

Heritage Impact Statement

Newington College Concept Proposal & Stage 1

Stanmore Road. NSW

April 2026

Prepared for: Newington College



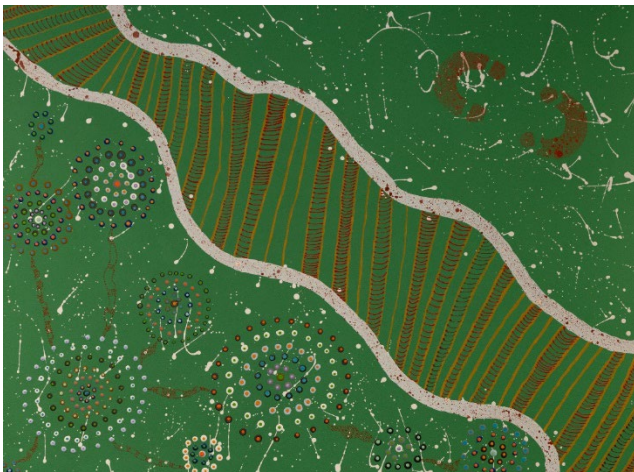
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Project Code	P0042888
Report Number	1 – Draft issued for client comment 28.11.2025 2 – Final issued 12.12.2025 3 – Revised Final Issue 30.04.2026

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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.

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Executive Summary

Urbis Ltd has been engaged by the Council of Newington College to prepare the following Heritage Impact Statement (HIS) to accompany a State Significant Development Application (SSDA) for alterations and additions to Newington College (Senior School Campus) located at 200-244 and 221-235 Stanmore Road, Stanmore NSW (subject site).

This Heritage Impact Statement will accompany an Environmental Impact Statement (EIS) for the SSDA (SSD-78268465). The Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-78268465 were issued on 28 October 2025. Item 21 (Concept Proposal) and Condition 23 (Stage1) addressing Environmental Heritage requires the preparation of a Heritage Impact Statement which states:

Where direct and indirect impacts are identified to items of local or State environmental heritage, provide Statement of Heritage Impact prepared in accordance with the Guidelines for preparing Statements of Heritage Impact. The Statement of Heritage Impact is to address the impacts of the proposal on the heritage significance of the site and surrounding uses and is to identify the following:

- *all heritage items (local and State) within the vicinity of the site and proposed development, including built heritage, subterranean items, landscaping, archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance.*
- *the impacts of the proposed development on heritage item(s), including visual impacts.*
- *the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items.*
- *justification for any changes to the heritage fabric or landscape elements including an options analysis.*

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the subject site.

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 detrimental heritage impacts on the site and the proximate heritage items and conservation areas. Key aspects of the proposal assessment are listed below:

- Removal of demountables east of the Old Chapel will improve heritage outcomes and facilitate a better setback for the proposed footbridge.
- Sevington Courts and Concordia Building to be demolished; both are of no heritage significance, and their removal will not detract from the streetscape.
- 122 trees are to be removed; the majority have low or nil retention value, with only 9 high-value trees affected.
- Minor heritage impact from removal of several significant trees near Stanmore Road; mitigated by retention of other high-value trees, new plantings, and preservation of driveway alignment.
- Centenary Hall redevelopment (Stage 2) and College Lane Building (Stage 3) will have low visual impact on heritage items; the scale and height are acceptable in the context for the reasons outlined in this report.
- Concordia Building redevelopment (Stage 6) will provide logical infill along Stanmore Road at the edge of the conservation area, with stepped-back upper levels to reduce impact on adjacent conservation area.
- Stanmore Road Pedestrian Bridge will not dominate views to the Old Chapel; impact on the conservation area outlook is acceptable with potential for sensitive materiality to soften the interface.
- Memorial Drive landscaping will enhance pedestrian circulation and create a central gathering space with positive heritage outcomes.
- New shade trees and bleacher seating around the oval will reinforce its role as the site's centre without adverse landscape impact.

- The Sevington Redevelopment (Stage 1) is broadly consistent with some nearby three-storey forms; visual dominance on the adjacent Parsonage building is mitigated by landscaping and façade modulation.

For the reasons stated above, the proposed works have been assessed to have no detrimental heritage impacts, having regard to the proposed recommendations below.

Recommendations

- A suitably qualified heritage consultant should be engaged to provide ongoing advice throughout the design development, contract documentation and construction stages of the project.
- Prior to the issue of a Construction Certificate, a Photographic Archival Recording should be undertaken of the place and must be prepared in accordance with the Heritage NSW Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.
- A Heritage Interpretation Strategy should be prepared for the site by a suitably qualified heritage consultant as a condition of the approval. The Heritage Interpretation Strategy should identify significant themes and narratives for interpretation, as well as identifying potential locations, media, and indicative content for interpretation. Interpretation should be developed throughout detailed design and construction phases in conjunction with the project architect and other specialists as required.

1 Introduction

1 Introduction

1.1 Background & Purpose

Urbis Ltd has been commissioned by the Council of Newington College (the Applicant) to prepare this Heritage Impact Statement in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the State Significant Development Application (SSD-78268465) for alterations and additions to the Newington College Senior Campus in Stanmore.

Most of the subject site (except the Concordia Building) is listed as an item of environmental heritage (local significance) under Schedule 5 of the Inner West Local Environmental Plan (LEP) 2022 as 'Newington College – Grounds and Founders Wing, including interiors' (Item #1531). The subject site also contains the following heritage listed items:

- 'Newington College – Gate House, including interiors' (Item #1532)
- 'Former Methodist Church – Newington College, including interiors' (Item #1533)
- 'Pressure Tunnel and Shafts', a subterranean state heritage listed item of water infrastructure (SHR#01630) running below the Newington school grounds.

Further details of the proposed works are included in Section 5.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the subject site. A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report.

1.2 Site Location

The subject site is located at 200–244 and 221–235 Stanmore Road, Stanmore NSW within the Local Government Area (LGA) of Inner West Council. The site is situated on Gadigal land

The site is legally described as:

Item	Address	Lot & DP
Newington College Senior School Campus	200–244 Stanmore Road, Stanmore NSW	Lot 8 DP 710369
Newington College Concordia Building	221–235 Stanmore Road, Stanmore NSW	Lot A DP 109269, Lot 1 DP 49, Lot B DP 330028 and Lot 1 DP 526319) (Concordia Building)



Figure 1 Location map showing the subject site identified in red. The Newington Main Campus is shaded in red. The Concordia Building is shaded in yellow.

Source: Urbis

1.3 Methodology and 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 *Inner West Local Environmental Plan 2022* (Inner West LEP) and the *Marrickville Development Control Plan 2011* (Marrickville 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. Refer to the Historical Archaeological Assessment prepared by Urbis under separate cover for an assessment of the impacts.

1.4 Author Identification

The following report has been prepared by Alexandria Cornish.

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

2 Site Description

2 Site Description

Refer to the CMP for a comprehensive description of the subject site. The description of the overall layout, the most significant elements and the elements which are directly affected by the proposed works are reproduced below.

2.1 Setting

The subject site, known as Newington College – Stanmore Campus, is located at 200–244 and 221–235 Stanmore Road, Stanmore. The site is located six kilometres from the Sydney Central Business District (CBD) and is within the Inner West Council Local Government Area (LGA). The subject site is understood to have associations with the Gadigal, Wangal and Dharug people.



Figure 2 Aerial map of subject site with boundary marked in red. The Newington Main Campus is larger and located to the south (bottom of the page). The Concordia Building is located to the north of the main campus.

Source: SIX Maps, 2025. Urbis overlay.

The character of the surrounding area is residential with a mix of single and two-storey dwellings. The College is also located near the Stanmore Public School, Stanmore Railway Station and Stanmore's shopping and dining area.

The main pedestrian and vehicle entrances to the school are on Stanmore Road, a busy thoroughfare directly adjacent to the school boundary on one side and to the Concordia site, the former German community club on the other. The main campus at Stanmore is bounded by Stanmore Road to the north, College Lane to the west and Newington Road to the south. The eastern boundary backs adjoin residential sites with dwellings facing Browns Avenue. A narrow laneway runs between Stanmore Road and Newington Road within the property boundary of Newington College. The laneway is used by the local community for pedestrian access.

2.2 Relationship to Heritage Items Outside the Site

2.2.1 Sensitive Heritage Interfaces

The subject site has a high concentration of heritage items and conservation areas to its immediate north however the area to its south has no heritage items in its proximity. Therefore, the sensitivity of the site interfaces varies from a heritage perspective.

College Lane separates the subject site from Petersham South Conservation Area to the west. College Lane is a narrow utilitarian lane which has a combination of carparking, rear garages and rear facades of the school buildings, mostly late 20th century fabric. College Lane is not considered to be a sensitive interface. However, there is potential for the items within the conservation area to the west of College Lane, most notably single storey dwellings on the east side of Middleton Street to be read against the backdrop of development within the school in views looking east. Note however that the two individually listed heritage items on the street are located further south than the subject development area, diminishing potential for impact on these items. The sensitive interface to the west of the subject site is therefore considered to be above ground floor, where new development could be read in the context of the significant Middleton Street streetscape.

The most sensitive interface is that with Stanmore Road. The north side of the road is within the Kingston South Conservation Area. The south side is characterised by the significant items within the subject site including Parsonage and the Chapel, and the landscaping which contributes to their setting. The Concordia Building is not within these listed areas; however, it 'completes' the streetscape directly to the north of the subject site and immediately continues the row of development which is within the conservation area directly to its east. In addition to the sensitive internal interfaces with the school's significant buildings, the Stanmore Road interfaces are the most sensitive which are addressed in this report.



Figure 3 Heritage map with Urbis overlay identifying the subject site (green outline) and the sensitive heritage interfaces (orange lines)

Source: NSW Planning Portal ePlanning Spatial Viewer . Urbis overlay.

2.2.2 Overview of Heritage Items

Victorian Italianate style villa – “Lyndhurst”, including interiors (Item No. 1375)

This item is located close to the western corner of the subject site. It fronts Middleton Street. This two-storey freestanding Victorian Italianate style villa is constructed of rendered brick with ornate mouldings to the window surrounds and sills. The villa has a hipped and gabled roof with unglazed terracotta tiling and featuring a widow's walk with decorative cast iron balustrading.¹

Victorian villa – “Richmond”, including interiors (Item No. 1376)

This item is located close to the western corner of the subject site. It fronts Middleton Street however is located further north than the item discussed above. The item is a large two storey, Victorian Italianate villa with a tall, corner viewing tower, bay windows and a moulded leaf pattern string to the base of the window and entry arches. Set on a large block which is enclosed by a palisade fence. The building retains much of its original external detailing but has lost some of the cast iron work to the balcony which wraps around two sides of the building.²

Petersham South (Norwood Estate) (C80)

The Norwood Estate Heritage Conservation Area is located to the west of the subject site. It contains a rich range of high and modest quality residential development from the mid-19th Century to the present day. The topography falls from the ridge following Stanmore Road towards the south and offers good views over the district from the higher streets. This topographical superiority was likely to be one of the reasons that the area was targeted for the location of large Victorian villa estates, substantially intact examples of which still survive in the area. Many still have towers topped by widows' walks from which extensive views would be likely to be available. The original exclusive residential character of the area has evolved through the patterns of subdivision and re-subdivision of most properties over the years as demonstrated by the cluster of later development from different periods around the base of many Villas. The area also contains several significant detached and semi-detached dwellings from the Federation and Inter-War periods. Later alterations and layers are common in some streetscapes within the area but are primarily cosmetic and the underlying form and streetscape values are substantially intact.

The patterns of subdivision have meant that the area contains relatively few streetscapes comprised of development from a single period, most being valued instead for their diversity of architectural style and character. Notable exceptions are the northern end of John, Shaw and Audley Streets and the group of buildings located at the intersection of Stanmore Road, Albert and Hopetoun Streets; each of which demonstrate high streetscape values as a result of their cohesive urban form.

The two streets at the eastern end of the area, Middleton and Denning Streets, are not part of the Norwood Estate, evolving from the early development of Liang's Clear – a subdivision that also included Stanmore Village (now Newington College). These streets have been included in the heritage conservation area because they demonstrate very similar cultural values as found in the Norwood Estate. The streetscape of Middleton Street is rare in the Marrickville area, with substantial houses set high above the road and supported by sandstone terraces rising in tiers from a retaining wall at street level. Development on the eastern side of the road is set at or below ground level, which provides space for an undercroft, again rare in Marrickville.

The area also contains a range of significant vegetation, including the formal plantings of Marr and Maundrell Parks and mature trees including Jacaranda and Camphor Laurels on private property. Planting in the public domain is characteristic of the rise of the environmental movement in the 1970s, being dominated by natives such as Melaleuca.³

Kingston South (C89)

¹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030337>

² <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030098>

³ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030490>

This conservation area is located to the north of the subject site (or east of the Concordia Building)

The Kingston South Heritage Conservation Area is a mixed-use area demonstrating a rich range of high-quality residential and institutional development from the mid-19th Century to the present day. The area is positioned at the top of the southernmost prominent ridgeline before the land falls away to the Cooks River, offering distant views from vantage points such as the intersection of Merchant and Cambridge Streets. This topographical superiority was likely to be one of the reasons that the area was targeted for the location of large suburban villa estates, substantially intact examples of which still survive. The original high-status residential character of the area has now evolved with the demolition of many of the villas in the late 20th Century and the construction of three-storey walk-up flats throughout the area. These flats have become prominent elements in the local streetscape. A notable group of Inter-War flat buildings marks the western edge of the area (Holt Street). Some of the large original houses have been used as boarding houses, but many of these are now returning to their original use as a single-family dwelling. The area also includes good groups of terraced dwellings, including both superior and modest variations; a rare example of a three-story terrace (Hughendon Terrace) and a notable row of formal 2-storey Edwardian detached and paired houses overlooking Stanmore Road in the south-eastern corner of the area.⁴

2.3 Views

The subject site is partly characterised by open landscaped grounds, including some tiered sporting fields on its eastern side. The central landscaping through the site is enclosed by a number of educational buildings clustered mainly on the western side of the site. The main Johnson Oval is located in the centre of the site, and generally the educational buildings on the site are oriented facing the oval. As the school campus was formally established in 1880 and has continued to be developed with new buildings and sports grounds throughout time without a specified master plan, there is overall no clear significant relationship between the majority of the later buildings constructed on the site, or between the later buildings and the grounds.

However, it can be inferred that there are significant views from the Johnson Oval to the Founders Wing due to the historical connection between the two significant elements. Documentary evidence from 1890 shows that the Johnson Oval was already part of the grounds and therefore was likely established close to the same time as the Founders Wing, which was constructed between 1874 and 1880. As the Founders Wing and the Johnson Oval remain intact and in the same position, with no later structures obstructing this historic view corridor, it is important that this connection is maintained. Additionally, views from the Founders Wing to the oval should also be maintained.

Views between the Founders Wing and the rear of the Parsonage have been historically obscured by the landscaping at the rear of Parsonage and along the main driveway. Therefore, the key significant views to the Founders Wing are from the oval (as discussed above) and the key significant views to Parsonage are from the public domain, capturing its primary façade.

⁴ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030494>



Figure 4 Founders Wing and Johnson Oval at Newington College, c.1890.

Source: State Library NSW, Ref: 391258



Figure 5 Historical aerial shown Johnson Oval, c.1943.

Source: NSW Historical Imagery



Figure 6 Johnson Oval from the northeast: view looking west towards the Founders Wing.



Figure 7 Johnson Oval, view looking west/south-west towards the RAE Centre



Figure 8 Johnson Oval viewed from the western side of the campus.



Figure 9 Johnson Oval as viewed from the western side of the campus looking towards the southeast.

2.4 The Stanmore Campus Precinct and Layout Overview

The Stanmore campus of Newington College is located on a square block of land, one third of which is occupied by school buildings and the other two-thirds by sporting fields, other recreational areas and internal access roads. The park-like open area dominates the northern and eastern part of the site, with most buildings occupying an L-shaped area to the south and west of the campus. The entire area is surrounded by

low density residential streets while the northern boundary of the school fronts Stanmore Road (as does the southern frontage of the Concordia Building) and is near a neighbouring school and to Stanmore Railway Station and Stanmore's shopping and café precinct.

A map of the campus is provided below:



Figure 10 Entrance to the Stanmore campus from Stanmore Road.



Figure 11 Entry forecourt to Stanmore Road



Figure 12 Map of Newington College Campus.

Source: Newington College

The main campus at Stanmore consists of older school buildings concentrated to the western side of the campus, with some newer buildings on part of the southern boundary near Newington Road, an entrance area and to the playing fields and sports centre, additional playing fields, tennis courts, the headmaster's current residence and ancillary buildings on the eastern side of the campus. An entrance forecourt is located at the northern end of the campus facing Stanmore Road. Most buildings are accessed via a main shared pedestrian and vehicle avenue which also provides views of the school grounds and playing fields.

The main campus has an open, green and accessible layout and setting, with the atmosphere of a university or large secondary school setting. The Concordia section of the Newington College is smaller, being confined to a reused modern building facing Stanmore Road. Currently there is no formal elevated walkway or other formal linkage between the main campus and the Concordia Building.

The following images provide a general overview of key buildings and areas within the Stanmore campus.



Figure 13 Formal pedestrian walkway and Founders Wing.



Figure 14 Le Couteur Centre Building and formal pedestrian walkway as accessed from Stanmore Road.



Figure 15 First World War memorial located at the entrance to the Founders Wing.



Figure 16 RAE Centre, Taylor Sports Centre and the northern end of the Johnson Oval.



Figure 17 View of Johnson Oval towards the Glasson Pavillion.



Figure 18 Common courtyard surrounded by the Nesbitt Building, War Memorial Block and Centenary Hall.

2.5 The Founders Wing

The Founder's Wing is a prominent building located at the western side of the Stanmore campus and is the second oldest building on the Stanmore Campus aside from the Old Chapel. The Founder's Wing was intended for the purpose of both a college and a theological seminary and was constructed between 1874 and 1880 by the architect Thomas Rowe. The building is an example of the Victorian Free Gothic or Gothic Revival style, albeit more restrained in its ornamentation than other buildings from this time period. The Founder's Wing is currently used primarily as the administrative centre of Newington College, including for staff accommodation and as the main reception area for the school.

The building has an asymmetrical floor plan, with a large tower dominating the southern end of its main façade, and two rear wings which extend from both the north and south sides of the building. The building is three storeys and constructed from sandstone masonry. The entirety of the building façade is sandstone and has decorative stonework incorporating Australian floral motifs. It has a highly sloped hipped roof which is clad in slate tiles. The main elevation of the building, which is oriented towards the east, has a series of sandstone loggia at the ground level which are bisected by the main tower. The south colonnade is a 1961 addition. The tower features a large timber entrance door surrounded by decorative carved architraves, a large ornamental sandstone clock face at the third level, as well as distinctive stone dentils at the base of the roof. The tower roof is a prominent pyramid spire clad in slate tiles with decorative iron cresting at the peak. The main façade also features a distinctive oriel window to the northern side. Generally, upper floors of the building façade are punctuated by arched windows, and the levels are differentiated by some minor decorative banding. The northern façade has two smaller towers which are separated by a smaller pyramid roof and hipped roof. These towers, which are conjoined at all levels, have a large two-storey bay window which spans the ground and second floors.

The interior of the building has been modernised with later floor and wall finishes such as new carpeting and timber floorboards in some areas, and new paint to the walls. The building also shows evidence of having some new partitions and modern joinery fitouts to accommodate its current use as administrative and study rooms. Some major work was undertaken in 1986 during the construction of the new rear wing including the removal and relocation of the main staircase. However, some early timber joinery and highly decorative stained-glass windows remain. Particularly, the former chapel room features a gothic-style rose window, and the staircase in the main entrance hall features several ornate stained-glass arched windows.

A contemporary glazed extension connects its southern elevation to the Nesbitt Centre.

2.5.1.1 Exterior



Figure 19 Northern façade of building, showing bay window and conjoined towers.



Figure 20 Main eastern façade of building, showing oriel window.



Figure 21 Main eastern façade of building, showing arched windows and decorative stone banding.



Figure 22 Main eastern façade of building showing clock tower.



Figure 23 East elevation and landscaping in front of the formal entrance.



Figure 24 Stone detailing of loggia column capital.



Figure 25 Connection between the Founders Wing and the Nesbitt Centre



Figure 26 Slate roof viewed from east elevation.

2.5.1.2 Interior



Figure 27 Stair from entrance foyer with stained glass windows at landing.



Figure 28 View of administrative wing (ground floor) from staircase.



Figure 29 Ground floor entrance foyer and administrative area.

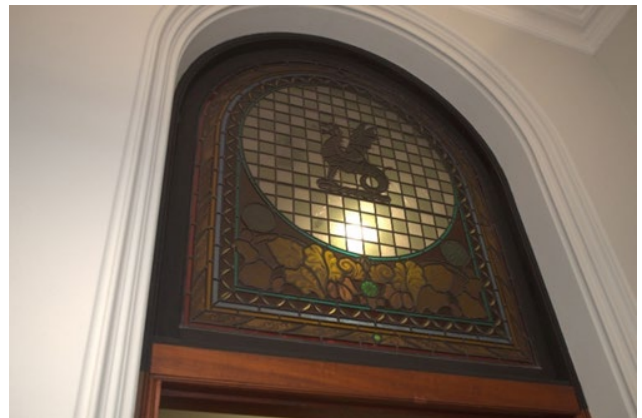


Figure 30 School crest set within a stained-glass internal window.



Figure 31 Interior of headmaster's office with modern finishes.

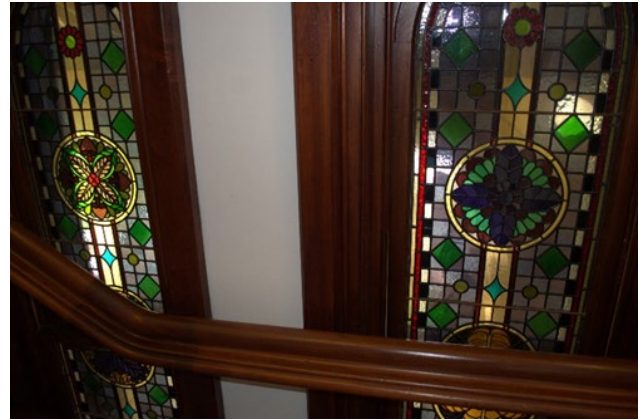


Figure 32 Stained glass windows at the ground floor stair landing.



Figure 33 Former seminary chape reused as a study room.



Figure 34 Staff amenities (meeting room) located on first floor of Founders Wing



Figure 35 First World War Memorial located inside the ground floor main entrance.



Figure 36 Detail view of school emblem set inside stained-glass

2.5.2 Victorian Chapel (the Old Chapel)

The Old Chapel is the earliest building on the Stanmore Campus, having been constructed in 1874 and opened in 1875. Located on Stanmore Road at the northwest corner of the school campus, the Old Chapel is setback from the street and connected from its southern façade to the Duckmanton Drama Centre, which is a later addition to the campus. The northern end of the site is consists of picturesque landscaping, with several mature trees surrounding the building. The Old Chapel was designed by the architect Thomas Rowe, who is also notable for designing the later Founders Wing.

The Old Chapel is constructed of rough stone masonry and is relatively modest in its scale and design, designed in the Early English style in the spirit of the Victorian Gothic Revival. The building is a single storey with a small rectangular floor plan and highly sloped gable roof with exposed timber rafters. The gable roof of the Old Chapel is clad in both diamond and straight slate tiles which create a decorative horizontal patterned effect. The tiles are not original. The building facade is simply detailed. Its northern facade – where the chancel is located inside – features a grouping of three arched windows and small circular stained-glass windows which are surrounded by an arched stone hood mould. Both side elevations of the building feature smaller two arched windows. The building has two transepts on the east and western elevations, each with a smaller entrance that has a separate slate tiled gable roof and arched timber door.



Figure 37 The northern façade of the Old Chapel, showing the stone façade and surrounding landscaping.



Figure 38 Surrounding context, showing later wall separating site to Stanmore Road.



Figure 39 View of the transept entrances on the western façade.



Figure 40 Timber door with stone hood mould.

2.5.3 Parsonage (Current Headmaster's Residence)

The Parsonage (currently used as the Headmaster's Residence) is listed as the Gate House under the LEP (I1532). For the purposes of this CMP, the building will be referred to as the Parsonage for consistency.

The building was constructed in 1886 in response to a request in 1885 from the local Methodist community to the school for land to build a new parsonage. The building was firstly occupied by Methodist ministers until the 1960s, after which the school purchased the building. The building then served as the residence of the Chaplain until 1980, when restoration work was undertaken and it was changed in use to the Headmaster's Residence.

The Parsonage building is sited on a side road within the school complex, with its northern facade oriented towards Stanmore Road. The site surrounds include hardscaping and landscaping which includes small

ornamental shrubs around the building entrance and several mature trees towards the north-western edge of the site.

The building is a restrained Victorian Italianate two-storey residential building with 5 bedrooms which is constructed from face brick and has a rendered façade painted in pale beige. The building has a hipped roof clad in metal sheeting with three rendered brick chimneys visible from the western façade. The western façade includes the main entrance, which is a timber swing door accessed by stone steps, which is covered by a verandah awning clad in metal sheeting, with highly ornate cast iron posts. The ground and second level of the building has a series of timber casement windows, which feature a defined brick sill and head painted in a contrasting dark beige. The ground and second levels are decorated simply with banding painted in a contrasting colour. The Parsonage also features ornamental white timber brackets under the soffit.

There is a later garage and internally the building has been updated but retains some original cedar joinery. The building is currently being used as a residence for the Newington College headmaster.



Figure 41 Western elevation as viewed from entrance road off Stanmore Road



Figure 42 View of western elevation showing the covered entryway and entrance door.



Figure 43 South-western elevation of the Parsonage showing landscaping and driveway to the rear of the site.



Figure 44 Access road to the site, which is to the left of the road from this view.

2.5.4 Centenary Hall

The Centenary Hall was opened in 1963 on the centenary of the founding of the original Newington School on the Parramatta River. It was designed by the architects Hedley Carr, Allen and Watts. The Centenary Hall is a two-storey building constructed of brick and concrete with a terracotta tiled roof. The external façade is a light orange face brick, and the main elevation has a covered walkway separated from the exterior by large rectangular sandstone columns. The interior of the building contains a large central double-height hall and smaller ancillary spaces.



Figure 45 Formal entrance of the main elevation, oriented to the south.



Figure 46 Western elevation (rear entrance to the Centenary Hall)

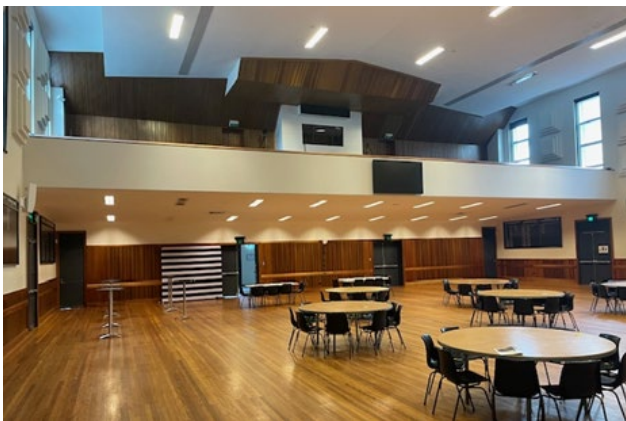


Figure 47 Interior main hall.



Figure 48 Interior of main hall showing the stage.

2.5.5 Concordia Building and 219 Stanmore Road

The Concordia Building is a two-story building located on Stanmore Road, directly opposite Newington's main campus. The building was constructed in c.1970 and is a concrete and aluminium cladding building with a corrugated metal sheeting roof. It formerly housed the German Club prior to its sale to Newington College.

2.5.5.1 Exterior



Figure 49 Southern elevation of Concordia Building facing Stanmore Road



Figure 50 View from street looking to the west to Concordia Building on Stanmore Road



Figure 51 Entrance to the Concordia Building on Stanmore Road



Figure 52 Upper-level car park to the Concordia Building.

2.5.5.2 Interior



Figure 53 Garage in Concordia Building.



Figure 54 Car park in Concordia Building.



Figure 55 Art space

Source: Urbis, 2025.



Figure 56 Gymnasium

Source: Urbis, 2025.



Figure 57 Entrance foyer

Source: Urbis, 2025.



Figure 58 Former residence at 219 Stanmore Road used by the school for staff accommodation.

Source: Urbis, 2025.

2.6 Landscape

The following sections presents an overview of the defining landscape features of the college grounds – its ovals, trees, memorials and hardscape elements.

2.6.1 Ovals

Newington College has three ovals – Johnson Oval, Buchanan Oval and Old Boy's Oval. The Johnson Oval forms the central landscape piece of the college, with the college buildings being built around its periphery. The Buchanan Oval and Old Boy's Oval are each split into dual playing fields on the eastern side of the college campus.

The sprawling character of the college landscape is attributed to these ovals, which serve as a historical reminder of the site's previous life as the Stanmore Estate. The current setting of the campus adopts a similar layout of buildings primarily concentrated on the southwest portion of the site with the remainder being open land (see Section 3.5). Apart from the chain of ponds that were filled in to create the ovals when the college was first established (see Section 3.5), early photographs demonstrate little change to the overall landscaping setting of the college, as evident through the photographs of Johnson Oval in the early days of the college in the 1880s (see Figure 79) and aerials of the site from the late 1920s (Figure 80).



Figure 59 Johnson Oval looking east.



Figure 60 Johnson Oval looking west



Figure 61 Buchanan Oval (1 & 2)



Figure 62 Old Boys Oval (1 & 2)

2.6.2 Trees

Historical aerials demonstrate that the earliest established trees that remain on the campus are located on the northwestern side of “The Parsonage” and Johnson Oval and on the south of Buchanan Oval (see Figure 80). The planting palette has been noted in the Arboricultural Impact Assessment Report prepared by Arterra and is summarised below.

- Early 1900s – *Ficus macrophylla* (T01) located in the NW corner of “The Parsonage,” is visible as a 6–7 metre tree along with the two *Ficus rubiginosa* (T18, T19 (noting T19 – failed and was removed in February 2025)) flanking the driveway, in a photograph noted as being from early 1900s (there is no sign of the Camphor Laurel that is now adjacent to the Fig (T01) in the NW corner of the property). The size of the figs in historic images indicate a planting date of between late 1880s to early 1890s.
- 1925 – The group of Figs along the Newington Road boundary, on the bank below the ovals (T214, T215, T217, T219) are visible above the buildings in a panorama of the College grounds, C.1925.
- Two *Cupressus* (T131, T132) framing the front of the “Old Chapel” Drama Theatre.
- A single *Lophostemon confertus* (T123) on the Northern (Stanmore Road) boundary just to the east of “Old Chapel” Drama Theatre.
- A Camphor Laurel (T02) is also visible in the front yard of the Headmaster’s Residence, adjacent to the *Ficus macrophylla* (T01).
- The *Afrocarpus falcatus* (T63) present in the open space to the SW of Sevington (now located in the main car park).
- Two *Lophostemon confertus* (T163, T164) along the College Lane boundary to the rear of the current Chapel.
- *Phoenix canariensis* (T312) currently located west of the Glasson Pavilion. This tree can be seen in the 1943 aerial planted on the bank at the SE corner of the Johnson Oval. It was planted sometime after 1925 as it is not present at the SE corner of the oval in a C.1925 panorama photograph looking south across the Johnson Oval. This tree was later transplanted to its current position in 1991.



Figure 63 Trees to the north of Johnson Oval



Figure 64 View from Johnson Oval, looking west towards the Founders Wing, c1880-90.

Source: State Library of New South Wales, FL1226381



Figure 65 Aerial of Newington College campus grounds, 1928-35.

Source: State Library of New South Wales, FL19877482



Figure 66 View from Johnson Oval, looking south towards the Founders Wing, 1946. Note tree to the left of Newington College, which only appears in this photograph.

Source: State Library of New South Wales, FL1300747



Figure 68 View from Johnson Oval, looking west, 1977. Note tree plantings to the right of the Founders Wing, in the front of the Centenary Hall and Old Chapel.

Source: State Library of New South Wales, FL4514830

Figure 67 Aerial of Newington College from 1959, showing retention of ovals and general setting of landscape.

Source: State Library of New South Wales, Australian Photographic Agency - 06544



Figure 69 View from Johnson Oval, looking west, 1987.

Source: State Library of New South Wales, FL4472607

2.6.3 Hardscape

Newington College consists of a range of hardscape elements, including internal roads, footpaths, terraces, forecourts and sitting areas. These are mostly paved with either concrete, brick or sandstone pavers.



Figure 70 Main vehicular and pedestrian access from campus entrance



Figure 71 Landscaping at the entrance to the main campus entrance



Figure 72 Hardscaped seating area behind the chapel.



Figure 73 Seating area at the western edge of the campus



Figure 74 Mature trees and formal landscaping in front of Johnson Oval (northern side)



Figure 75 Entrance forecourt from Stanmore Road

3 Historical Overview

3 Historical Overview

Refer to the accompanying CMP for a comprehensive history of the site.

Table 1 – Historical timeline: select events

Year	Description
Phase 2: Further Subdivision & Early Settlement, 1840 -1873	
1863	Decision by Wesleyan Methodist Church to establish a “collegiate institution” in Sydney. College inaugurated at Newington House, Silverwater, in July
Phase 3: Early Newington College Occupation, 1874-1950	
1874	First Chapel constructed on the site.
1877	Construction of College at Stanmore commenced
1880	Newington College moves to Stanmore
1883	Stanmore Methodist Church dedicated, serving also as College Chapel for next ninety years while the original Chapel was used as a School Hall.
1914–1918	650 former students and staff serve in First World War; 111 of whom died in service
1921	Separate Preparatory School classroom building constructed
1922	College incorporated (Newington College Council Act 1922 (NSW))
1934	Glasson Pavilion opened
1935	Gymnasium reconstructed as the Stewart Spence Gymnasium
1939	A separate preparatory school, Wyvern House, inaugurated
1939-1945	More than 820 former students and staff serve in Second World War; 61 known to have died in service
Phase 4: Late Newington College Occupation, 1951-Present	
1953	War Memorial Classroom Block completed, followed by Science Block (1955) and Prescott (Manual Arts) Block (1957)
1957	Preparatory School opened at Killara
1961	Nesbitt Wing opened
1963	Centenary celebrations Centenary Hall opened Language Laboratory installed
1966	Further Science Block constructed
1968	Physical Education Centre, incorporating a new gymnasium and an outdoor swimming pool, opened

Year	Description
1976	Resources Centre (Library, audio-visual and other facilities) constructed
1984	New College Chapel dedicated; first performance on Knud Smenge organ
1988	Arts Centre (Music and Visual Arts) opened
1993	New Physical Education Centre (now the Taylor Sports Centre), including heated indoor swimming pool, and Space Frame opened
1997-1998	Major noise attenuation works due to opening of Sydney Airport's Third Runway
1998	Wyvern House Preparatory School moves to present campus at Cambridge Street, Stanmore Edmund Webb House, initially for senior boarders, opened at Cambridge Street
1999	Footbridge over busy Stanmore Road opened
2010	Roy Zimmerman Library at Wyvern House opened
2011	Technology Centre opened
2011	Concordia Gallery opened
2013	Sesquicentenary celebrations
2013	AJ Rae Centre and LRD Pyke Centre, along with Sesquicentenary Quadrangle, opened
2016	Tupou College Centre for Year 7 and Duckmanton Drama Centre opened
2017	Entry Forecourt completed
2020	Year 12 Study Centre created
2022	College expanded with a new campus on the NSW mid-north coast at Eungai Creek
2023	Co-education announced, with the first female Prep students to arrive at Lindfield and Wyvern in 2026

4 Heritage Significance

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

Table 2 Statutory Heritage Listings

Heritage List	Item Name	Item Number
Inner West Local Environmental Plan 2022, Schedule 5	Newington College – Gate House, including interiors, 244 Stanmore Road, Stanmore	LEP #I1531
Inner West Local Environmental Plan 2022, Schedule 5	Newington College – Grounds and Founders Building, including interiors, 244 Stanmore Road, Stanmore	LEP #I1532
Inner West Local Environmental Plan 2022, Schedule 5	Former Methodist Church – Newington College, including interiors	LEP #I1533
Inner West Local Environmental Plan 2022, Schedule 5	Newington Archaeological Site	LEP #A34



Figure 76 Heritage map showing the subject site (shown in yellow) and the SHR listed pipeline below the school (shown in blue)

Source: NSW Planning Portal ePlanning Spatial Viewer

4.3 Heritage Items in the Vicinity

The subject site is located in close proximity to the following heritage items:

- Victorian Italianate style villa – “Lyndhurst”, including interiors (Item No. 1375)
- Victorian villa – “Richmond”, including interiors (Item No. 1376)
- Petersham South (Norwood Estate) (C80)
- Kingston South (C89)

4.4 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 assessments 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. The significance of the Campus as a whole has been assessed and the significance of the Concordia Building and Sevington Courts which are proposed for demolition have been individually assessed.

4.4.1 Campus

Criterion	Significance Assessment
Criterion (a) Historic significance <i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	Newington College is historically significant as a school with purpose constructed buildings that was founded to embody the principles of Wesleyan Methodist faith education. The College Campus is also historically significant as its earliest phase of development represents a major milestone of growth for the school, when it relocated from Silverwater to Stanmore and expanded its facilities to include a seminary for theological education. This relocation also made Newington College a foundational institution in the context of the growth of Stanmore as a suburb. The Old Chapel has additional historic significance as originating from the early local Methodist congregation and then later adapted for use by the School. The individual elements contribute to varying degrees however together form a collective significance and indicate the growth of Newington over 145 years. The Founders Building, Old Chapel, and the Parsonage are the most significant expressions of this value as they represent the earliest phase of development on the site. The 20th century structures, such as the Le Couteur Centre and the Glasson Pavilion also represent the continuous and high quality development of the College through the 20th century. Many buildings, and structures such as the Garden Memorial and Millner Gates and Wall also demonstrate an ongoing connection with the wider school community, particularly Old Boys and some political figures who may have funded, designed or opened these buildings. Newington College has historic significance under this criterion.
Criterion (b) Historical association <i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	The grounds of Newington College are historically associated with John Jones, who instructed the land to be bequeathed to the Wesleyan Methodist Church after his wife Catherine Jones' death. Jones is not known to be a notable individual in NSW however his bequest to the Methodist Church following his death established a long-standing connection between the site and the Church. The historic association of the Church with the site, with its purpose-built school buildings, is unique. The earliest phase of development at the site is associated with the architect Thomas Rowe, who designed the Old Chapel for the Methodist Church and the Founders Wing for the College. Thomas Rowe was a significant architect of the Victorian period and his association with this site is unique as he was the architect of two purpose constructed buildings. The college also has a historical association with the Tongan and Fijian community through the missionary work of the Wesleyan Methodist Church. In 1896 Prince William Tupuo, son of the King of Tonga and six other young men attended the school. The King of Tonga, Taufa'aha Tupou IV, who died in 2007, also attended the school. Newington College has significance under this criterion.
Criterion (c) Aesthetic/creative/technical achievement <i>An item is important in demonstrating aesthetic</i>	The Founders Wing and Old Chapel are aesthetically significant as buildings designed by Thomas Rowe that are relatively intact. They both also represent different expressions of the Victorian Gothic style, which grew out of the Gothic Revival after the 1840s.

Criterion	Significance Assessment
<i>characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</i>	The Founders Wing is an excellent example of the Victorian Gothic Free style, with its mixture of Early English Gothic decorative elements with Romanesque massing (small openings and robust masonry character). Distinguishing features include its asymmetrical composition, pointed arches along the ground floor arcade, and stained-glass windows. The quality of the demonstrates the establishment of a premier College and is a landmark despite its setback from the surrounding roads. The Old Chapel is much more austere in its Gothic expression, with its pointed arches and timber roof construction that was common for Victorian Academic Gothic architecture in Australia at the time. The Parsonage is a fine example of a restrained Victorian Italianate residence in prominent location fronting Stanmore Road. The restraint of the architecture is befitting of its original function as the dwelling for Methodist ministers. The College also contains significant early and mid 20th century structures, such as the Le Couteur Centre, an example of the Inter-War stripped Classical Style designed by architects A.W. Warden and H.E. Budden and the Glasson Pavilion. These buildings represent a continuous investment in the quality of the College environment through the 20th century. The later 20th century fabric does not have the architectural quality befitting of recognition of aesthetic significance at this stage. The College is known for its open, parklike setting, with significant landscape features such as the Johnson Oval, early and later plantings of a simple palette, as well as features such as the Garden Memorial and the tree lined entrance driveway. The site is also included in the Inner West Council Heritage Tree List. The individual elements contribute to varying degrees however together form a collective significance. The Founders Building, Old Chapel, Parsonage, Le Couteur Centre and the landscaping (including memorials) are the most significant expressions of this value. Newington College has historic significance under this criterion.
Criterion (d) Social, cultural, and spiritual <i>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.</i>	Newington College is socially significant as a historic school in Stanmore. Historically the school was also associated with the Wesleyan Methodist church community, although this connection has since diminished with the growth and development of the college as a more secular institution. Many buildings, and structures such as the Garden Memorial and Millner Gates and Wall also demonstrate an ongoing connection with the wider school community, particularly Old Boys and some political figures who may have funded, designed or opened these buildings. Newington College has significance under this criterion. Concordia, opposite, has previous community associations based on its use as the German Club. However, this use and the specific community association has ceased. Therefore, this element does not have social significance.
Criterion (e) Research potential	Newington College is located on the grounds of the historic Stanmore Estate and is linked to the early development of the suburb of Stanmore. There is low-moderate potential for archaeological resources of local

Criterion	Significance Assessment
<i>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	significance to be present within the area of 'Sevington Court', relating to the use of the site between 1840-1950. There is very low – low potential for Aboriginal archaeology to be remnant on site. Newington College has research potential under this criterion based on the potential for archaeological deposits.
Criterion (f) Rare <i>An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	Newington College is a rare instance of two significant Rowe buildings on the same site. The Founders Wing is especially rare for being the only educational building designed by Rowe. It is also a rare instance of a building that was designed to be used as both a secular college and a seminary. The Founders Wing and Old Chapel are rare as a pair of buildings. The remainder of the campus buildings do not meet the threshold under this criterion.
Criterion (g) Representative <i>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).</i>	Newington College serves as a representation of the early independent school model that developed in the 19th century. It is also representative of how schools of that period were often established by the local churches. Newington College is considered significant under this criterion.

4.5 Statements of Significance

4.5.1 Statements of Significance – Inner West Council LEP

This established statements of significance for the Newington College Stanmore campus and for individual items within the campus are sourced from the NSW State Heritage Inventory and provided here:

Newington College – Grounds and Founders Wing, including interiors:

Newington College is a major private school and many of its pupils have gone on to become leading professional and business men [sic]. It forms an important site for historical, social and aesthetic reasons.

Newington College – Gate House, including interiors:

This is one of the best remaining examples of the villa estates which dotted the Municipality prior to its suburbanisation in the 1870's and 80's. Much of the site remains open as the grounds of Newington College.

Former Methodist Church – Newington College, including interiors:

This small stone church is a monument to the dedication of the small methodist congregation who, in 1874, decided to erect a church in the district. The rapid suburban growth in that decade is reflected by the erection of a new, larger church within only nine years. The old church forms an important corner element within the grounds of Newington College.

4.5.2 Summary Statement of Significance – Urbis

Urbis has prepared the following statement of significance which updates the previously prepared statements of significance for Newington College:

Newington College is significant as an important landmark in the inner west of Sydney and as the site of continuous education since 1880. The school is integrally linked to the early development of the suburb of Stanmore, including a close association with one of the early European settlers in the area, John Jones, who gave Stanmore its name and who gifted land to the Wesleyan Methodist Church for use as a place of education.

The Stanmore campus of Newington College is one of the earliest independent (non-government) schools in Sydney and includes an assemblage of significant, extant educational buildings and sporting facilities from both the late 19th century and the 20th century, including excellent examples of Victorian and Interwar architecture. Newington is associated with the notable 19th century architect Thomas Rowe, who designed both the Old Chapel and the Founders Wing in the Victorian Gothic style. Newington is notable for its open, parklike setting and for the continuity of the use of open areas for sport. It also has several significant 20th century buildings and structures, including the Le Couteur Building (formerly Wyvern House), the First World War Memorial, the Glasson Pavilion, and other 20th century buildings and structures.

Newington College maintains a significant archival collection and significant moveable heritage collection stored or displayed throughout the school. Newington College has aesthetic, historical, associational, technical/design, and social significance, and is a representative example of an early independent school built in the late 19th century.

Significance Grading

Newington College: Landscape

Grading refers to the significance of the overall heritage value structure and spaces. For significance rankings of individual elements and further detail, refer to the Schedule of Significant Elements.

Key	
Exceptional	
High	
Moderate	
Little	
Neutral	
Intrusive	



Figure 77 Fabric significance diagram.

Source: Urbis

Significance Grading

Newington College: Buildings

Grading refers to the significance of the overall heritage value structure and spaces. For significance rankings of individual elements and further detail, refer to the Schedule of Significant Elements.

Key	
Exceptional	
High	
Moderate	
Little	
Neutral	
Intrusive	



Figure 78 Landscape significance diagram.

Source: Urbis

4.5.3 Assessment of Significance – Concordia Building

Table 3 Assessment of Heritage Significance – Concordia Building

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>	The Concordia Building was constructed in c.1970, replacing earlier 19th Century terrace dwellings that remained extant within the Concordia Building site. The Concordia Building was constructed for use by the German Club, local to the Stanmore region. However, the direct association ceased upon its acquisition by Newington College in 2010. The Concordia Building is not individually considered to be of historic significance, and its original use as a local cultural club is not unique. Furthermore, the Concordia Building is not closely associated with any event in the course or development of Stanmore's cultural history. Therefore, the Concordia Building does not meet the threshold for heritage listing under Criterion A.
Significance Indicators	
☐ Association with an event, or series of events, of historical, cultural or natural significance. ☐ Demonstration of important periods or phases in history. ☐ Association with important cultural phases or movements. ☐ Demonstration of important historical, natural or cultural processes or activities. ☐ Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement.	
B – Historical Association <i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	The Concordia Building was constructed in the late 20th Century and is not known to have been associated with the work of any notable architect of the period, nor does the Concordia Building demonstrate a strong association with any event, historical theme, persons or ideologies. Additionally, the Concordia Building site does not exhibit any known historical association with any persons that occupied the site throughout the occupation of the allotment by terrace dwellings in the 19th Century. Therefore, the Concordia Building does not meet the threshold for heritage listing under Criterion B.
Significance Indicators	
☐ A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation. ☐ An event or series of events of place over an extended period historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation. ☐ One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object.	
C – Aesthetic/Creative/Technical <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</i>	The Concordia Building was constructed in the late 20th Century and presents as a largely utilitarian two-storey building comprised of concrete and aluminium cladding with a corrugated metal sheeting roof. The building is not considered to be demonstrative of technical or creative excellence

Criteria	Significance Assessment
	nor does the Concordia Building exhibit distinctive aesthetic attributes in built form or composition. It has been variously changed to accommodate the requirements of the College. Therefore, the Concordia Building does not meet the threshold for heritage listing under Criterion C.
Significance Indicators ☐ Recognition as a landmark or distinctive aesthetic natural environment. ☐ Recognition of artistic or design excellence. ☐ Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions. ☐ Distinctiveness as a design solution, treatment or use of technology. ☐ Adapts technology in a creative manner or extends the limits of available technology.	
D – Social, Cultural and Spiritual <i>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.</i>	Constructed in c.1970, the Concordia Building operated as the German Club, providing a point for social and cultural activities within the local German community. While this association was once evident, it has ceased with the discontinuation of the building's original function. The building has also been adapted for the use of the College, and the community association is no longer easily apparent. Given the absence of an ongoing, demonstrable connection with a particular community or cultural group in New South Wales or the local region, the Concordia Building does not meet the threshold for heritage listing under Criterion D.
Significance Indicators ☐ Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment. ☐ Important to the community as a landmark within social and political history. ☐ Important as a place of symbolic meaning and community identity. ☐ Important as a place of public socialisation. ☐ Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums). ☐ Important in linking the past affectionately to the present.	
E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	The Concordia Building has nil potential to yield archaeological resources of local significance⁵. The building appears to be of a standard construction and the original user group moved off the site around 15 years ago. The building therefore doesn't have notable potential to yield valuable information about late 20th century construction or about the functions of the German Club.

⁵ Urbis 2025, *Historical Archaeological Impact Assessment: Newington College*

Criteria	Significance Assessment
	Therefore, the Concordia Building does not meet the threshold for heritage listing under Criterion E.
Significance Indicators ☐ Comparative analysis. ☐ Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past. ☐ Potential to inform/confirm unproven historical concepts or research questions relevant to our past. ☐ Potential to provide information about single or multiple periods of occupation or use. ☐ Potential to yield site-specific information that would contribute to an understanding of significance against other criteria.	
F – Rare <i>An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>	The Concordia Building was constructed in c.1970 and is of a common architectural composition and therefore is not considered to be a rare example of its type within the local Stanmore region. Local cultural clubs are found around Australia. Many of these are still functioning for their original use. The Concordia Building does not demonstrate any rare or endangered aspects of NSW's cultural or natural history. Therefore, the Concordia Building is not considered to meet the threshold for heritage listing under Criterion F.
Significance Indicators ☐ Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised. ☐ Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred. ☐ Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest. ☐ Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection.	
G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).</i>	The Concordia Building is of late 20th Century construction and exhibits no defining features, qualities or attributes of a type that would illustrate or be representative of any defining principal characteristics of historical importance. Therefore, the Concordia Building is not considered to meet the threshold for heritage listing under Criterion G.
Significance Indicators ☐ A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance. ☐ Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance. ☐ Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance. ☐ Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.	

Table 4 Assessment of Heritage Significance – Sevington Courts

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)</i>	‘Sevington Court’ is located within the grounds of the historic Stanmore Estate, a property that holds strong associations with the early development of the suburb of Stanmore. The site forms part of the Newington College campus and occupies the former location of ‘Sevington House’, a residence constructed in the 1840s. ‘Sevington House’ was an important element of the estate during the mid-19th Century, reflecting the residential character and social standing of the area at that time. Following the removal of ‘Sevington House’ in the mid-1980s, the land was repurposed for recreational use. Two tennis courts were constructed on the site, providing sporting facilities for the College. These courts now comprise the present ‘Sevington Court’. While ‘Sevington Court’ broadly reflects a specific period of occupation within the subject site, the phase of development was not a key phase and the redevelopment for the tennis court represented the removal of an early house to facilitate the use of the land by a secondary facility for the school. The courts are therefore not individually considered to be of historic significance, and its contribution to the area is not unique. Therefore, Sevington Court does not meet the threshold for heritage listing under Criterion A.
Significance Indicators ☐ Association with an event, or series of events, of historical, cultural or natural significance. ☐ Demonstration of important periods or phases in history. ☐ Association with important cultural phases or movements. ☐ Demonstration of important historical, natural or cultural processes or activities. ☐ Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement.	
B – Historical Association <i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).</i>	‘Sevington Court’ was constructed in the late 1980s and has been utilised as a multi-purpose recreational facility since this time. ‘Sevington Court’ has no strong or special association with the life or works of a person of importance in NSW’s cultural or natural history. Therefore, ‘Sevington Court’ does not meet the threshold for heritage listing under Criterion B.

Criteria	Significance Assessment
Significance Indicators ☐ A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation. ☐ An event or series of events of place over an extended period historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation. ☐ One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object.	
C – Aesthetic/Creative/Technical <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</i>	‘Sevington Court’ is a contemporary multi – purpose sports facility comprising basketball and tennis courts. The place is comprised of a common construction and therefore ‘Sevington Court’ is not considered to be of aesthetic, creative or technical excellence nor is it recognised as a landmark or distinctive element within the broader Stanmore area. Therefore, ‘Sevington Court’ does not meet the threshold for heritage listing under Criterion C.
Significance Indicators ☐ Recognition as a landmark or distinctive aesthetic natural environment. ☐ Recognition of artistic or design excellence. ☐ Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions. ☐ Distinctiveness as a design solution, treatment or use of technology. ☐ Adapts technology in a creative manner or extends the limits of available technology.	
D – Social, Cultural and Spiritual <i>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.</i>	‘Sevington Court’ is a multi-purpose sports facility constructed by Newington College for the recreational use of its students. As a later addition to the Newington College campus, it does not form a defining element of the school’s heritage significance. While it serves a functional role in supporting student activities, it is not considered to hold strong or special social value beyond its utilitarian purpose within the College community. Therefore, ‘Sevington Court’ does not meet the threshold for heritage listing under Criterion D.
Significance Indicators ☐ Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment. ☐ Important to the community as a landmark within social and political history. ☐ Important as a place of symbolic meaning and community identity. ☐ Important as a place of public socialisation.	

Criteria	Significance Assessment
☐ Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums). ☐ Important in linking the past affectionately to the present.	
E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).</i>	‘Sevington Court’ is located on the grounds of the historic Stanmore Estate and is linked to the early development of the suburb of Stanmore. There is low-moderate potential for archaeological resources of local significance to be present within the area of ‘Sevington Court’, relating to the use of the site between 1840-1950. Therefore, ‘Sevington Court’ has research potential under this criterion based on the potential for archaeological deposits⁶.
Significance Indicators	
☐ Comparative analysis. ☐ Potential to improve knowledge of a little-recorded aspect of an area’s past or to fill gaps in our existing knowledge of the past. ☐ Potential to inform/confirm unproven historical concepts or research questions relevant to our past. ☒ Potential to provide information about single or multiple periods of occupation or use. ☐ Potential to yield site-specific information that would contribute to an understanding of significance against other criteria.	
F – Rare <i>An item possesses uncommon, rare, or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).</i>	‘Sevington Court’ comprises a contemporary multi-purpose sports facility and is of a common typology. The place is not considered to possess any uncommon or rare aspects of NSW’s cultural history. Therefore, ‘Sevington Court’ does not meet the threshold for heritage listing under Criterion F.
Significance Indicators	
☐ Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area’s history that continues to be practised or is no longer practised. ☐ Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred. ☐ Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest. ☐ Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection.	

⁶ Urbis 2025, *Historical Archaeological Impact Assessment: Newington College*

Criteria	Significance Assessment
G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places; or cultural or natural environments (or a class of the local area’s cultural or natural places; or cultural or natural environments).</i>	‘Sevington Court’ comprises a contemporary multi-purpose sporting facility. The place is not considered to be important in demonstrating the principal characteristics of NSW’s cultural or natural history nor does it demonstrate a unique aesthetic composition. Therefore, ‘Sevington Court’ does not meet the threshold for heritage listing under Criterion G.

Significance Indicators

- ☐ **A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.**
- ☐ **Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance.**
- ☐ **Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance.**
- ☐ **Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.**

4.6 Statements of Significance

4.6.1 Subject Site – The Concordia Building

Urbis has prepared the following statement of significance for The Concordia Building:

The Concordia Building, constructed in c.1970 was purpose-built to accommodate the German Club, which operated as a venue for social and cultural activities within the local German community until its acquisition by Newington College in c.2010. The place is not considered to possess individual historic significance. Its late 20th-century construction does not represent a formative phase in Stanmore’s cultural history and is not closely associated with any event, historical theme, person, or ideology of recognised heritage value. The building is not attributed to a notable architect and does not demonstrate technical innovation, creative achievement, or distinctive aesthetic qualities in its design, materials, or composition. Its utilitarian two-storey form, comprising concrete and aluminium cladding, is representative of common construction practices of the period and is not rare within the local context.

Although the building’s former use as the German Club reflects a past social association, this connection has lapsed and no ongoing or demonstrable link with the community remains. Therefore, this element of the Newington College site has little heritage significance.

4.6.2 Subject Site – Sevington Court

Urbis has prepared the following statement of significance for ‘Sevington Court’:

‘Sevington Court’ is a modern multi-purpose sports facility within the Newington College campus, containing basketball and tennis courts. Built in the late 1980s, it is functional in design and does not display notable aesthetic, creative, or technical qualities. It is not regarded as a landmark or a distinctive feature of the Stanmore area. The facility has no strong or special association with any person of recognised importance in New South Wales’ cultural or natural history. It is not rare, nor does it represent the key characteristics of a place of heritage significance. There is some potential for archaeological material of local interest to exist beneath the site, linked to earlier uses of the land. This offers limited research value under the relevant heritage criterion. Therefore, given the above, ‘Sevington Court’ is of little heritage significance.

4.6.3 Heritage Items in the Vicinity

The following table outlines the established statements of significance (from the NSW State Heritage Inventory) for relevant heritage items in the vicinity of the subject site.

Table 5 Heritage Items in the Vicinity – Statements of Significance

Heritage Items in the Vicinity	Established Statement of Significance
Victorian Italianate style villa – “Lyndhurst”, including interiors (Item No. 1375)	The house is of historical significance as a fine late Victorian period villa evocative of the late 19th century development of the 1854 Norwood Estate subdivision for the houses of the wealthy, and for its historical association with William Hoskins (sometimes spelt Hoskings), for whom the house was built in 1885, and with retailing merchants John Ellis Gowing (who founded the gentleman’s outfitters Gowing Brothers in 1868 with his brother Preston Robert Gowing) who owned and lived in the house from 1889 till his death in 1908; and John Felix Booth (brother-in-law to Samuel Hordern and after Samuel Hordern’s death in 1909, joint owner of the Anthony Hordern and Sons warehouse at 405–409 Sussex Street, Sydney), who owned the house and lived there from 1909 till 1915. Of aesthetic significance as a fine representative example of a Victorian Italianate style villa on a prominent corner site, unusual as it has been built to address both street frontages. ⁷
Victorian villa – “Richmond”, including interiors (Item No. 1376)	This is the largest and most elaborate of the gentlemen’s villas which line Middleton Street. It illustrates the quality of housing built in this area in the late 19th century and is an important element within the Newington Residential Precinct. ⁸
Petersham South (Norwood Estate) (C80)	Petersham South Heritage Conservation Area (Norwood Estate) is of historical significance as an area developed from the 1854 Norwood Estate subdivision and an extension to George Johnston’s Annandale Farm. The Petersham South Heritage Conservation Area (Norwood Estate) is of aesthetic significance for its diverse range of development found within the Area, which demonstrate the ongoing process of speculative development and re-subdivision of land. The area has a fine range of housing from the late 19th Century through to the mid 20th Century including 19th Century Villas and their garden setting, 19th Century houses (detached and semi-detached) and their garden setting, 20th Century houses – cottages, bungalows and two-storey, 19th and early 20th Century terraces and houses. The streetscape of Middleton Street is rare in the Marrickville local government area, with substantial houses set high above the road and supported by sandstone terraces rising in tiers from a retaining wall at street level. Development on the eastern side of the road is set at or below ground level, which provides space for an undercroft. The Area is a representative area of late 19th Century and mid-20th period housing ranging from substantial Victorian gentlemen’s villas to modest detached residential development.⁹

⁷ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030337>

⁸ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030098>

⁹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030490>

Heritage Items in the Vicinity	Established Statement of Significance
Kingston South: to the north (C89)	Kingston South Heritage Conservation Area is of historical significance as part of the December 1863 "Holt, Smart and Mort's Subdivision of South Kingston", which was Deposited Plan 1 under the Torrens Title System, and which is still in use in New South Wales. The area developed in the late 1860s and 1870s as a highly desirable residential precinct for entrepreneurs and the middle class. The Area is aesthetically significant for its examples of late 19th century to mid-20th century development including 19th Century Villas and their garden setting, 19th Century houses (detached and semi-detached) and their garden setting, 19th and early 20th Century terraces and houses (detached and semi-detached), and group of Inter-War residential flat buildings in Holt Street. The Area is representative of the rich variety of built forms which are collectively representative of the cultural needs and aspirations of the community that built and occupied them between 1854-1940¹⁰.

¹⁰ NSW Government, State Heritage Inventory, Database No. 2030494

5 The Proposal

5 The Proposal

This SSDA seeks consent for the staged development of Newington College, including:

- **Concept Proposal for the provision of new and upgraded facilities, including:** Building envelope for the redevelopment of Sevington Courts to accommodate recreational facilities and teaching spaces (refer to detailed Stage 1 Works below).
- Building envelope for alterations and additions to Centenary Hall and development of an adjoining, four storey teaching and learning facility (College Lane building). This development will accommodate a cafeteria and dining hall, lecture theatre, multi-purpose teaching spaces and additional pastoral spaces.
- Building envelope for the redevelopment of the Concordia building to accommodate a performance theatre, multi-purpose gallery and exam centre, new teaching spaces and basement car parking. The Concordia redevelopment includes a new pedestrian bridge across Stanmore Road to the main campus.
- Landscaping design strategy across the campus.
- Car parking provision and circulation arrangements.
- Increase of 368 students and 45 full-time equivalent (FTE) staff.

Detailed Stage 1 works, including:

- Earthworks and the associated demolition of Sevington Courts.
- Construction, fit-out and operation of 3 storey building comprising multi-purpose indoor and rooftop courts, fitness centre, multi-purpose teaching spaces, amenities and basement car parking.
- Construction, fit-out and operation of 4 storey building comprising multi-purpose teaching spaces, administrative functions and amenities.
- Alterations to the existing driveway within the site to facilitate vehicle access to the new basement car park.
- Temporary car park during construction phase of Stage 1 Works.
- Tree removal and new landscaping adjacent to the Stage 1 development site.

Increase of 368 students and 45 FTE staff. The proposed plans and design report prepared by AJC (dated December 2025) have been referenced in this report. The proposed masterplan is reproduced below and select plans are reproduced in relevant sections of the assessment in this report.

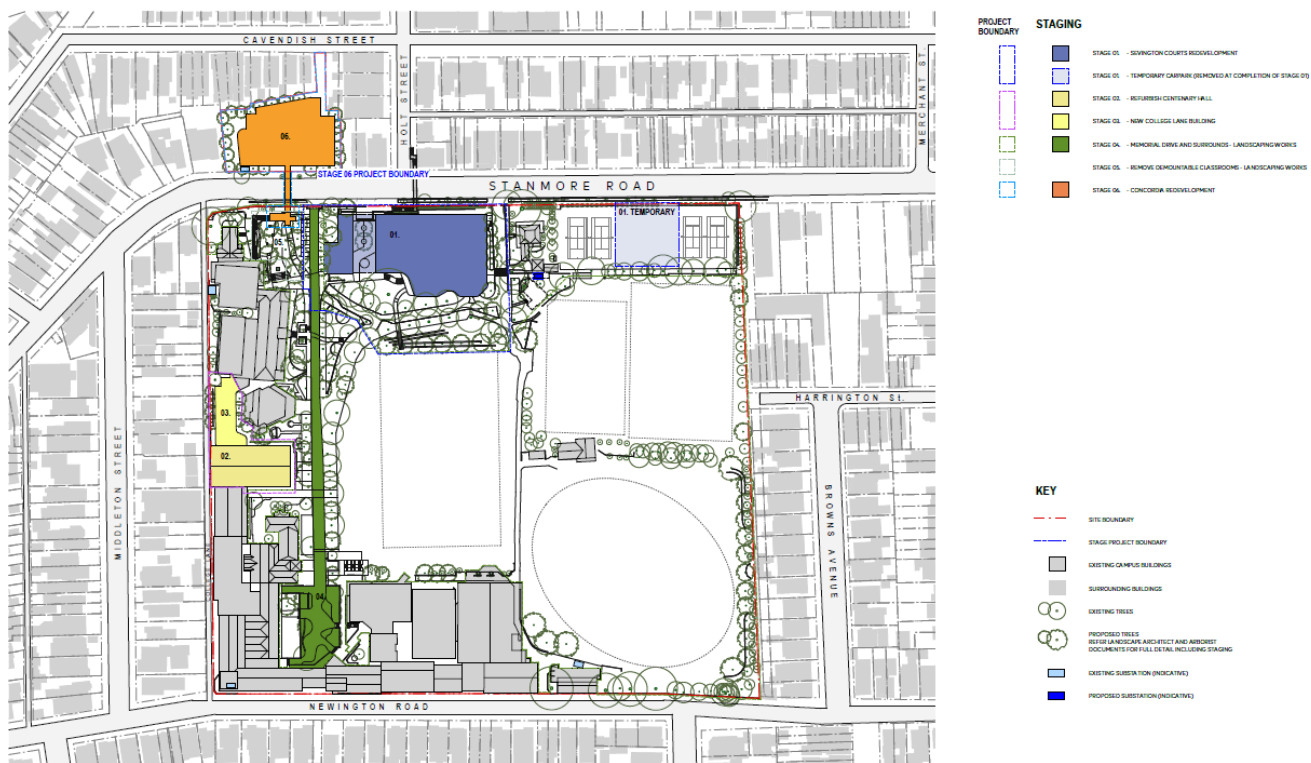


Figure 79 Extract of proposed concept masterplan.

Source: AJC. 2026

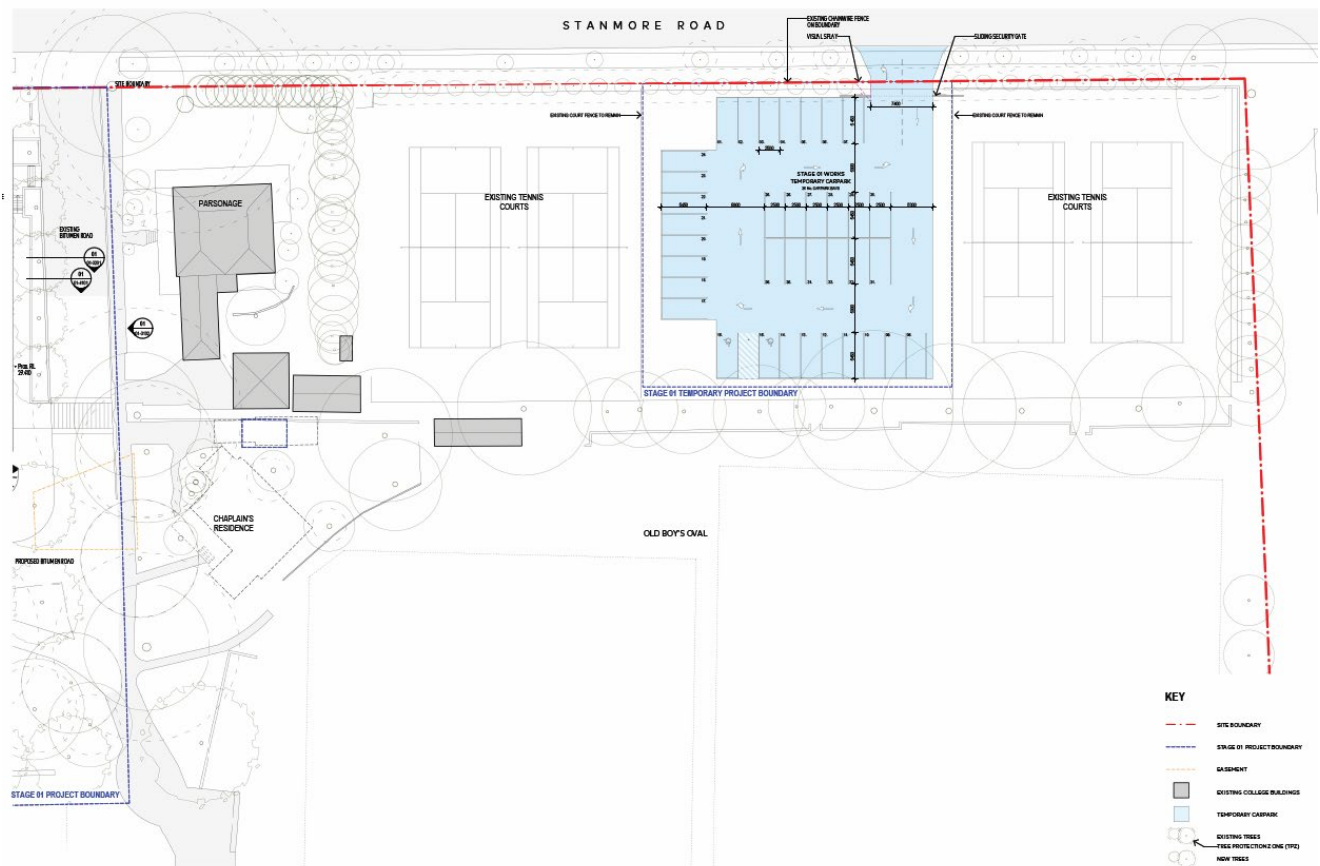


Figure 80 Extract of proposed concept masterplan showing the location of the temporary carpark.

Source: AJC, 2026

6 Impact Assessment

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.

The proposed development was submitted to Inner West Council for a Pre-Development Application (Pre-DA) review. Comments received from Council on 6 June 2025 as part of the Pre-DA process and have been referenced where relevant in this assessment.

6.1 Masterplan (Stages 1-6)

6.1.1 Demolition Works and Tree Removal

6.1.1.1 Demountables

There are existing demountable buildings to the immediate east of the Old Chapel. The demountables are set at a lower ground level than the Old Chapel, are largely obscured by the boundary fence and have recessive coloured cladding. However, they are still legible as an ad hoc addition to the site. Their removal would generate a positive conservation outcome. The proposed footbridge which the removal of the demountables would partly facilitate, is discussed below in this assessment however it should be noted that the footbridge would have a significantly improved setback from the east side of the highly significant Old Chapel than the existing demountables to be removed. The demolition of these demountables would therefore facilitate a positive heritage outcome.

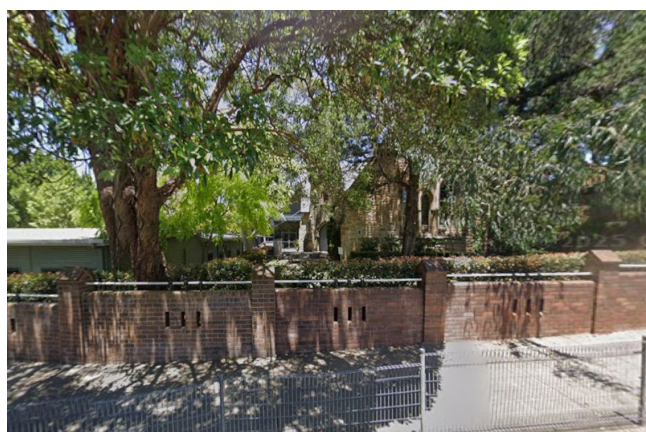


Figure 81 View from Stanmore Road towards the demountables that are proposed to be removed.

Source: Google streetview image, 2024.

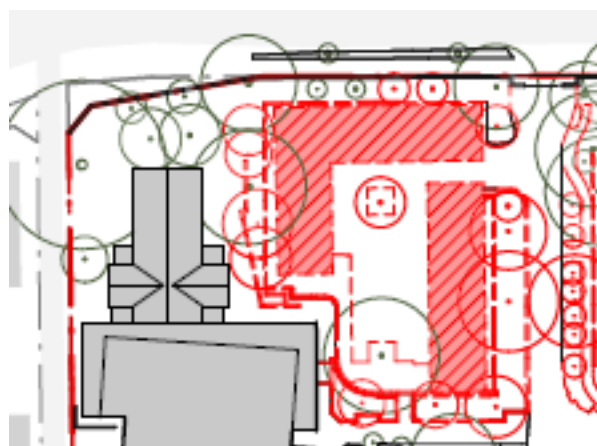


Figure 82 Location of the demolished demountables

Source: AJC, 2026

6.1.1.2 Sevington Court and Concordia

Sevington Court is proposed to be demolished to accommodate the new development fronting Stanmore Road (assessed below in this report). The area contains a modern multi-purpose sports facility within the Newington College campus, containing basketball and tennis courts. Built in the late 1980s, it is functional in design and does not display notable aesthetic, creative, or technical qualities. It is not regarded as a landmark or a distinctive feature of the Stanmore area. The Concordia Building which is also to be demolished similarly is not of heritage significance warranting retention. Its association with the German Club has previously ended and the building is of a utilitarian design which has been variously updated. The removal of these elements would not have a detrimental impact on the significance of the subject site or the streetscape.



Figure 83 View of the existing tennis courts to be demolished.



Figure 84 View of the front façade of the Concordia Building, to Stanmore Road.

6.1.1.3 Tree Removal and Driveway Realignment

Tree removal is proposed both as part of the detailed Stage 1 works and more broadly at a concept level as part of the campus-wide landscaping and circulation strategy. Given the site's inclusion on the Inner West Council Heritage Tree List, all proposed tree removal has been subject to detailed assessment, with arboricultural, historic and retention values documented in the Arboricultural Impact Assessment Report.

Stage 1 involve the removal of 73 trees in the vicinity of the Sevington Courts redevelopment and associated driveway alterations. Of the 734 trees surveyed across the campus, the majority of trees proposed for removal have been assessed as having low or nil retention value, with only a small number of trees of high retention value affected. The most notable trees proposed for removal as part of the broader Concept Proposal include several early Brush Boxes near the main driveway at the Stanmore Road entrance, an Outeniqua Yellow-wood to the north of the driveway, and a Lemon-scented Gum in the vicinity of the Founders Building. These removals are to be considered in conjunction with the minor realignment of the driveway beyond (south of) the Parsonage.

The loss of these trees will result in some change to the density and continuity of planting along the site's primary entrance and internal approach. This impact is acknowledged from a heritage perspective; however, it is not considered to result in an undue impact on the heritage significance of the site for the following reasons:

- The driveway will remain substantially lined by other trees of high retention value, the majority of which are to be retained.
- New tree planting is proposed to re-establish continuity between the Stanmore Road entrance planting and the tree line extending west along the driveway.
- The original alignment of the driveway will remain legible, with its entry point at Stanmore Road and termination near the Founders Building unchanged; the realignment occurs only over a short section and does not alter the fundamental axis of the historic approach.
- Any early sandstone kerbing affected by the works may be salvaged and reinstated along the modified alignment.

It is recommended that all retained trees be protected in accordance with the Arboricultural Impact Assessment, with particular emphasis on the significant plantings along the Stanmore Road frontage and within the setting of the Parsonage and Founders Building.

Table i – Ultimate Tree Disposition vs Retention Values – Site-wide Master Plan

Tree Retention Values	Total Existing Trees	Trees Anticipated to be Retained	Trees Anticipated for Removal
High	50 (7%)	41 (82%)	9 (18%)
Moderate	577 (78%)	499 (86%)	78 (14%)
Low	95 (13%)	70 (74%)	25 (26%)
Nil/Should Remove	12 (2%)	2 (17%) (a street tree + stag tree)	10 (83%)
TOTAL	734 (100%)	612 (83%)	122 (17%)



Figure 85 Tree retention value plan, based on historic and environmental significance (2026).

Source: Newington College Main Campus, Stanmore – Arboricultural Impact Assessment Report- Conceptual Site-wide Master Plan, 2026

6.1.2 Building Envelope for Centenary Hall and College Lane building.

The Centenary Hall Redevelopment will be delivered as part of Stage 2 and will accommodate a cafeteria and dining hall, lecture theatre, multi-purpose teaching spaces and additional pastoral spaces. The College Lane Building will be delivered as part of Stage 3.

The proposed height and bulk of the building envelope above Centenary Hall (Stage 2) would not impact on the significance of the neighbouring Founder's Building or its setting as the addition would not notably change the height of the existing building. The only notable change is the increase in the height of the outer part of the roof (i.e. pitched roof planes become flatter). However, the highest point of the building would remain as existing. The College Lane Building (Stage 3) would be similar to the height to the roof of the chapel, with only part of the plant room being higher than it.

Photomontages are included below from the east next to the football field looking towards the College Lane Building showing the impact on internal views within the site to the Founder's Building. As outlined in the Visual Impact Assessment, most of the proposed alterations and additions to Centenary Hall and four-storey teaching and learning facility (Stage 3) would be blocked by existing built form and vegetation and the visual effects are assessed to be low. Minor sections of the proposal are visible above and behind vegetation though are difficult to distinguish within the composition. The proposed works do not block views to any significant items and do not visually dominate these views. Their envelopes are therefore appropriate in the visual curtilage of the Founder's Building and there is a further opportunity to architecturally respond to the context as part of a future development application.

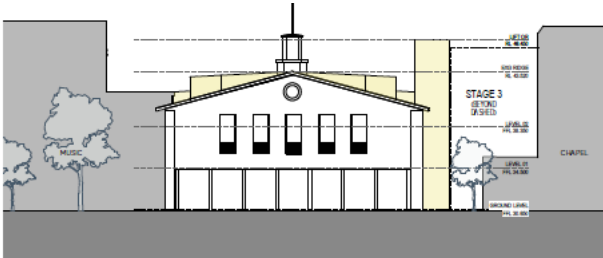


Figure 86 Proposed south elevation (massing only) of Centenary Hall).

Source: AJC, 2026

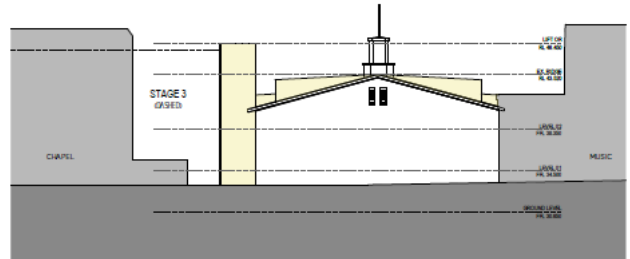


Figure 87 Proposed west elevation (massing only) of Centenary Hall).

Source: AJC, 2026



Figure 88 Existing view towards Centenary Hall.

Source: Urbis, 2026



Figure 89 Proposed view towards Centenary Hall.

Source: Urbis, 2026

The envelopes have also been assessed for their potential impact on the single and 2 and 3 storey buildings located to the west on College Lane and the heritage items located in the Petersham South HCA. As outlined above in this report College Lane is a narrow utilitarian lane which has a combination of carparking, rear garages and rear facades of the school buildings, mostly late 20th century fabric. Principal facades to the contributory items within the area face Middleton Street not College Lane. College Lane is not considered to be a sensitive heritage interface and new interventions, including increased scale, are appropriate to this street. However, there is potential for the items within the conservation area to the west of College Lane, most notably single storey dwellings on the east side of Middleton Street, to be read against the backdrop of development within the school in views looking east.

25 Middleton Street is located roughly in line with the existing Centenary Hall. From the middle of Middleton Street looking east there are no existing views towards Centenary Hall behind the single storey dwelling. The small addition which would not change the ridge height of Centenary Hall is therefore not likely to be visible in this context or have any impact on the conservation area.

The new College Lane Building would have varied visibility from Middleton Road. Views would be available through the vacant lot of number 33. However, this vacant lot is an anomaly in the streetscape and not likely to remain vacant. The image below shows that the single storey dwelling at number 35 has a ridgeline above the height of the existing Chapel. Given the new building would be almost the same height as the existing

Chapel, the new building is not likely to be easily visible, if at all from Middleton Street once number 33 is developed. Even without development of that lots, the building would be a background element that is only visible from directly in front of number 33, it would not dominate the streetscape.

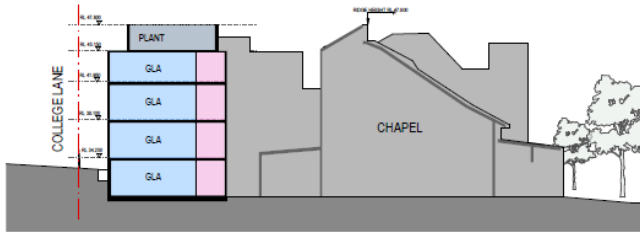


Figure 90 Proposed south section (massing only) of College Lane Building.

Source: AJC, 2026



Figure 91 View east through vacant lot at 33 Middleton Street towards the existing Chapel/location of proposed College Lane Building.

Source: Google streetview, 2024.

6.1.3 Building Envelope for Concordia Building

The Concordia Building would be implemented as part of Stage 6 to accommodate a performance theatre, multi-purpose gallery and exam centre, new teaching spaces and basement car parking.

To provide a more transitional scale to the conservation area to the east when viewed from Stanmore Road, level 4 is proposed to step back from Stanmore Road and the adjoining 2 storey development to the east. The building would be overall around 1.5 storeys higher than the adjacent early (albeit notably altered) building within the conservation area. The building would occupy the currently open carpark along the east boundary of the subject site. This would decrease the curtilage around the conservation area. However, it would also provide a logical infill of an underutilised and unremarkable area. The proposed envelope is not substantially larger than the forms within the conservation area and relates to a site which is clearly outside of/at the termination of the conservation area. It may obscure some views towards the building at 219 Stanmore Road looking south, however this building has a significantly altered front façade as it not considered to make a defining contribution to the conservation area.

The building would be partly visible in the backdrop of development on Holt Street and Cavendish Street. The flat buildings on the west side of Holt Street are double storey with a pitched roof. Therefore, any proposed development behind of the scale proposed is not likely to be easily visible or visually dominant. The dwellings on the south side of Cavendish Street are single storey and have limited rear setbacks. Therefore, the building would be visible behind. These dwellings however are not within the conservation area, and this constitutes a less sensitive interface from a heritage perspective. Even so, sensitive architectural detailing could be developed as part of the detailed DA to reduce visual dominance.

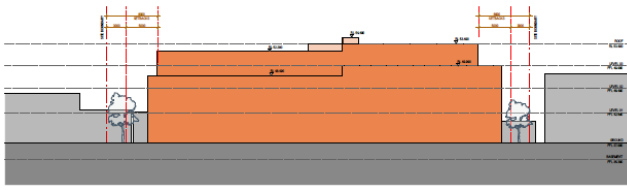


Figure 92 Proposed southern elevation (massing only) of Concordia Building.

Source: AJC, 2026



Figure 93 View towards proposed massing of Concordia Building redevelopment.

Source: Urbis, 2026

6.1.4 Stanmore Road Pedestrian Bridge

It is proposed to extend a pedestrian bridge from the northeast of the Old Chapel to the Concordia Building redevelopment. The pedestrian bridge would not directly obscure or dominate significant views to heritage items, specifically the Old Chapel, because the substantial landscaping on the site already conceals this item from the road. This will be somewhat reduced by the removal of trees required by the proposal, however the trees within the front setback of the Old Chapel from Stanmore Road would generally be retained, only two trees to the northeast would be removed.

The bridge would form another focal point in views west along Stanmore Road from the conservation area and in views towards the conservation area from the west and would have some effect on the outlook of the conservation area in this regard. However, from viewpoints in the conservation area, the bridge would most directly be read in the context of the three residential buildings between Holt Street and the Concordia Building. These items are isolated from the conservation area as just three buildings west of Holt Street, on the edge of the conservation area. Further, the westernmost building (closest to the bridge) is notably altered with a late 20th century façade and makes limited contribution to the conservation area.

An additional focal point in the context of these buildings within the conservation area is acceptable. Further, some obscuring of the facades of these buildings in views from the west is acceptable. Neither of these effects would impact the significance of the conservation area generally.

The impact of the bridge is considered for its ability to change the character of the significant site's interface with the streetscape and the character of the streetscape. Specifically, the streetscape is largely characterised by traditional buildings materials except for the Concordia Building directly opposite. Detailed design resolution has the potential to soften the interface between old and new through appropriate materiality.



Figure 94 Proposed southern elevation (massing only) of Concordia Building.

Source: Urbis

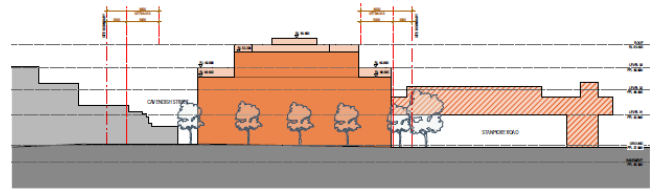


Figure 95 Proposed west elevation (massing only) of Concordia Building.

Source: AJC

6.1.5 Memorial Drive Landscaping

It is proposed to improve the site circulation by promoting Memorial Drive as a key pedestrian accessway. Memorial Drive landscaping has the potential for a positive heritage outcome as it passes by highly significant elements including the Old Chapel, entry drive and the Founders Building. Centenary Hall is intended to be the heart of the school, supported by the landscaping which would gesture to this item. This would be a positive heritage outcome in that it would create a place of dwelling in the centre of the highly significant buildings noted above. Future development applications for this stage are to ensure the retention of the sandstone and brick fences to Stanmore Road to the greatest extent feasible.

6.1.6 New Landscaping

New shade trees are proposed around the oval with turfed bleacher seating. This would reinforce the oval as the centre of the site and would not impact the landscape qualities.

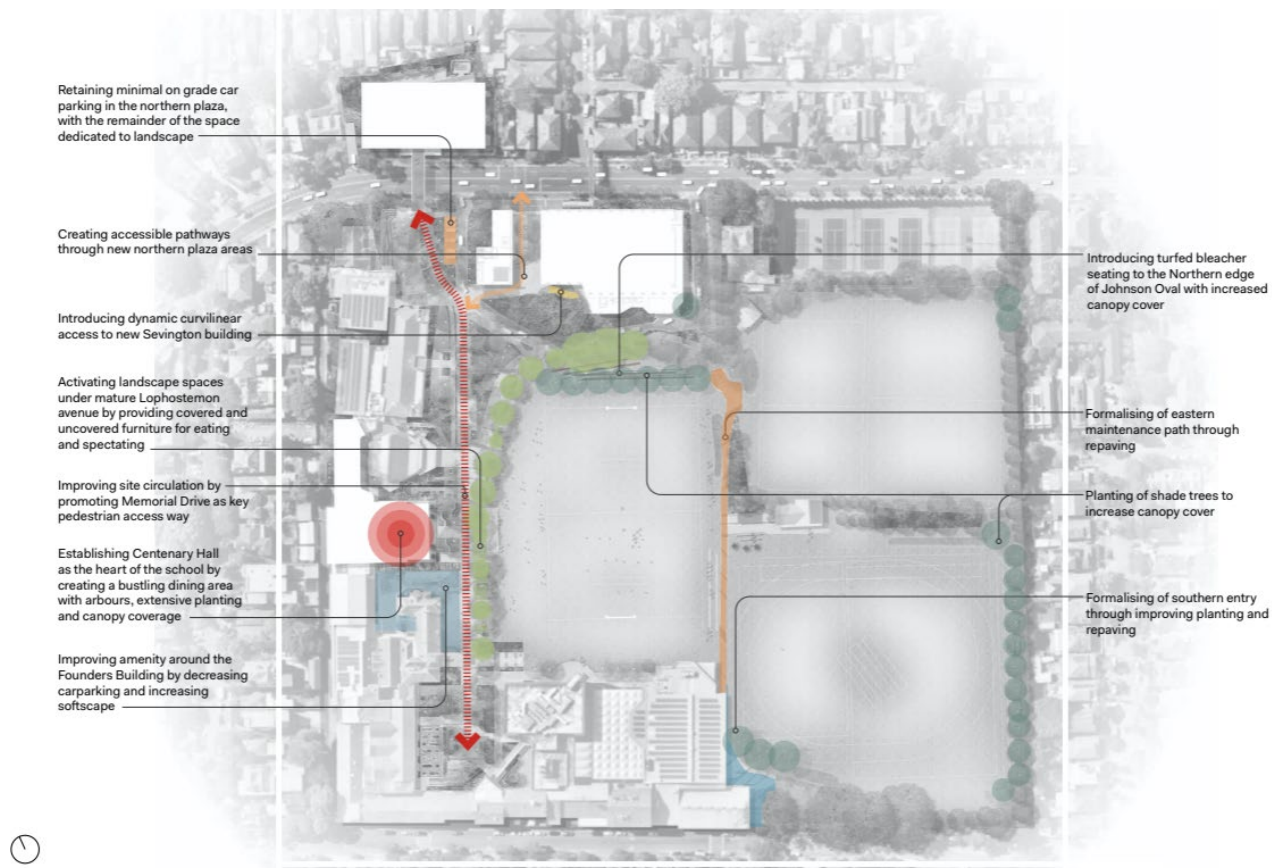


Figure 96 Tree retention value plan, based on historic and environmental significance (2025).

Source: Newington College Main Campus, Stanmore - Arboricultural Impact Assessment Report- Conceptual Site-wide Master Plan, 2025

6.2 Sevington Courts Redevelopment (Stage 1)

6.2.1 Height/Scale (Interface with Stanmore Road)

The Sevington redevelopment (Stage 1) will utilise the non-significant existing courts site. It is not within a conservation area and would not directly impact a significant part of the school site however it is assessed below for the suitability of its interfaces with the conservation area.

The redevelopment includes the construction of two buildings – a sports facility (3 storeys with a high transparent fence at roof level) and a separate pavilion (4 storeys) with learning spaces. It is acknowledged that the redevelopment would deviate from the predominant 2-storey character of the immediate visual catchment, most notably Stanmore Road. However, it should be noted that some of the Inter War flat buildings directly across from the site, within the conservation area, are of three storeys with a pitched roof. Further, that even the earlier two storey detached dwellings are set at a higher ground level than the subject site. Therefore, as demonstrated in the image below, the overall height of the sports facility is not notably out of keeping with the scale of the general context. It is (except the additional roof fencing) lower than some of the development on the north side of Stanmore Road within the conservation area.

The Pavilion is an additional storey higher, however has a reduced scale overall as it has a narrower presentation to the street. The height is visually offset by the horizontal blades and the substantial retained vegetation in the front setback. The increased height of this element is acceptable given it is located opposite the eastern edge of the conservation area and in an immediate context which is more mixed than that further east.

Based on the above, the height of the proposed buildings is an acceptable outcome on a site which is adjacent to a conservation area. The impact of the height on Parsonage is discussed below.

To offset the horizontal scale of the Sevington Building on the streetscape and the opposite conservation area, the façade has been modulated into vertically proportioned bays which respond to the proportions of existing proximate buildings and trees. These bays would visually break up its mass and moderate the difference in scale with the buildings in the conservation area opposite.



Figure 97 Existing Stanmore Road View – Western Approach

Source: AJC



Figure 98 Proposed Stanmore Road View – Western Approach.

Source: AJC

The Sevington Building would be located opposite the driveway to the highly significant Parsonage Building which is set at a similar ground level, and which is only two storeys. The proposed building would step down to the east to respond to the eaves line of the Parsonage Building as shown in the image below. The horizontal proportions of the façade to this corner are also reduced. Together these reduce the overall scale of the eastern side of the proposed building and provide a transition with the more residential scaled Parsonage Building.

Notwithstanding the above, the immediate setting of the proposed building to its northeast corner is characterised by mature trees, softening the interface with the Parsonage opposite. Further, Parsonage is substantially obscured from the streetscape by substantial existing landscaping. Therefore, in terms of the proposal's visual dominance from Stanmore Road, the Visual Impact Assessment outlines that views from the south of most of the proposed building is blocked by existing mature boundary planting with the mid and upper levels being visible through gaps in the vegetation. Therefore, despite its increased size, the proposal would not visually dominate the Parsonage in views from the south.

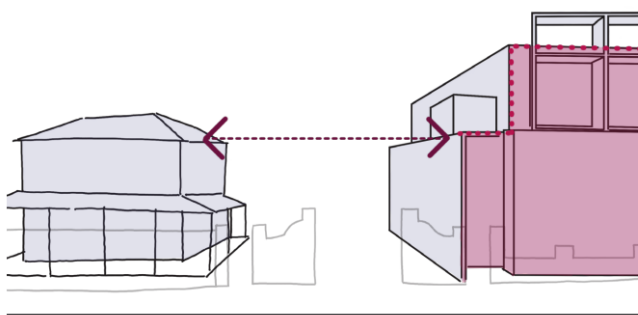


Figure 99 Relationship between Sevington Building and Parsonage.

Source: AJC, 2026



Figure 100 Render showing relationship between Sevington Building and Parsonage.

Source: AJC, 2026



Figure 101 Existing views from the south along Stanmore Road.

Source: Urbis, 2026



Figure 102 Proposed views from the south along Stanmore Road.

Source: Urbis, 2026

6.2.2 North Façade Materiality

Notwithstanding the above points, the proposal has been designed to mitigate the effect of the scale as far as possible and to provide a cohesive, contextual design response. This has been achieved through the application of a sensitive materials palette which response to the variety of architectural periods in the conservation area. Specifically, greens, terracotta reds and creams are proposed for the new Building. The green to the northern façade also further softens the interface with the street, coupled with the retained and new vegetation on the boundary.

The original sandstone walls along the northern boundary of the site carefully deconstructed and would be reconstructed on the modified alignment, retaining the existing character of the sandstone road interface. Therefore, the immediate character of the boundary would be retained.

6.2.3 Footprint (Retention of Internal Views)

The Sevington Building would be in the vicinity of moderately significant views between the Parsonage and Founders and the footprint would extend south east partly into the location of the existing driveway (discussed above in this report). The partial reciprocal views are between the two the earliest buildings on the site. However, these views are highly obscured by vegetation. The views were historically obscured as the trees to the northwest of Parsonage appear to date from the late 19th century. Further, there is no notable natural viewing from the rear of Parsonage towards the southwest as the building is oriented towards Stanmore Road to the North. Views from Founders towards Parsonage are therefore found in the CMP to be moderately significant in the CMP as views that generally capture the significant line of trees lining the driveway and provide a broad view of the oval. Some of this tree canopy would be removed to accommodate the footprint as discussed and found to be acceptable above in this report.

The proposed Sevington Building, particularly the roof access lift overrun would be visible above the tree canopy and would introduce a new element into the composition in views from Founders. However, this element would not obscure the already limited views to Parsonage and the general connection between the earliest elements on site i.e. Founders, driveway and landscaping, Oval and Parsonage can still be appreciated.



Figure 103 Proposed south east view of Sevington Building.

Source: AJC



Figure 104 Proposed view of Sevington Building from oval.

Source: Urbis

6.2.4 Temporary Carpark

It is proposed to construct a temporary at-grade car park in the north-east of the site, replacing the existing tennis courts, with a new vehicle crossover from Stanmore Road to provide access. The temporary car park will occupy an area that does not contain significant built heritage fabric and is currently characterised by utilitarian, hard-surfaced sports courts. As such, its open, hard-paved form will result in a visual impact that is comparable to, and no greater than, that of the existing tennis courts it will replace.

The temporary parking is limited to the construction phase of Stage 1 (approximately 18–24 months), meaning any minor visual effects will be short-term. While four conifer trees are proposed to be removed to facilitate the new crossover, the majority of the established row of conifers along Stanmore Road will be retained, and the creation of the crossover will not require the removal of significant heritage fabric.

The temporary car park is located adjacent to a major road corridor, where such infrastructure aligns with viewer expectations and would not appear as an uncharacteristic feature. Views from the public domain are fleeting and largely filtered by retained vegetation along the site's northern boundary, which will further screen the car park. The temporary car park is also physically separated from the site's significant heritage elements. Given its limited duration, low visibility, and reversible nature, the proposal is not considered to result in an unacceptable heritage impact.

6.3 Heritage NSW Guidelines

The table below provides an impact assessment of the proposal against the relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 6 Impact assessment against the relevant Heritage NSW Guideline Considerations

Control	Response
Will the proposed works be the best conservation solution for the heritage item?	The proposed works represent a well-considered and effective conservation solution for the heritage item. The removal of non-significant structures, such as the demountables, Sevington Court, and the Concordia Building, will remove elements that do not contribute to the significance of the place. This will improve the visual and spatial relationship between significant buildings, particularly the Old Chapel, and the broader site and will provide an opportunity to meet the operational requirements of the School, noting that the use of the place as a school contributes to its significance.

Control	Response
	The proposed tree removal and driveway realignment have been subject to detailed assessment, with most high-value trees retained and measures proposed to maintain the historic landscape character. While the removal of some early plantings will alter the entrance landscape, the impact is not considered to unduly affect the overall heritage significance of the site. Replanting, the retention of key trees, and the potential salvage and reinstatement of early sandstone kerbing will help ensure continuity of the site's historic landscape features. The new building envelopes for Centenary Hall, the College Lane Building, and the redeveloped Concordia Building have been designed to respect the scale, height, and visual curtilage of nearby heritage items. Visual impacts are generally low, with sensitive interfaces to adjoining conservation areas and opportunities for further architectural refinement at the detailed design stage. The pedestrian bridge has been positioned and designed to avoid dominating key heritage views, and there is scope for material choices to soften the interface between old and new. Overall, while some changes, particularly in landscape character due to tree removal, are acknowledged, the works are designed to minimise adverse impacts, remove intrusive elements, and enhance the presentation and accessibility of significant heritage buildings. The approach aligns with good conservation practice by retaining and interpreting key heritage features, improving their setting, and ensuring new development is sympathetic in scale and form. In this context, the proposed works can be considered the best available conservation solution for the heritage item, supporting the site's broader functional needs without having an overall detrimental impact on significance.
<i>Will the works promote the ongoing use and upkeep of the item?</i>	Yes. The works would represent a new phase of development for this significant site, specifically for its ongoing use as a school.
<i>Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?</i>	Yes. The proposal includes the removal of the demountable near the Old Chapel. This would have a positive heritage outcome for this part of the site. The envelope for the new footbridge has a greater setback from the significant fabric than the existing demountables.
<i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i>	The Sevington Building will be visible in the context of Stanmore Road, particularly opposite the Parsonage. While the height of the pavilion is greater than much of the surrounding built form, mature boundary planting will screen most of the building in views from the south, with only the mid and upper levels visible through gaps in vegetation. The stepped-down eastern end will reduce its apparent scale in

Control	Response
	relation to the Parsonage, and façade articulation will help it integrate with the streetscape. Internally, the building will be visible in some views between the Parsonage and Founders Building, but these are already heavily filtered by mature trees, and the key visual relationships between significant heritage elements will remain legible. The Concordia Building will occupy the current carpark along the eastern boundary, introducing a larger form into views from Stanmore Road and from the adjoining conservation area. While it will reduce the open curtilage in this location, its scale is not substantially greater than forms within the conservation area, and it is positioned at the termination of that area. Some views towards 219 Stanmore Road may be obscured, but this building is significantly altered and makes a limited contribution to the conservation area. The Concordia Building will be partly visible in the backdrop of development on Holt Street and Cavendish Street, but these interfaces are either altered or outside the conservation area. Sensitive architectural detailing at the detailed design stage offers further opportunity to reduce visual dominance. Overall, while both buildings will introduce new built forms into certain views, their impacts are moderated through height transitions, façade modulation, retention of screening vegetation, and careful siting. These measures ensure that important heritage vistas and the broader setting are respected, and that neither building will unduly dominate or obscure significant heritage elements.
<i>Are the proposed works part of a broader scope of works?</i>	Yes. This application seeks approved for the first of 6 stages of the concept masterplan. The concept masterplan is also proposed for approval under this SSDA. The masterplan has been developed to ensure development is not undertaken in an ad hoc way and cumulative impacts can be assessed and managed.
<i>Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?</i>	Yes. The proposal, particularly the staged masterplan, anticipates 6 stages of works. The potential impacts of these would be assessed in detail in future applications however an initial assessment has been assessed in this report.
<i>Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?</i>	Refer to the accompanying archaeological report.
<i>Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?</i>	Yes. No other approvals are required however the SSDA will be referred to Council and Heritage NSW as delegate of the NSW Heritage Council for comment.

Control	Response
<i>Do the proposed works trigger a change of use classification under the National construction code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated?</i>	No.
<i>If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?</i>	Yes. These are considered throughout the responses above.
<i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i>	The proposed works, taken as a whole, are not expected to result in an undue or unacceptable adverse heritage impact. While there will be some changes to the site's setting, landscape character, and certain views, particularly through the removal of a small number of high-retention trees, the introduction of new building forms, and minor alterations to the driveway alignment, these impacts have been assessed and are generally outweighed by the removal of intrusive, non-significant structures, the retention and protection of key heritage elements, and the opportunity to enhance the use of the school which contributes to the significance of the heritage items. The design approach for new works respects the scale, height, and visual curtilage of heritage items, and incorporates measures to integrate them sensitively into the site's cultural landscape. Mitigation Measures • Retention of the majority of high-value trees, with replanting to maintain landscape continuity. • Salvage and reinstatement of early sandstone kerbing where driveway realignment affects original fabric. • Stepping down of building heights and modulation of façades to reduce visual dominance near heritage items. • Use of sensitive materials palettes that respond to the surrounding heritage context. • Retention of original sandstone boundary walls along Stanmore Road, where feasible due to part modification of the wall. • Screening of new buildings through existing and new vegetation to soften visual impacts. • Positioning and design of the pedestrian bridge to avoid dominating key heritage views. • Opportunity for further architectural refinement at the detailed design stage to ensure compatibility with heritage values.

7 Conclusion & Recommendations

7 Conclusion and Recommendations

The staged masterplan for Newington College represents a considered approach to balancing contemporary educational needs with the preservation and enhancement of heritage values. The removal of non-significant structures such as the demountables, Sevington Court, and Concordia Building will open opportunities for improved site planning and visual relationships, particularly around the Old Chapel and Stanmore Road frontage. The impacts of removal of certain high-value trees, is partly offset by mitigation measures including retention of key plantings, new landscaping, and preservation of original alignments have been incorporated.

The proposed building envelopes for Centenary Hall, College Lane, and the Concordia redevelopment have been designed to respect the scale and setting of nearby heritage items and conservation areas. Visual impact assessments confirm that these new forms will generally be read as background elements, with limited visibility from sensitive viewpoints. The stepped-back upper levels of the Concordia Building and the modulation of façades in the Sevington redevelopment demonstrate a conscious effort to sensitively integrate new forms.

Landscape interventions, particularly along Memorial Drive, will strengthen pedestrian connectivity and create a central heart to the campus that celebrates its most significant heritage buildings. The introduction of new shade trees and seating around the oval will reinforce its role as a focal point without diminishing its established landscape character. These works, combined with sensitive material choices for elements such as the Stanmore Road pedestrian bridge, will help to ensure a cohesive interface between old and new.

Overall, the masterplan delivers a framework for growth that is responsive to heritage considerations while enabling the College to meet future functional requirements. Further, through sympathetic design modulation, and landscape integration, the Stage 1 proposal retains significance while facilitating contemporary use, ensuring that the site's cultural significance is retained through the ongoing facilitation of the school's functions.

Recommendations

- A suitably qualified heritage consultant should be engaged to provide ongoing advice throughout the design development, contract documentation and construction stages of the project.
- Prior to the issue of a Construction Certificate, a Photographic Archival Recording should be undertaken of the place and must be prepared in accordance with the Heritage NSW Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.
- A Heritage Interpretation Strategy should be prepared for the site by a suitably qualified heritage consultant as a condition of the approval. The Heritage Interpretation Strategy should identify significant themes and narratives for interpretation, as well as identifying potential locations, media, and indicative content for interpretation. Interpretation should be developed throughout detailed design and construction phases in conjunction with the project architect and other specialists as required.

8 Bibliography & References

8 Bibliography & References

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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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