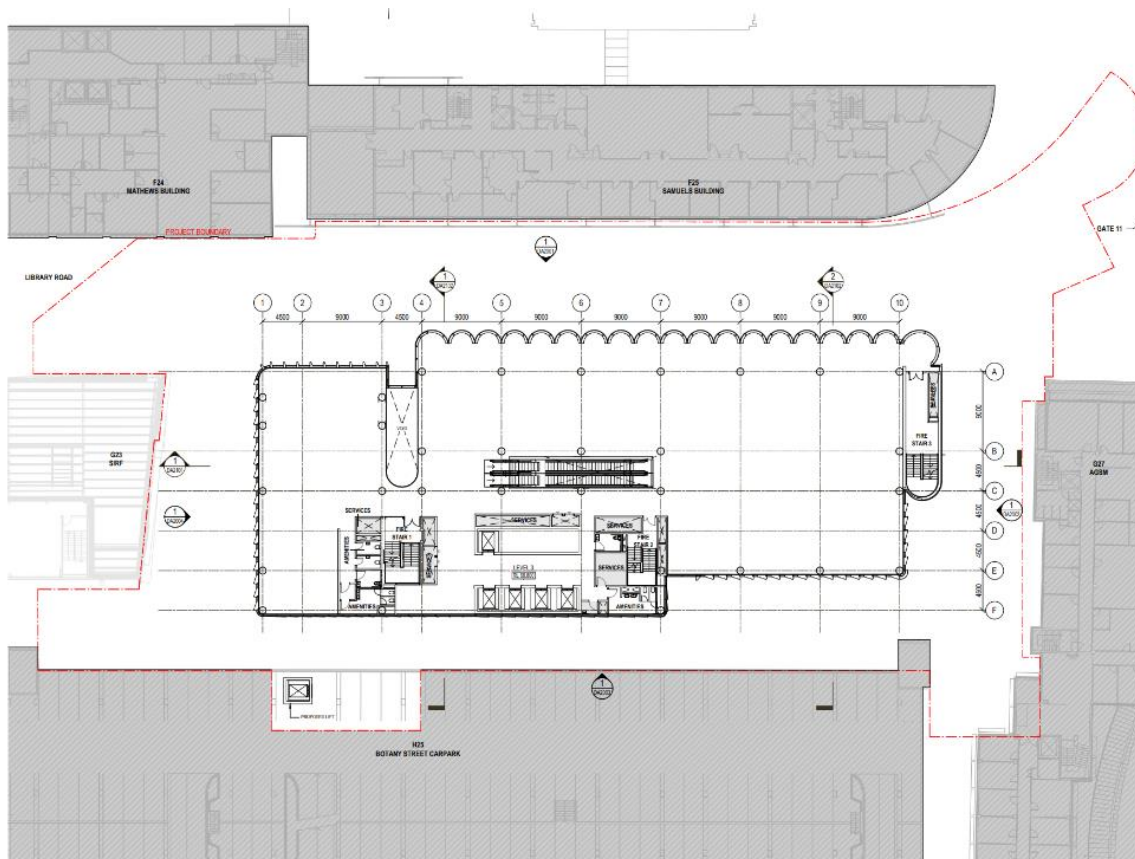


Figure 59 Extract of proposed plans showing General Arrangement Plan- Level 3

Source: Architectus

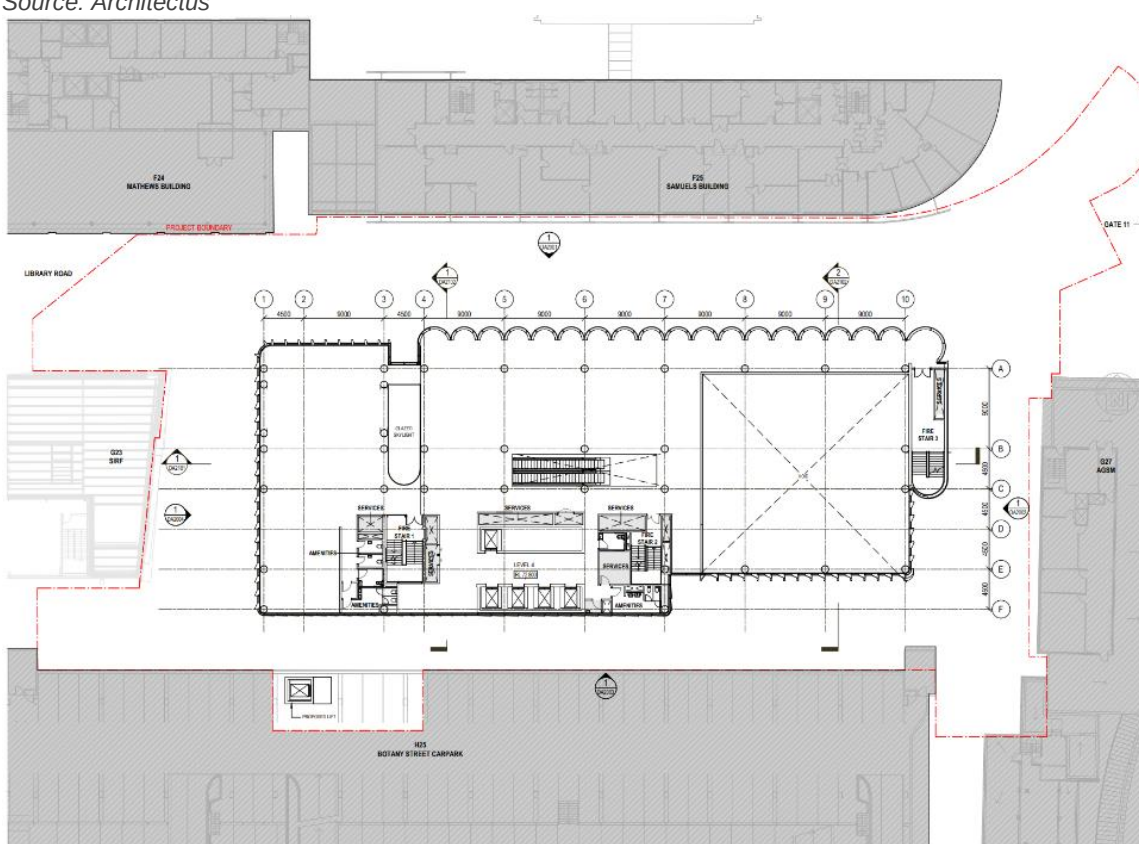


Figure 60 Extract of proposed plans showing General Arrangement Plan- Level 4

Source: Architectus

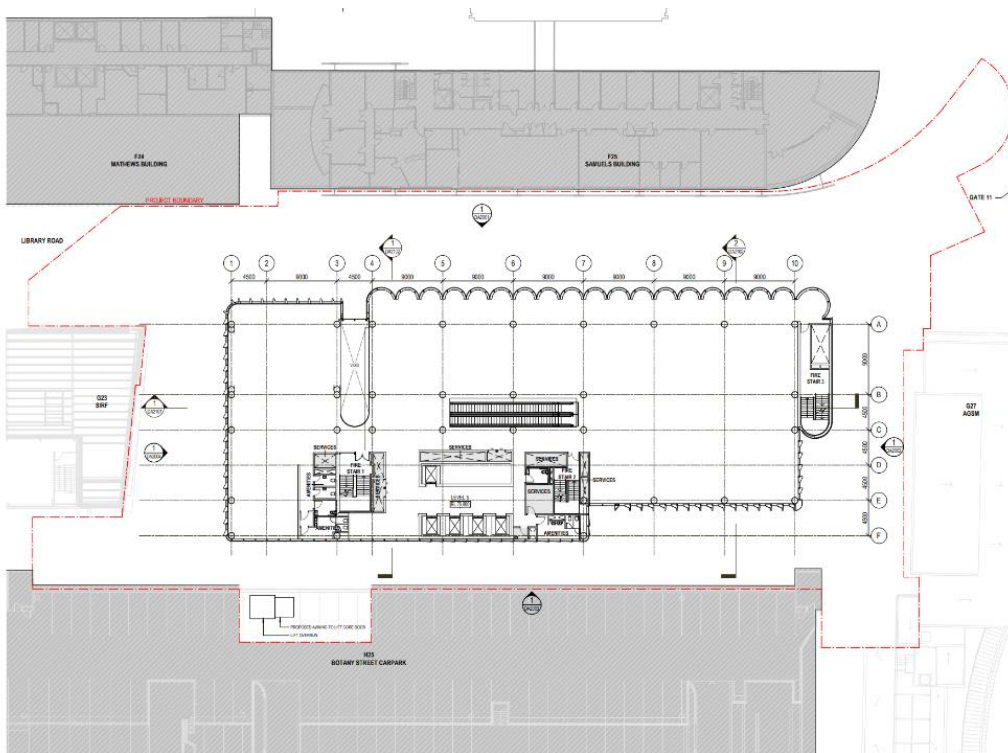


Figure 61 Extract of proposed plans showing General Arrangement Plan- Level 5

Source: Architectus

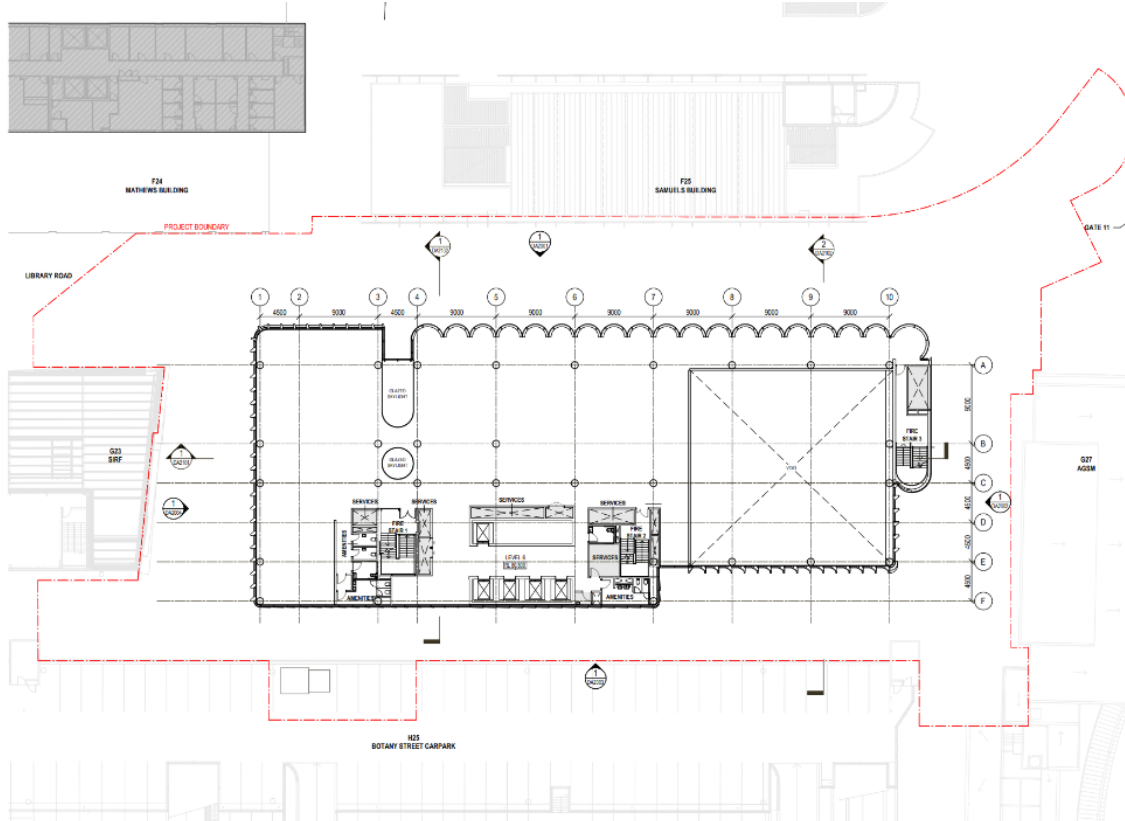


Figure 62 Extract of proposed plans showing General Arrangement Plan- Level 6

Source: Architectus

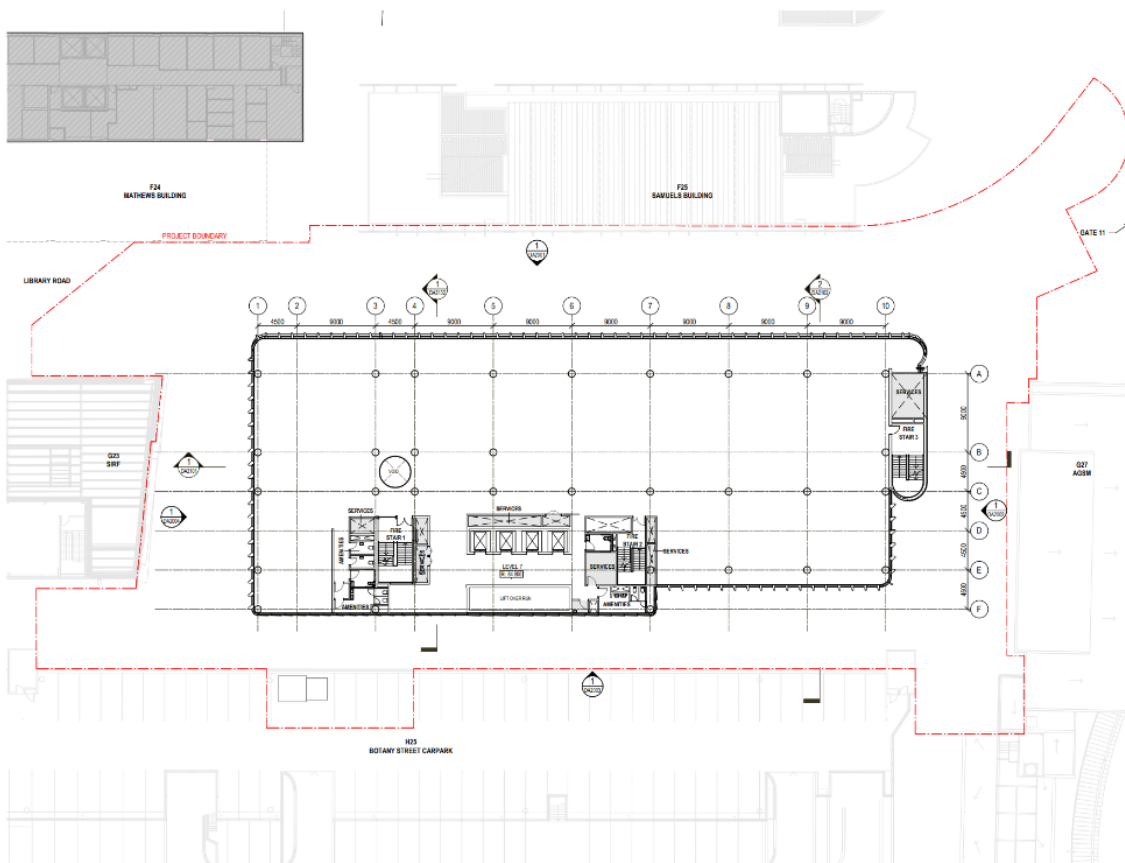


Figure 63 Extract of proposed plans showing General Arrangement Plan- Level 7

Source: Architectus

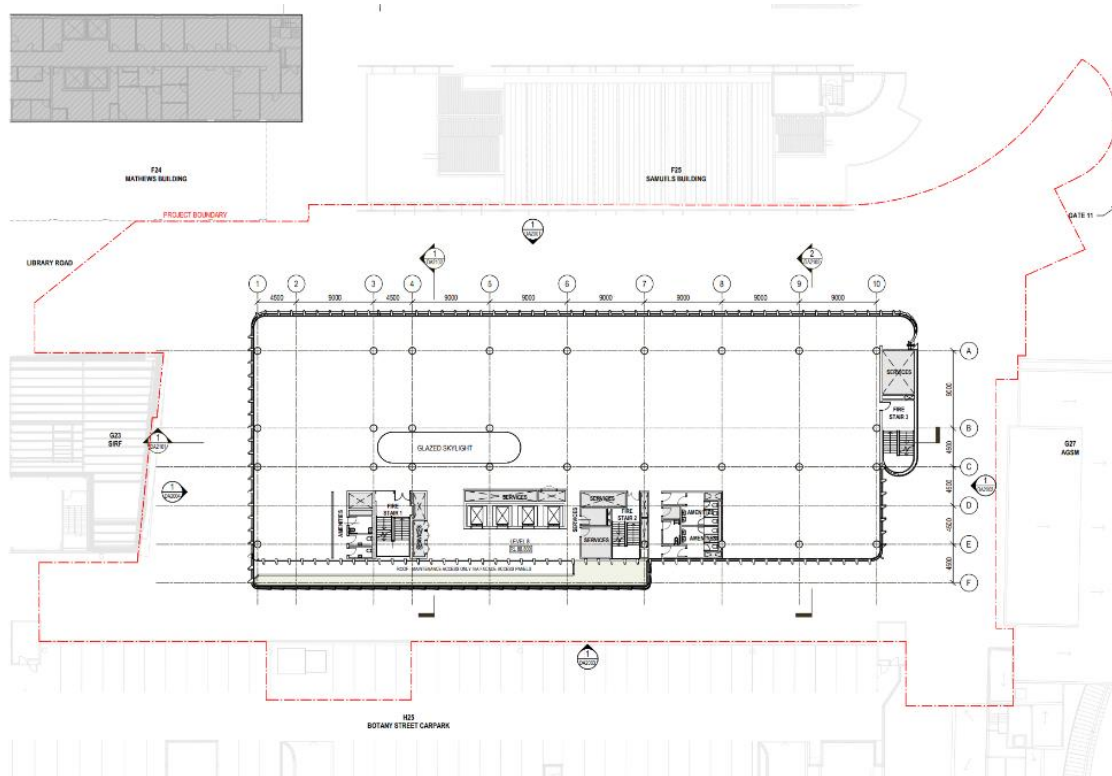


Figure 64 Extract of proposed plans showing General Arrangement Plan- Level 8

Source: Architectus

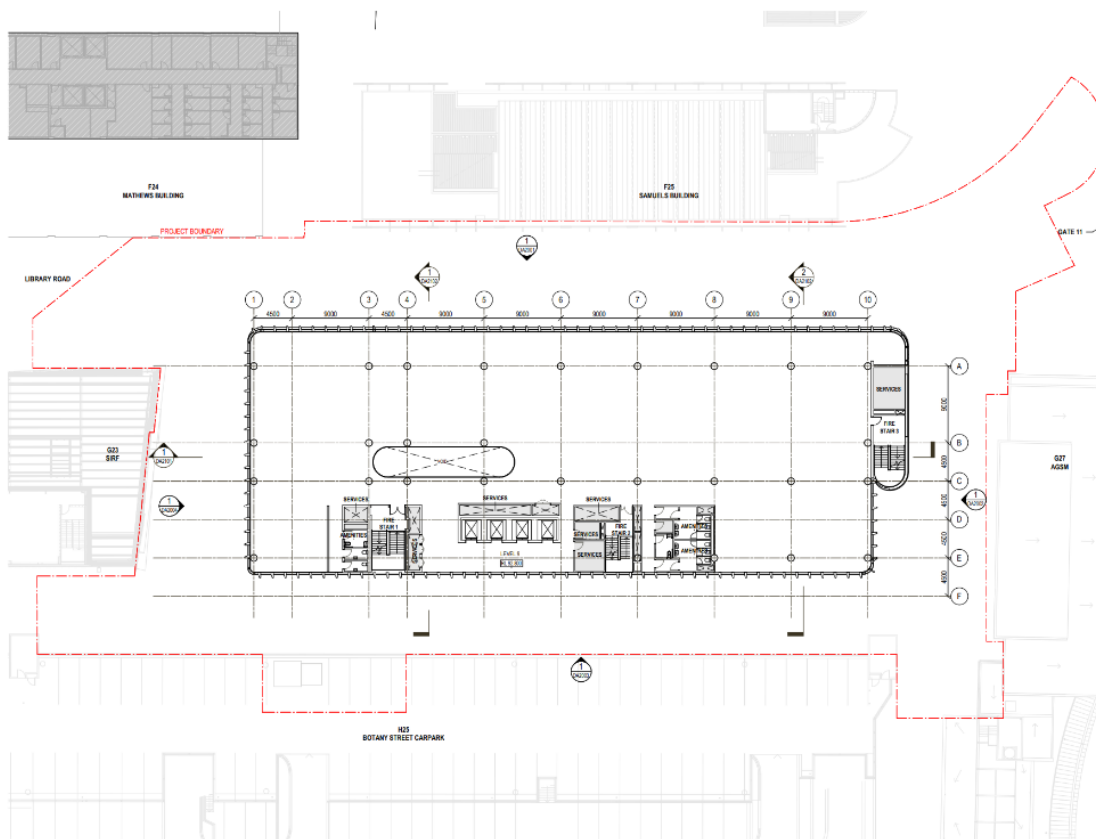


Figure 65 Extract of proposed plans showing General Arrangement Plan- Level 9

Source: Architectus

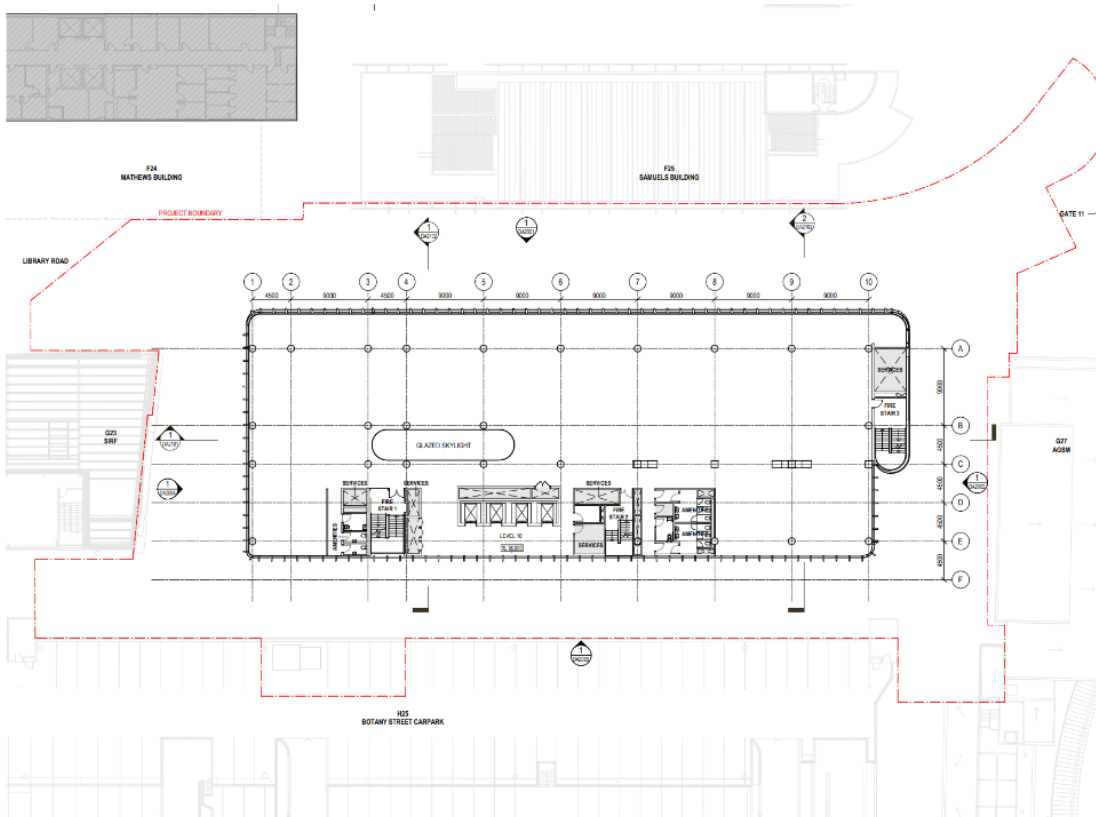


Figure 66 Extract of proposed plans showing General Arrangement Plan- Level 10

Source: Architectus

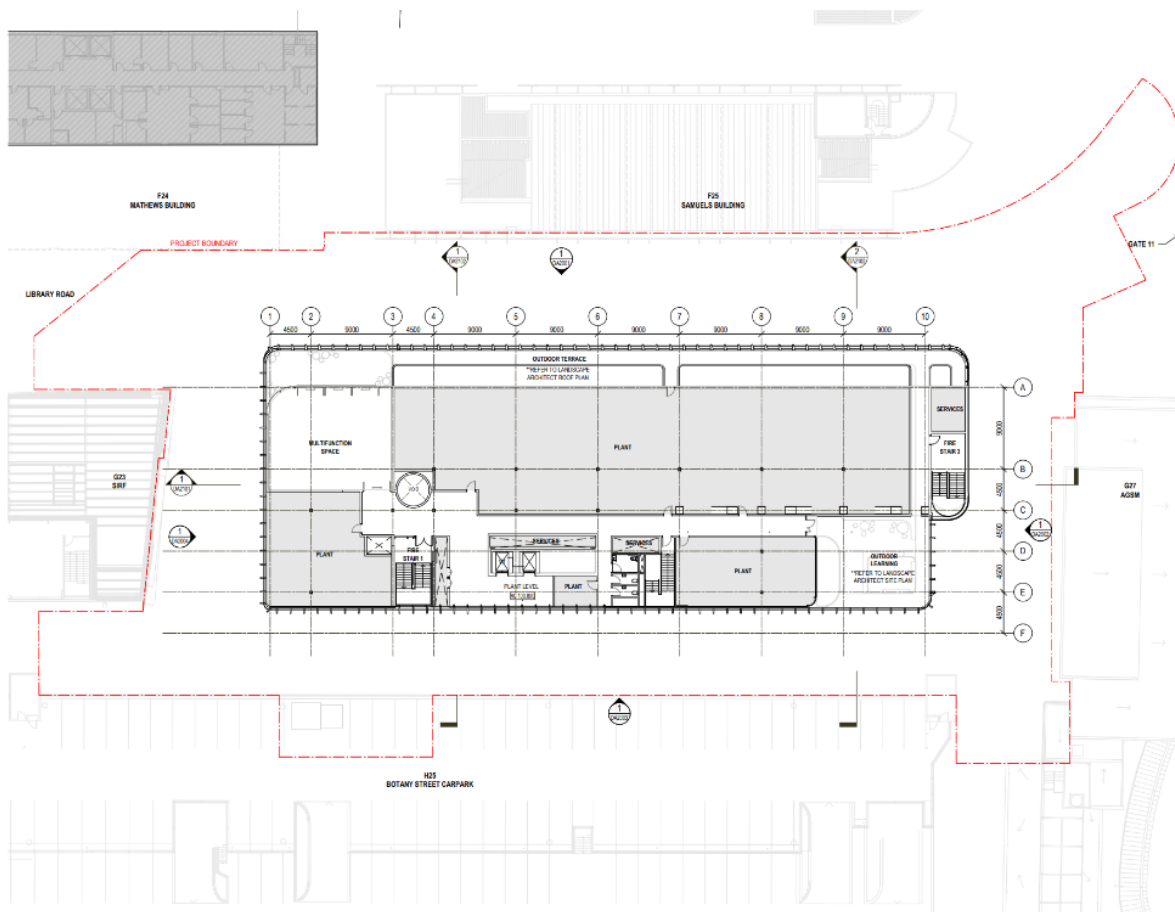


Figure 67 Extract of proposed plans showing General Arrangement Plan- Plant

Source: Architectus

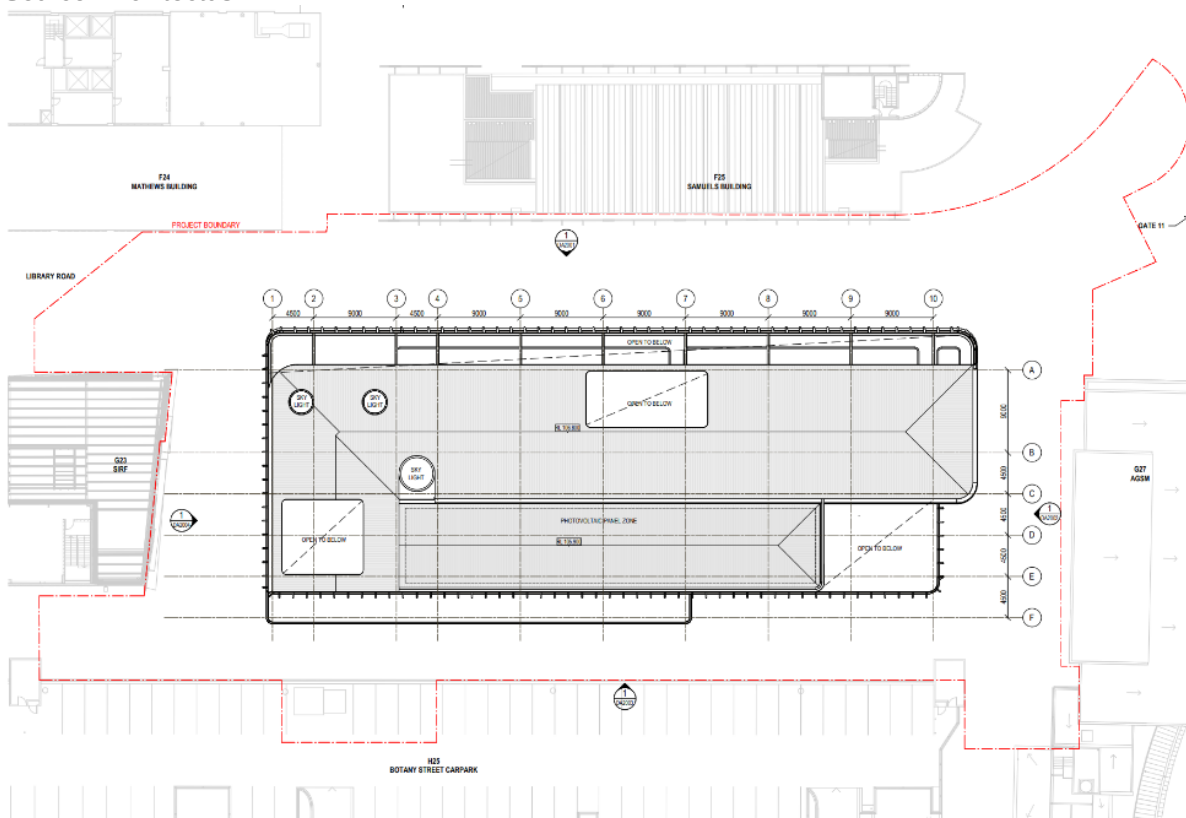


Figure 68 Extract of proposed plans showing General Arrangement Plan- Roof

Source: Architectus

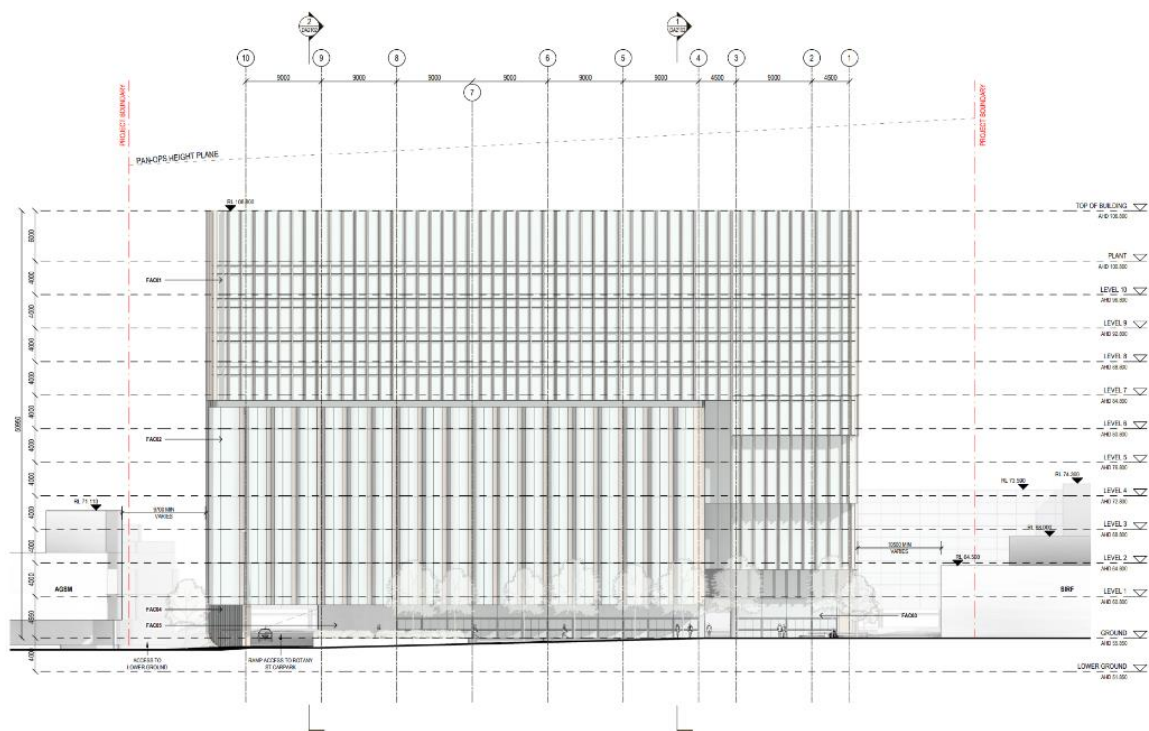


Figure 69 Extract of proposed plans showing Elevation – North

Source: Architectus

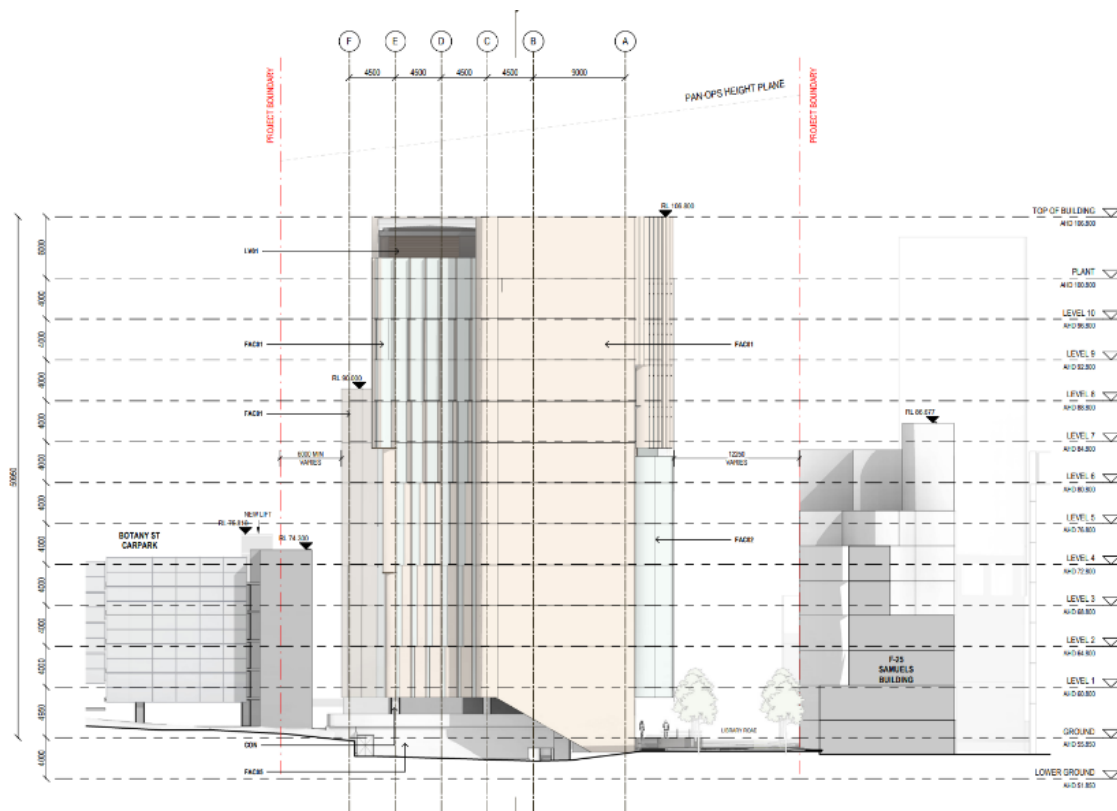


Figure 70 Extract of proposed plans showing Elevation – East

Source: Architectus

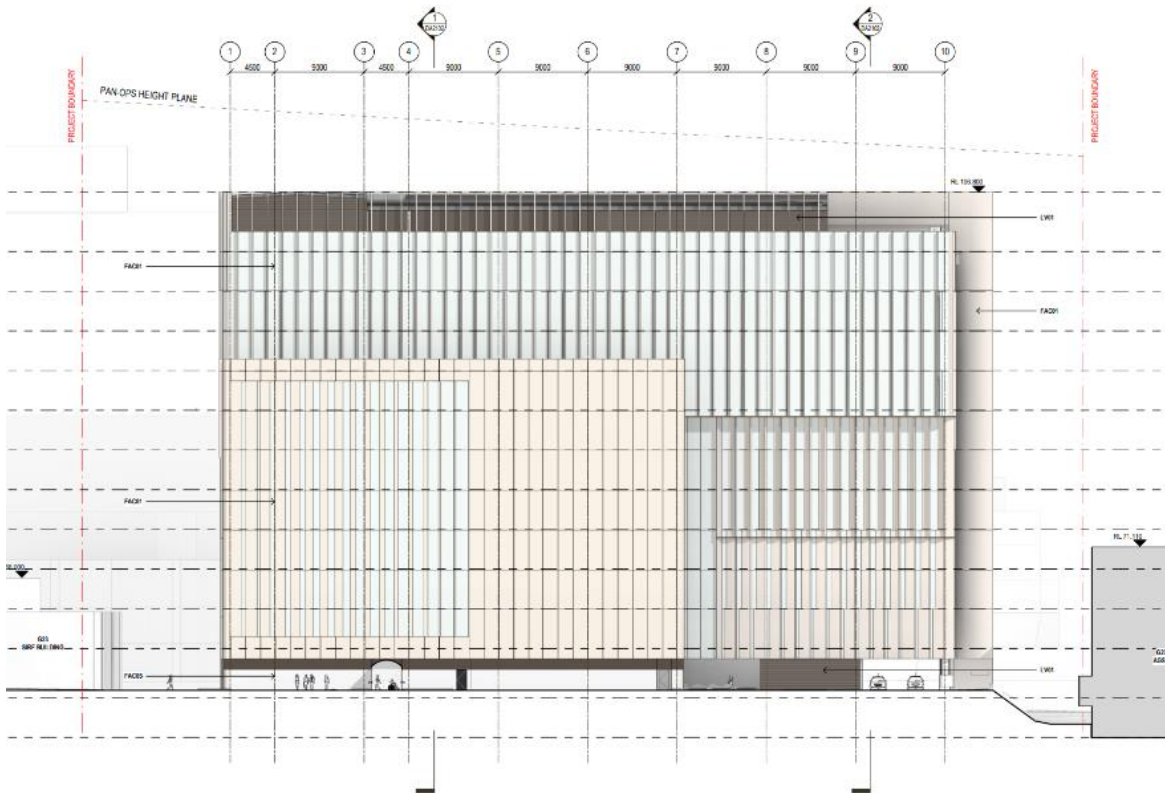


Figure 71 Extract of proposed plans showing Elevation – South

Source: Architectus

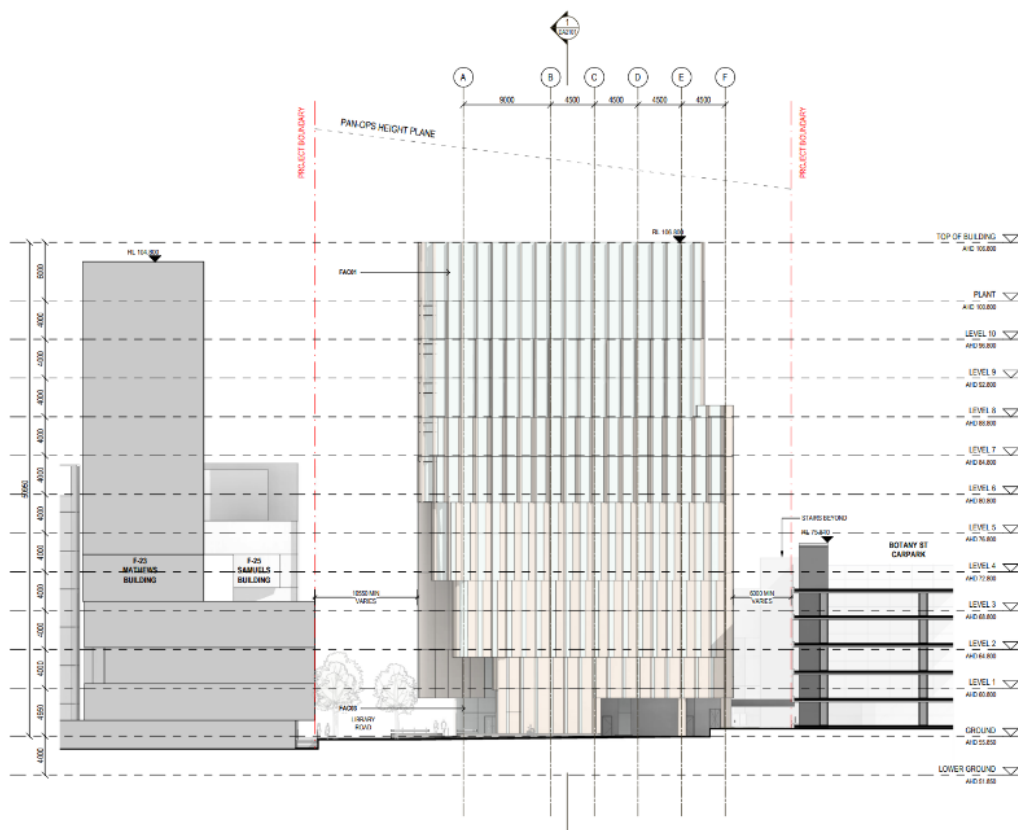


Figure 72 Extract of proposed plans showing Elevation – West

Source: Architectus

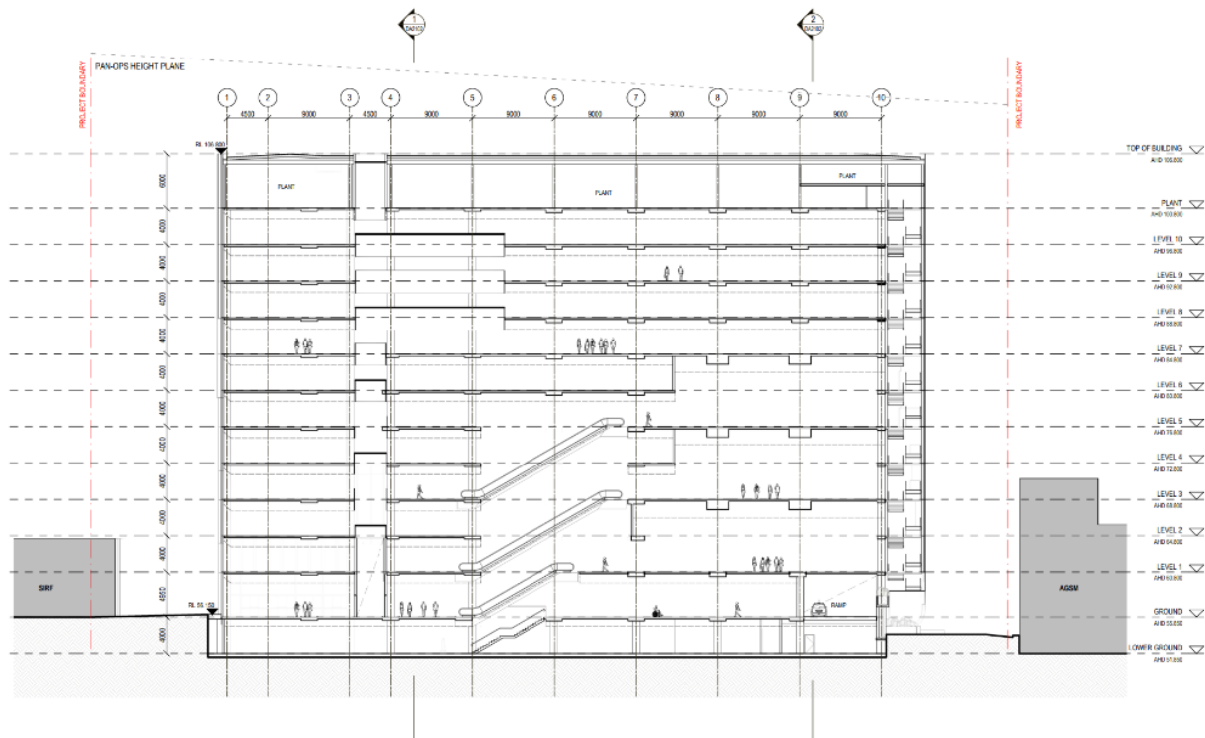


Figure 73 Extract of proposed plans showing Section – East West 1

Source: Architectus

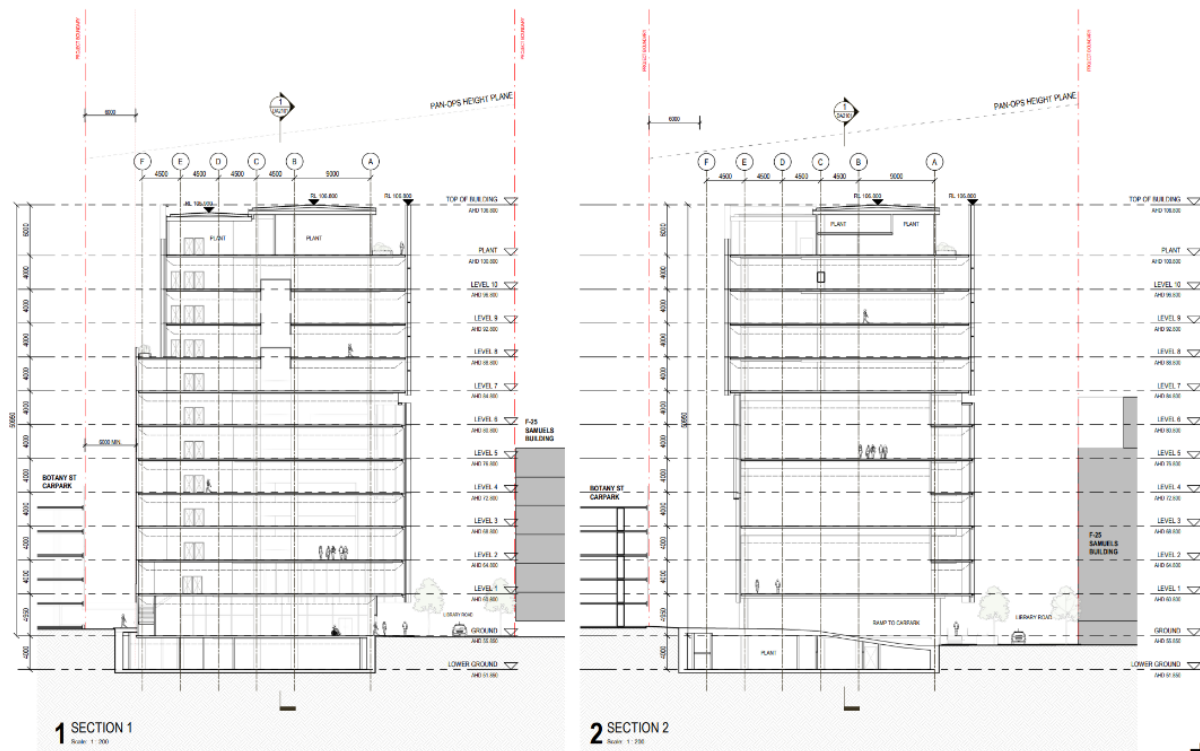


Figure 74 Extract of proposed plans showing Section – North South 1 + 2

Source: Architectus

6. IMPACT ASSESSMENT

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions.

6.1.1. Subject Site

The proposal comprises the construction of a new multi-storey building with the installation of multi-use spaces, including teaching areas and workspaces, amenities and facilities as well as landscaping works to increase safe accessibility. The proposal has been reviewed in accordance with the *Randwick Local Environmental Plan 2012* (LEP) and the Randwick Development Control Plan 2013 (DCP) heritage controls and has been found to be compliant with the development controls.

The proposed works, although located in a high- and low-density area with vicinity items in its proximity, would have no impacts – adverse or otherwise- from a heritage perspective. All proposed works are to a parking lot with no significant fabric. The proposed works is consistent with the existing UNSW Kensington campus density and significant views. The proposed works would have no adverse impact on the UNSW campus' presentation, character or setting, or, as discussed below.

Furthermore, the subject site will be developed to enhance the amenities and learning experience of the UNSW campus, aiding in their development scheme and expansion in line with the original purpose of the campus.

6.1.2. Vicinity Heritage items

The subject proposal has been assessed in this report to have no adverse impact on the significance of any heritage items or conservation areas in the broader vicinity of the site. All heritage items and conservation areas will be wholly retained as is as 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 however as demonstrated in this report, is located a considerable distance apart from these items. All heritage items identified in Section 4.2.2. are separated from the subject property by existing development and at least 250m. Therefore there are limited visual links between the subject site and vicinity items. The vicinity items already exist in the broad context of higher density development that current characterises the University. The proposed works will have no detrimental impact on significant views towards any of the existing heritage items and will therefore not generate any detrimental heritage impacts.

7. CONCLUSION

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 impact on the Old Tote Figtree Theatre HCA, the Racecourse HCA, 'Cotswold' or the 'Prince of Wales Hospital Group'. The proposed works will have a positive impact on the University of New South Wales Kensington Campus. Key aspects of the proposal assessment are listed below:

- The proposed works to the subject site will provide an upgrade to the UNSW Campus and aid in the increase of forecasted demands for the University. The proposed additions will complement the values and associations of the University and will be in line with the existing scale and character of the University.
- The proposed works include the demolition of a sandstone retaining wall that was concluded to have no significant historical value, nor associations. Given the addition of this item in the 1960s, the sandstone wall nor parking lot does not contribute to the heritage values of the site, and only provide parking facilities and access.
- The heritage items in the vicinity, being Old Tote Figtree Theatre HCA (Item.C2), the Racecourse HCA (Item.C13), 'Cotswold' (Item. I387) and the 'Prince of Wales Hospital Group (Item. I388) are not within the same contextual visual catchment, nor will their heritage significance be negatively impacted by the proposed works.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

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

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This report is dated 21 February 2025 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 Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of UNIVERSITY OF NEW SOUTH WALES (**Instructing Party**) for the purpose of Heritage Impact Statement (**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.

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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.

