



URBIS

Conservation Management Plan

Newington College,
Stanmore NSW
Gadigal Country

Prepared for
NEWINGTON COLLEGE
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We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working

Title: Sacred River
Dreaming
Artist Hayley Piqram

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Executive Summary

This Conservation Management Plan (CMP) has been prepared for Newington College (Stanmore campus), located at 200–244 and 221–235 Stanmore Road, Stanmore.

The purpose of this CMP is to guide the conservation and management of the significant elements of the site. It is also intended to assist the property owners and occupiers to manage maintenance and new works to the site. The CMP provides a careful analysis of the site in terms of heritage significance and context. Based on this analysis, conservation policies appropriate to the subject site have been provided.

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

- 'Newington College – Gate House, including interiors' (Item #1532) (note that this is referred to by its current name of 'The Parsonage' in this CMP – see Section 0)
- '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.

The purpose of this CMP is to analyse the significance of the component elements and the site as a whole and provide policies to guide its ongoing management and any future development proposals.

WHAT IS THE HERITAGE SIGNIFICANCE OF THE SITE?

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.

How should the site be conserved?

Section 8 of this CMP provides an overview of the heritage opportunities and constraints specific to the site and its key component buildings, including an analysis of the options for development potential and adaptive reuse of buildings to ensure its future conservation, management and ongoing use.

Any proposed modifications on the site must consider the identified significance of the place and the significant fabric that is intrinsic to the understanding and conservation of the identified heritage values of

the place. Adaptive reuse of buildings should be considered with a goal of conserving and enhancing the identified heritage values of the place wherever possible.

When undertaking works to the site, assessment under relevant legislation (refer to Section 7.2) should consider whether the works are likely to impact on the site's heritage significance and/or significant fabric as identified in Section 6.5 of this CMP. Reference should also be made to the site's statement of significance (Section 6.2.3).

1 Introduction

1.1 Brief

This CMP has been prepared for Newington College (Stanmore campus), located at 200-244 and 221-235 Stanmore Road, Stanmore.

This CMP fulfils the Planning Secretary's Environmental Assessment Requirements (SEARs) for the proposed development at the Newington College's Stanmore campus and is included in the State Significant Development Application (SSDA) [SSD-78268465] for the subject site. The current SSDA includes both the Concept Proposal and Stage 1 works.

The purpose of this CMP is to guide the conservation and management of the significant elements of the site. It is also intended to assist the property owners and occupiers to manage maintenance and new works to the site. The CMP provides an analysis of the site in terms of heritage significance and context. Based on this analysis, conservation policies appropriate to the subject site have been provided.

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

- 'Newington College – Gate House, including interiors' (Item #1532) (note that this is referred to by its current name of 'The Parsonage' in this CMP – see Section 0)
- '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.

1.2 Nomenclature

For this CMP, the site is known by its current legal address (Newington College – Stanmore Campus) and is referred to as Newington College throughout this document.

1.3 Site Location

The subject site, known as Newington College – Stanmore Campus, is located at 200-244 and 221-235 Stanmore Road, Stanmore. The site is located 6 kilometres from the Sydney Central Business District (CBD) and is within the Inner West Council Local Government Area (LGA). The subject site is situated on Gadigal land.

The subject site is legally described as:

Table 1 – Address, Lot & DP

Item	Address	Lot & DP
Newington College Main Campus	200-244 Stanmore Road, Stanmore	Lot 20 in Deposited Plan 879003
		Lot 26 in Deposited Plan 879003
		Lot 29 in Deposited Plan 879003
		Lot 35 in Deposited Plan 879003
		Lot 8 in Deposited Plan 710369

Newington College
Concordia Centre

221-235 Stanmore Road,
Stanmore

Lot A in Deposited Plan 109269

Lot 1 in Deposited Plan 49

Lot B in Deposited Plan 330028

Lot 1 in Deposited Plan 526319



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

Source: Urbis

1.4 Methodology

The format, approach and content of this Conservation Management Plan is consistent with relevant guidelines and principles, including best practice approaches and methodologies outlined in the NSW Heritage Manual (1996), the Australia ICOMOS Burra Charter (2013) and The Conservation Plan (7th edition) by James Semple Kerr.

This CMP has been informed by a range of primary and secondary sources, including but not limited to reference to the following key completed and draft reports (and other sources):

- Stephen Gapp's history of Newington College 'Newington College: a sesquicentenary history 1863-2013'.
- Peter Swain's history of Newington College 'History of Newington College: 1863-1998'.

- Newington College: a heritage assessment of the buildings and grounds, prepared for Newington College (1995) by Conybeare Morrison & Partners, 1995.
- Archaeological assessment of proposed development, Newington College, 200 Stanmore Road, Stanmore, NSW 2048: Old Boys sporting complex and entry forecourt, (2014) by Edward Higginbotham & Associates Pty. Ltd.
- Newington College Masterplan: planning and built heritage review, prepared for Newington College (2020) by Urbis Ltd.
- Draft Heritage Assessment Group of trees, Senior School Campus, Newington College grounds, Newington Road, Stanmore, (2007) prepared by Chris Betteridge, MUSEcape Pty.Ltd.
- Historical and archaeological assessment for proposed development, Sesquicentenary project, Newington College, 200 Stanmore Road, Stanmore, NSW, (2011) by Edward Higginbotham & Associates Pty. Ltd.
- Archaeological assessment of proposed development, Newington College, 200 Stanmore Road, Stanmore, NSW 2048: demountable classroom and toilet block, (2014) by Edward Higginbotham & Associates Pty. Ltd.
- Summary of archaeological excavation results, Newington College, Year 7 centre and drama facility (2015) by EHA.
- The changing landscape of Smyth's land grant from 1788-1900: a study in landscape archaeology [thesis] (2003) by Christine A Costin, Department of Prehistorical and Historical Archaeology, University of Sydney.

This CMP has been amended in response to Inner West Council comments (13 November 2025).

This CMP is structured as follows:

Table 2 – Conservation Management Plan Structure.

Section	Subsection
Introduction	Project brief, methodology, limitation, author identification and acknowledgements.
Site Description	Site location, asset and site description, use and curtilage.
Historical Overview	Historical overview of the heritage item and relevant historical themes.
Archaeological assessment	Preliminary assessment of Aboriginal and historical archaeological constraints for the site.
Comparative analysis	Comparative examples and discussion.
Heritage Significance	Assessment and statement of heritage significance, identification of significant elements.
Heritage Listing and Statutory Obligations	Statutory heritage listings, obligations under relevant legislation.
Opportunities & Constraints	Constraints and obligations as part of the process for developing conservation policies.
Conservation Policies	Policies to manage the item's significance and implementation strategies for the policies.

1.5 Limitations & Exclusions

This report follows a site inspection conducted on 17 April 2025. The inspections were general and non-invasive. This CMP makes recommendations about the management of original fabric, as observed during site inspections. This report notes the potential for original fabric and finishes that were not able to be investigated as part of the brief for the provision of the CMP, for example foundations, roof cavities or floor structures, or other inaccessible areas.

Moveable heritage items are not included within the scope of this CMP.

1.6 Author identification

This report was prepared by Hayley Campbell (Heritage Assistant), Katherine Lee (Heritage Consultant) and Kamila Soh (Heritage Consultant) and was reviewed by Alexandria Cornish (Associate Director, Heritage).

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

1.7 Abbreviations & definitions

Common abbreviations and definitions used throughout the report are provided in the table below:

Table 3 – Abbreviations

Abbreviation	Definition
BCA	Building Code of Australia
CMP	Conservation Management Plan
DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
EMP	Environmental Management Plan
LEP	Local Environmental Plan
HIS	Heritage Impact Statement
HMF	Heritage Management Framework
NCC	National Construction Code
RNE	Register of the National Estate
SEPP	State Environmental Planning Policy
SHR	State Heritage Register of New South Wales (under the Heritage Act 1977)

Table 4 – Terms & Definitions

Term	Definition
Aboriginal object	A statutory term meaning any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that

Term	Definition
	comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.
Aboriginal place	A statutory term meaning any place declared to be an Aboriginal place (under s.84 of the National Parks and Wildlife Act 1974) by the Minister administering the NPW Act, because the Minister is of the opinion that the place is or was of special significance with respect to Aboriginal culture; it may or may not contain Aboriginal objects.
Archaeological assessment	A study undertaken to establish the archaeological significance (research potential) of a particular site and to identify appropriate management actions.
Archaeological potential	The degree of physical evidence present at an archaeological site, usually assessed on the basis of physical evaluation and historical research.
Archaeology	The study of past human cultures, behaviours and activities through the recording and excavation of archaeological sites and the analysis of physical evidence.
Australia ICOMOS	The national committee of the International Council on Monuments and Sites.
Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance; Although the Burra Charter is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW.
Conservation	All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these.
Conservation Management Plan	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance; it can include guidelines for additional development or maintenance of the place.
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.
Context	The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb.
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide.
Heritage and Conservation Registers	A register of heritage assets owned, occupied or controlled by a State agency, prepared in accordance with Section 170 of the Heritage Act 1977.
Heritage assets	Items of heritage significance identified in a State Government Agency's Heritage and Conservation Register, including items of cultural and natural significance.
Heritage item	A landscape, place, building, structure, relic or other work of heritage significance.

Term	Definition
Heritage significance	Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.
Heritage value	Often used interchangeably with the term 'heritage significance'; there are four nature of significance values used in heritage assessments (historical, aesthetic, social and technical/research) and two comparative significance values (representative and rarity).
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact.
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place.
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction.
Relics	Relic is defined under the Heritage Act 1977 (NSW) as any deposit, object or material evidence which relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and is of state or local heritage significance.
Scar trees	Scarred trees have scars where a section of bark was removed by Aboriginal people in order to make canoes, shields or baskets; footsteps were also cut into the tree trunk to gain access to possums or honey in tree tops; scar trees are different to carved trees.
Setting	The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting.
Use	Means the functions of a place, as well, as the activities and the practices that may occur at the place; a compatible use respects the cultural significance of a place.

2 Site Description

2.1 Site Location & 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 situated on Gadigal land.



Figure 2 Aerial map of subject site with boundary marked in red. The Newington Main Campus is shaded in red. The Concordia Centre has been shaded in yellow.

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.

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 3 Formal pedestrian walkway and Founders Wing.



Figure 4 Le Couteur Centre Building and formal pedestrian walkway as accessed from Stanmore Road.



Figure 5 First World War memorial located at the entrance to the Founders Wing.



Figure 6 RAE Centre, Taylor Sports Centre and the northern end of the Johnson Oval.



Figure 7 View of Johnson Oval towards the Glasson Pavillion.



Figure 8 Common courtyard surrounded by the Nesbitt Building, War Memorial Block and Centenary Hall.

2.2 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.



Figure 9 Founders Wing and Johnson Oval at Newington College, c.1890.

Source: State Library NSW, Ref: 391258



Figure 10 Historical aerial shown Johnson Oval, c.1943.

Source: NSW Historical Imagery



Figure 11 Johnson Oval from the northeast: view looking west towards the Founders Wing.



Figure 12 Johnson Oval, view looking west/south-west towards the RAE Centre



Figure 13 Johnson Oval viewed from the western side of the campus.



Figure 14 Johnson Oval as viewed from the western side of the campus looking towards the southeast.

2.3 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 15 Entrance to the Stanmore campus from Stanmore Road.



Figure 16 Entry forecourt to Stanmore Road



Figure 17 Map of Newington College Campus.

Source: Newington College n.d.

2.4 19th Century Heritage Buildings and structures

2.4.1 The Founders Wing

The Founders 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 Founders 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 Founders 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.

2.4.1.1 Exterior



Figure 18 Northern façade of building, showing bay window and conjoined towers.



Figure 19 Main eastern façade of building, showing oriel window.



Figure 20 Main eastern façade of building, showing arched windows and decorative stone banding.



Figure 21 Main eastern façade of building showing clock tower.



Figure 22 East elevation and landscaping in front of the formal entrance.



Figure 23 Stone detailing of loggia column capital.



Figure 24 Connection between the Founders Wing and the Nesbitt Centre



Figure 25 Slate roof viewed from east elevation.

2.4.1.2 Interior

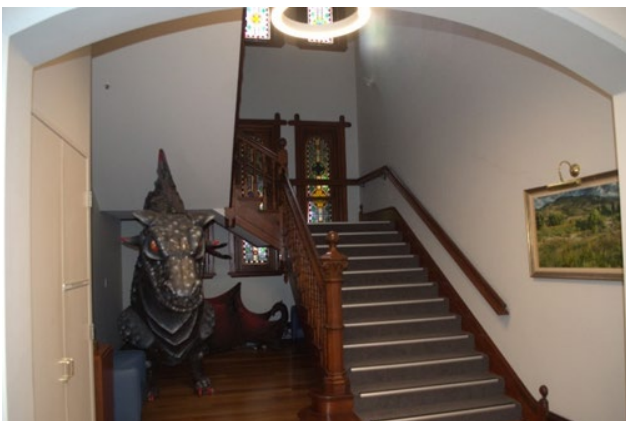


Figure 26 Stair from entrance foyer with stained glass windows at landing.

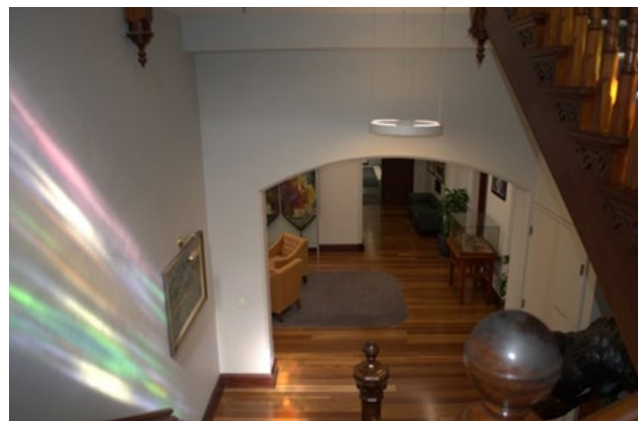


Figure 27 View of administrative wing (ground floor) from staircase.



Figure 28 Ground floor entrance foyer and administrative area.

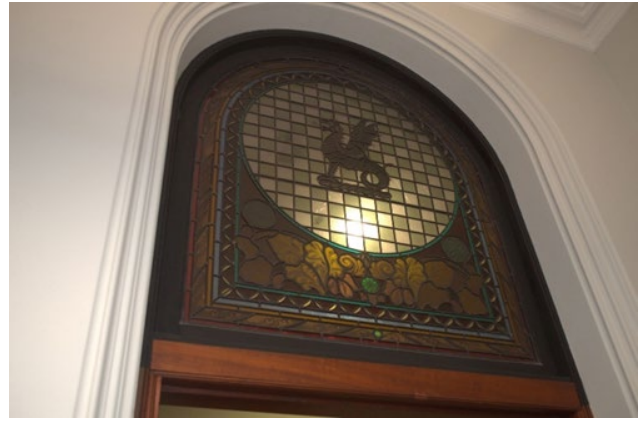


Figure 29 School crest set within a stained-glass internal window.



Figure 30 Interior of headmaster's office with modern finishes.

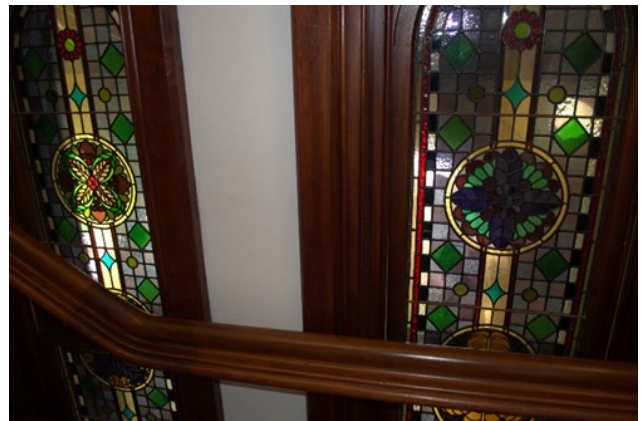


Figure 31 Stained glass windows at the ground floor stair landing.



Figure 32 Former seminary chape reused as a study room.



Figure 33 Staff amenities (meeting room) located on first floor of Founders Wing



Figure 34 First World War Memorial located inside the ground floor main entrance.



Figure 35 Detail view of school emblem set inside stained-glass

2.4.2 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 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 36 The northern façade of the Old Chapel, showing the stone façade and surrounding landscaping.



Figure 37 Surrounding context, showing later wall separating site to Stanmore Road.



Figure 38 View of the transept entrances on the western façade.



Figure 39 Timber door with stone hood mould.

2.4.3 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 façade 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 40 Western elevation as viewed from entrance road off Stanmore Road



Figure 41 View of western elevation showing the covered entryway and entrance door.



Figure 42 South-western elevation of the Parsonage showing landscaping and driveway to the rear of the site.



Figure 43 Access road to the site, which is to the left of the road from this view.

2.5 Inter War and Later Buildings and structures

2.5.1 Le Couteur Centre Building (formerly Wyvern House)

The Le Couteur Centre is located on the western side of the Stanmore campus, accessible via the main pedestrian pathway between Johnson Oval and the main assemblage of educational buildings on campus. The Le Couteur building originally operated as the Wyvern House preparatory school until a new offsite preparatory school was opened. Constructed in 1938, the building is to the design of architects A.W. Warden and H.E. Budden.

The Le Couteur building is a fine, albeit modified, example of the Inter-War Stripped Classical Style which was common in the 1930s. It is a two-storey building with a symmetrical massing that is typical of the style, with a central tower defining the entry point and two smaller towers at the ends of the wings. The building is constructed of masonry, with the façade consisting of pale beige face brick and contrasting bands of darker orange brick which further emphasise the verticality of the central tower and the side wings. It is noted that this choice of material is likely to pay homage to the former Stanmore Methodist Church which was located adjacent to the building prior to being demolished in 1974. The building has a roof clad in Marseilles roof tiles, which is hidden behind the brick parapet.

The central tower of the building is wide, rectangular and monolithic in form, consisting of three storeys. The façade includes a central panel of orange brick that runs down the entire façade. This detail is also repeated on the ends of the wings. The brick panel is broken up by groupings of three rectangular

casement windows at each level, with the exception of the ground level where an entry portico projects from the tower. The portico includes the college mascot incorporated into the brickwork, and the lettering 'Le Coteur'. The front entrance of the building is accessed by a set of brick stairs which are flanked by solid brick walls. At ground level, large panelled rectangular windows which are separated by regular brick columns have replaced the original glazing. At the upper level the building has double arched windows, which were originally open 'sleep out' balconies to the dormitories and were infilled in the 1950s.



Figure 44 Eastern elevation of the Le Couteur Centre as seen from the southwest



Figure 45 Main entrance of building showing entry door and signage.



Figure 46 Le Couteur Building as viewed from the entrance on Stanmore Road



Figure 47 Central entry tower showing the brick detailing.

2.5.2 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 48 Formal entrance of the main elevation, oriented to the south.



Figure 49 Western elevation (rear entrance to the Centenary Hall)



Figure 50 Interior main hall.



Figure 51 Interior of main hall showing the stage.

2.5.3 The Chapel

The Chapel is located between the Centenary Hall and the Duckmanton Drama Centre on the western side of the school campus. It was constructed in 1984, and was designed by the architects Hedley Carr, Allen and Watts, who also designed the Centenary Hall. The Chapel is a two-storey brick building with an irregular hexagonal floor plan. The roof, which is broken into multiple forms, is clad in pale green corrugated metal sheeting. The interior incorporates a large double-height space for the chapel, several ancillary spaces related to the chapel – such as vestries, a rear kitchen and meeting space, and bathrooms. It also includes the Bergin Theatre to the rear.



Figure 52 Main entrance of the Chapel, seen from the south-east.



Figure 53 Side elevation of the Chapel seen from the north-east.

2.5.4 The Glasson Pavilion

The Glasson Pavilion, constructed in 1934 and designed by architects A.W. Anderson and Colonel Warden. The building has been approved for demolition. The building was donated by a former pupil W.R. Glasson, the building's namesake. The building is a grandstand constructed of dark brick, with a finely trussed timber constructed roof clad in terracotta tiles. The building is located between the Buchanan Oval 2 and The Old Boys Oval 2 on the eastern side of the school campus, and is oriented both north and south to view both ovals. The building also includes an amenity block underneath the stands.



Figure 54 Timber and tiled roof of Glassons Pavilion

Source: Wikimedia Commons, user: Castlemate



Figure 55 Brick exterior wall of amenity block entrance, showing signage.

2.5.5 The Nesbitt Centre

The Nesbitt Centre (or Nesbitt Wing), constructed in 1961, is a three-storey brick and concrete extension to the south of The Founders Wing. This building was extended in 1987.



Figure 56 Eastern elevation showing main entrance of the Nesbitt Wing.



Figure 57 Western elevation and courtyard of the Nesbitt Wing.

2.5.6 Music Centre, Technology Centre, Tupou College Centre, Duckmanton Drama Centre, Pyke Centre, Rae Centre, Taylor Sports Centre and other buildings

The Stanmore campus of Newington College campus consists of a grouping of large scale later buildings constructed in the late 20th century and 21st centuries. These buildings are pictured below. The buildings are generally characterised by light brick and glazing.



Figure 58 Northern elevation of Rae Centre and Taylor Sports Centre facing Johnson Oval



Figure 59 Duckmanton Drama Centre



Figure 60 Music centre located behind the Founders Wing.



Figure 61 Tupou College and Davidson Health Centre.



Figure 62 Western elevation of the Tupou Centre which is located adjacent to the chapel.



Figure 63 Temporary demountable classrooms.

2.5.7 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.

2.5.7.1 Exterior



Figure 64 Southern elevation of Concordia Building facing Stanmore Road



Figure 65 View from street looking to the west to Concordia Building on Stanmore Road



Figure 66 Entrance to the Concordia Building on Stanmore Road



Figure 67 Upper-level car park to the Concordia Building.

2.5.7.2 Interior

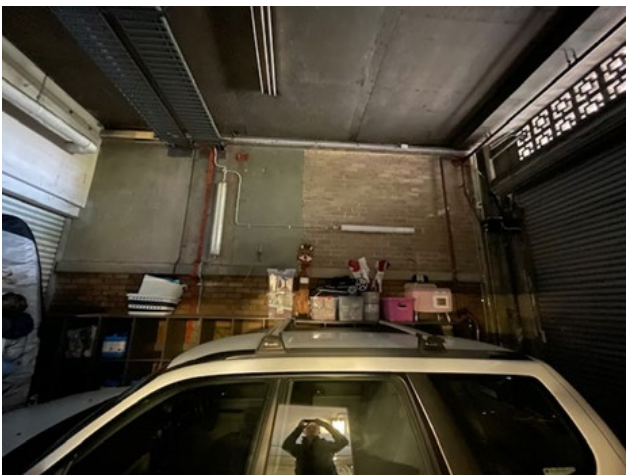


Figure 68 Garage in Concordia Building.

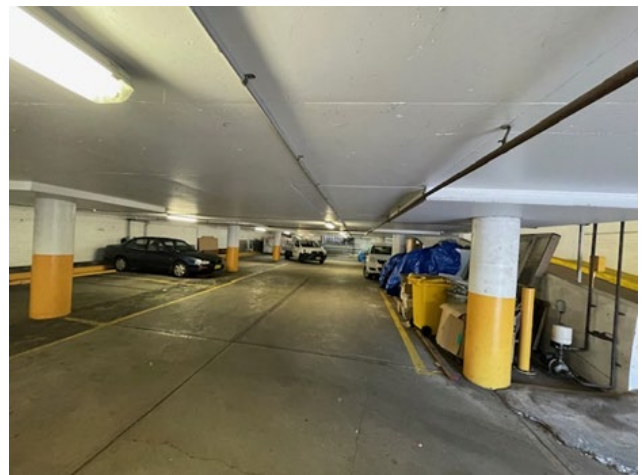


Figure 69 Car park in Concordia Building.



Figure 70 Art space

Source: Urbis, 2025.



Figure 71 Gymnasium

Source: Urbis, 2025.



Figure 72 Entrance foyer

Source: Urbis, 2025.



Figure 73 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 74 Johnson Oval looking east.



Figure 75 Johnson Oval looking west



Figure 76 Buchanan Oval (1 & 2)



Figure 77 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 78 Trees to the north of Johnson Oval



Figure 79 View from Johnson Oval, looking west towards the Founders Wing, c1880-90.

Source: State Library of New South Wales, FL1226381



Figure 80 Aerial of Newington College campus grounds, 1928-35.

Source: State Library of New South Wales, FL19877482

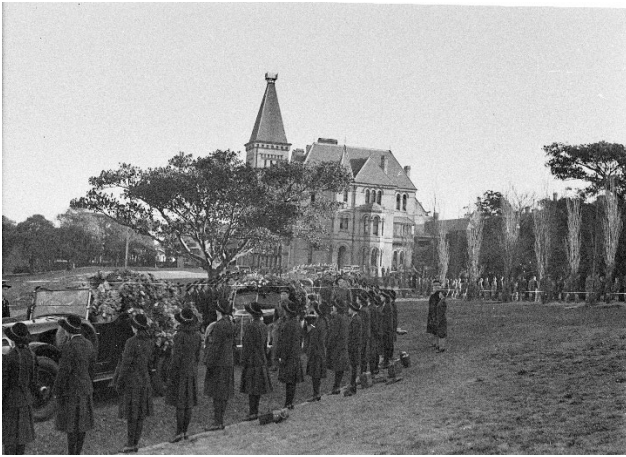


Figure 81 View from Johnson Oval, looking south towards the Founders Wing, 1946. Note tree to the left of Newington College, which only appears in this photograph.

Source: State Library of New South Wales, FL1300747



Figure 82 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 83 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 84 View from Johnson Oval, looking west, 1987.

Source: State Library of New South Wales, FL4472607

2.6.3 Memorials

2.6.3.1 The Garden Memorial

The Garden Memorial is a First World War monument located between the Chapel and Centenary Hall on the western side of the campus. It was designed by the Australian architect William Hardy Wilson to commemorate the lives of former students who died in service during World War One. According to the Methodist newspaper, 613 Newington students served in the war, with 104 being mortally wounded.¹ The monument is designed as a semi-circular sandstone wall, with pillars topped with ornamental urns at either end. Along the inside of the wall reads the inscription, "1914 – To our beloved dead – 1918." The monument is raised on a stepped platform and has a pillar with a sundial in the middle.

¹ Reverend Jas. Colwell, "Newington College War Memorials," *Methodist*, 3 June, 1922, 4.
<https://monumentaaustralia.org.au/download.php?type=pdf&product=89>



Figure 85 Photograph of the First World War Memorial by Harold Cazneaux, 1920.

Source: National Library of Australia, PIC 11872/15

side. Here the architect, Mr. Hardy Wilson, has set up the memorial inscribed with these simple words: "To our beloved dead." The memorial is in the form of a semi-circular wall of white sandstone. Standing out, but in the centre of this memorial is a sun-dial. This, too, bears a simple sentence: "Time dimms not their sacrifice." Nothing more fitting than this memorial could be designed. The secluded spot, hidden from the public gaze, and surrounded by trees, creates an ideal atmosphere. Here one may sit in silence while he communes with his dead. Here he may dream, and, as he dreams, he may once again hear the tramp of feet as the boys walk to the neighbouring church—the tramp which suggests other things—the march to the transport or to the battlefield, the tramp which tells that their souls still go marching on. Before the Governor cut the cord which held the flag, Major Buchanan read the long list of fallen, closing with these words: "They saw the light of life and followed it to the end." He read with difficulty, for he had loved these lads. The Governor heard in pathetic silence, for the war had demanded his only son. The relatives listened with tense feeling, waiting for the name of him who had followed the light, and would return no more to the darkness of earth. Then the President of the Conference made our thoughts vocal in prayer, the guard reversed arms, the wailing notes of the Last Post fell on the ear, and the Governor and his attendant passed in silence to the sacred spot where, with uncovered heads, they yielded themselves to the influence of those mighty hopes that make us men. Then slowly the gathering dispersed, for the tribute had been paid. Newington has done many fine things in its day, but it never did a finer thing than when it honoured its dead. It was a worthy aim, worthily carried out, and done in memory of those who had proved themselves worthy.

Figure 86 Newspaper article about the First World War Memorial, 1922.

Source: Methodist, 3 June, 1922, 4.



Figure 87 Central sundial and sandstone wall.



Figure 88 Stone pathway leading to memorial.

2.6.3.2 Millner Memorial Gates and Memorial Avenue

Millner Memorial Gate was installed by Colonel T. J. Millner in memory of his father W. J. Millner in 1936. Both were ex-students of Newington College.² The internal road leading from Millner Memorial Gates was named Memorial Avenue and was distinguished by 75 poplar trees, each with a cross and a plaque with the name of an ex-student who died in the First World War. As many of these poplars died, they were replaced by a new avenue of trees in 1966. The crosses and individual plaques were removed, with 50 of

² "Memorials," *The Sydney Morning Herald*, March 2, 1936, 8.

<https://trove.nla.gov.au/newspaper/article/17316430?searchTerm=millner%20gates%20newington>

these plaques now being stored in the college archives. In their place is a dedicatory plinth that is established at the entrance of the driveway.³



Figure 89 View of Millner Gates from Stanmore Road, looking south.

Source: Google Street View, 2025.



Figure 90 Memorial plinth at the entrance of Memorial Drive.

Source: Monument Australia

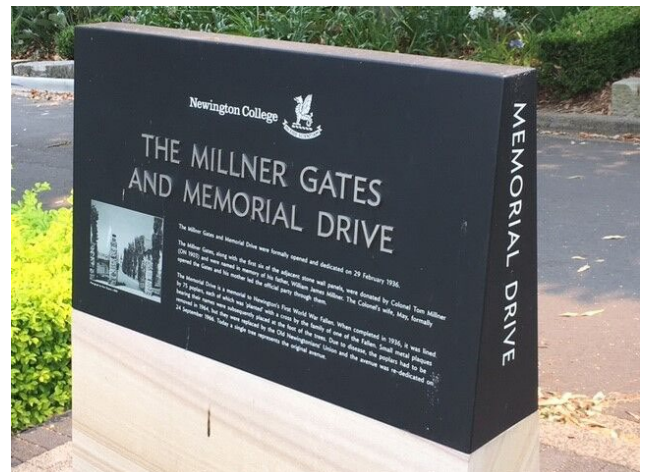


Figure 91 Other side of the memorial plinth.

Source: NSW War Memorials Register

2.6.4 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.

³ "Newington College Memorial Drive," Monument Australia, accessed June 27, 2025, <https://monumentaustalia.org.au/themes/conflict/wwi/display/94096-newington-college-memorial-drive/>



Figure 92 Main vehicular and pedestrian access from campus entrance



Figure 93 Landscaping at the entrance to the main campus



Figure 94 Hardscaped seating area behind the chapel.



Figure 95 Seating area at the western edge of the campus



Figure 96 Mature trees and formal landscaping in front of Johnson Oval (northern side)



Figure 97 Entrance forecourt from Stanmore Road

3 Historical overview

3.1 Historical Sources

Historical information in this section of the report is from a range of primary and secondary sources, including previous heritage reports, the State Heritage Inventory, and information held by Newington College. The following key sources were used:

- Archaeological assessment of proposed development, Newington College, 200 Stanmore Road, Stanmore, NSW 2048: Old Boys sporting complex and entry forecourt, (2014) by Edward Higginbotham & Associates Pty. Ltd.
- The changing landscape of Smyth's land grant from 1788–1900: a study in landscape archaeology [thesis] (2003) by Christine A Costin, Department of Prehistorical and Historical Archaeology, University of Sydney.

This information has been further supplemented by further historical research and inclusion of additional historical maps, plans and imagery.

3.2 Subject Site History

The historical context of Newington College is presented with reference to the following key historical phases:

Phase 0: Aboriginal Land Use

Phase 1: Early Land Grants, 1794 – 1840

Phase 2: Further Subdivision & Early Settlement, 1840 –1873

Phase 3: Early Newington College Occupation, 1874–1950

Phase 4: Late Newington College Occupation, 1951–Present

Historical Phases of Development



Figure 98 Historical Phases of Development Mapping

Source: Urbis 2025.

3.3 Aboriginal Land Use

Ethnohistorical accounts provide a basis for understanding how Aboriginal people lived prior to the arrival of Europeans and therefore the nature and distribution of archaeological material that is likely to be found in the archaeological record. Such accounts are inherently biased by the cultural norms of the observer and behavioural modifications in response to the awareness of being observed (the so-called 'Hawthorne Effect'). Nevertheless, by comparing and contrasting these observations with archaeological evidence and cultural information from the Aboriginal community, it is possible to establish a general understanding of the lives of Aboriginal people.

Prior to the arrival of Europeans in 1788, the subject area was within the traditional lands of the Cadigal or Gadigal people, which, according to ethnographic accounts, 'covered from the harbour entrance along the south shore at Port Jackson to the cove adjoining the settlement' (present day Darling Harbour) and further south to Botany Bay (Phillip 1790 in Phillip 1982). This region was traditionally known as Gadi, stemming from the grass tree species *Xanthorrhoea* that was utilised to make spear shafts and glued together from its resin (Botanic Gardens of Sydney 2024).

As the habitation patterns of the Cadigal people closely followed the economic exploitation areas of coastal fringes and swamplands, the Lachlan swamp and associated heath lands proved a dynamic source of essential food resources. Utilised during short periods of habitation, the swamplands provided bountiful resources to the Cadigal people, allowing local populations to vary their diets with resources including shellfish, plants, roots and figs readily available. Kangaroo, possum, emus and reptiles were also hunted. Ethnographic accounts details gender-based hunting and gathering roles, with men utilising double-pronged spears during hunting and fishing activities whilst women, highly skilled at fishing, used

hooks and lines to gather aquatic resources. These tools were constructed from the resources within the area, fishing lines were made from the silk of the Golden Orb Weaving spider, dried Lomandra leaves and Kangaroo sinew (Botanic Gardens of Sydney 2024). Ornamentation was also prevalent, with body decoration and the adorning of animal pelts during ceremonies occurring (Attenbrow 2002).

Estuarine riverbanks, rock shelters associated with waterways and open shoreline areas, provided a varied and dynamic landscape in which the local Aboriginal people could exploit for food and other resources. Evidenced in the archaeological record, the sandhill environment that characterised the Southern portion of the swamplands, was favoured for use as burial sites and permanent camp regions. Further, ethnographic accounts detail a series of landscape pathways or song lines that were utilised by the inhabiting Aboriginal groups to connect their land and Country for the purpose of trade and ceremonial practices (Randwick City Council 2024). These pathways were further used to regularly move through sedentary settlements, collecting resources, before moving on to areas befitting shorter periods of habitation and exploitation. Additionally, shelters provided canvases for rock art engravings that featured marine etchings including fish, whales and sharks, hinting at the array of marine life that was encountered within this area.

Archaeological excavation has uncovered site types that are more numerous than others, including isolated artefacts and rock art that have been associated with specific locations within the subject areas contextual landscape. These archaeological findings indicate the past use of the subject area as a region utilised for the seasonal exploitation of resources connected to the estuarine and swampland environments.

Based on the above background, it is possible that similar evidence of Aboriginal occupation will also be present within original and/or intact topsoils within the present subject area.

3.4 Phase 1: Early Land Grants, 1794–1840

The subject area is located within the Parish of Bullanaming in the County of Cumberland. This land, as part of a larger 100 acre land grant by Lieutenant Governor Francis Grose, was initially awarded to Assistant Surgeon Edward Laing on 3 October 1794 (Figure 98). Only two months later, on 11 December 1794, Laing sold the allotment to Thomas Fythe Palmer before departing the colony for England in the same year.⁴ Despite his fleeting ownership of the site, the grant remained known as Laing's Hill, or, alternatively, Laing's Clear, until the end of the 19th century.⁵

On 17 March 1800, Palmer resold Laing's Hill to Captain Eber Bunker, who, in turn, sold the property to John and Gregory Blaxland (7 April 1807). They retained the land for 14 years before, on 6 February 1822, conveying it to Solomon Levy. In 1835, a Government road (Stanmore Road) was also constructed along the northern boundary of the grant.⁶ The grant was subdivided into 16 allotments and advertised for sale by Mr Polack from 18 September 1838 (Figure 99). Finally, in 1840, the trustees of Levys estate (John Gore, Robert Brooks & Randolph Dacre, London Merchants) subdivided and sold Laing's Hill.⁷

On 6 & 7 October 1840, the portion of land now occupied by Newington College was purchased by merchant Arthur Liddington. At this time, the site is described as measuring 22 acres 1 rood and 25 perches, and comprising lots 7,8,9,& 10 of the 'subdivision of Laing's Clear' (Figure 100) It was bounded by the Government road (Stanmore Rd) to the north, west by George Johnston's Annandale grant, south by Dr Wardells land and to the east by a right of way and land purchased by Mr Salting (Figure 101).

Given the absence of leases registered at the Land Titles Office throughout this period, Dana Mider & Associates surmised that these early landholders purchased the land for speculative gain. In other words,

⁴ Allen Jack & Cottier (1987: 1).

⁵ MIDER 1996.

⁶ Meader & Cashman (1994: 67).

⁷ Solomon Levys will dated 8 October 1833, PA 16659.

these early landholders are unlikely to have “cleared the property for its timber and grazed livestock or leased it to others for similar purposes”.⁸ It is unknown if any informal or formal structures were constructed on the property during this period.



Figure 99 – Location of Laing’s 100 acre land grant, ‘Laing’s Clear’, on the Petersham Parish map. The subject area, encompassing Lots 7, 8, 9 and 10, is outlined in red.

Source: HLRV, 14062201.jp2.

3.5 Phase 2: Further Subdivision & Early Settlement, 1840–1873

Liddington’s land was then conveyed to saddler and businessman, John Jones, three days later (on 10 October 1840). Jones settled on the land, naming the estate Stanmore after his birthplace in Middlesex, England, making him and his wife Catherine the likely first owners to settle on the property (Figure 99).⁹

To facilitate their settlement of the property, Jones constructed a single storey bungalow with verandas and outbuildings on the southwestern corner of the property (Figure 100). This building was initially known as ‘The Cottage’, and later as the ‘Hermitage’, operating from the outset as a working farm. This farm is documented on the site’s earliest known plans from the 1860s and 1870s (Figure 102 and Figure 103). The plan documents three separate houses and their associated outbuildings within the allotment by this time (Figure 102). It also depicts ‘The Cottage’ occupied by a Mr J Munce (Figure 102).

John Jones also constructed a weatherboard house (with large associated outbuildings) in the 1840s (Figure 102). This house was located off Stanmore Road, and oriented to the southeast to face a chain of

⁸ Dana Mider & Associates Pty Ltd (2006: 8).

⁹ Dana Mider & Associates Pty Ltd (2006: 8).

ponds which remained extant when the Newington School was founded, being located on land that is now used as ovals and playing fields. Jones and his wife likely resided at the weatherboard Stanmore Road residence (Figure 102). The area surrounding the Jones residence was also used for a time as a market garden and adjacent land (and buildings) were leased and occupied by tenants. By the 1870s, two additional cottages (with associated market gardens) were developed within the allotment (Figure 102 and Figure 103).

John Jones died on 10 February 1848.¹⁰ His will, dated 4 December 1847, stipulated an annuity of 80 pounds for his widow, Catherine, along with the use of the Stanmore property until her death.¹¹ Upon her passing, the proceeds from the sale of the property, or the property itself, were to be given to the Wesleyan Methodist Church. Catherine later married Mr. Mark Blanchard, one of the executors of John Jones's will, and they both lived on the property until Catherine's death on 20 May 1872. The property was auctioned on Thursday, 20 March 1873, with the auction notice indicating three occupants: Mr. Mark Blanchard, Mr. John Foley, and Mr. George Gardener. The land, primarily used for market gardens at the time, was purchased by the Wesleyans for 3000 pounds.¹²

Prior to his death, Jones had sold two allotments of land to William Prior Marsh, a market gardener and resident of Newtown (Figure 99 and Figure 101).¹³ These allotments, divided by a creek, were located along Stanmore Road (Figure 99). An 1842 plan of the site records that Marsh occupied land on the allotment and lived in a building near Stanmore Road (Figure 99). Marsh built a brick cottage and detached kitchen on the eastern portion of his land (Figure 99 and Figure 101). Marsh's occupancy of the property and associated land was most likely wholly or mainly for use as a market garden before it was sold on 24 October 1861 to James Alexander Bird. On the remaining land, Marsh built two new cottages (Figure 104), the western cottage replacing two earlier buildings which are believed to have dated from the 1860s. After the death of William Marsh, his widow continued to reside in one cottage and leased the other. In 1886, the cottages and land were conveyed to Reverend Joseph Homer Fletcher (confirmed in 1903). In 1903, the cottages and land were then conveyed to Reverend William Clarke, whose daughter later sold the property to Newington College in 1925. The cottages were demolished in the c1940s.

The eastern portion of land, sold to James Bird on April 25, 1861, was transferred to Letitia Elizabeth Price just four days later, on April 29, 1861. In 1864, Elizabeth Piper bought the property. She then mortgaged it to Robert Robley, who eventually took ownership. In 1872, Robley sold the land to Edwin Whitfield, a gentleman living on Stanmore Road. Whitfield lived on the property until 1907, when he sold it to William Clark, a Methodist minister. Clark and his family resided there until Newington College purchased the property in 1938. While it is unclear when and under whose occupation of the site the 1840s Marsh cottage was extended, Dana Mider & Associates argued that "the style of the building would indicate that it occurred during the 1870s ... under the ownership and occupancy of Lewis Whitfield". These extensions comprised additions to the western and southern elevations and the construction of a two-storey brick addition and outbuildings. Following these changes, the building became known as Sevington.

¹⁰ NSW LRS Book 138 No 535.

¹¹ NSW LRS Book 138 No 535. Conveyance of land to Newington College. 22 October 1873 (registered).

¹² Auction notice, Sydney Morning Herald, Saturday March 8 1873. ML.

¹³ NSW LRS Bk 2 No 229.

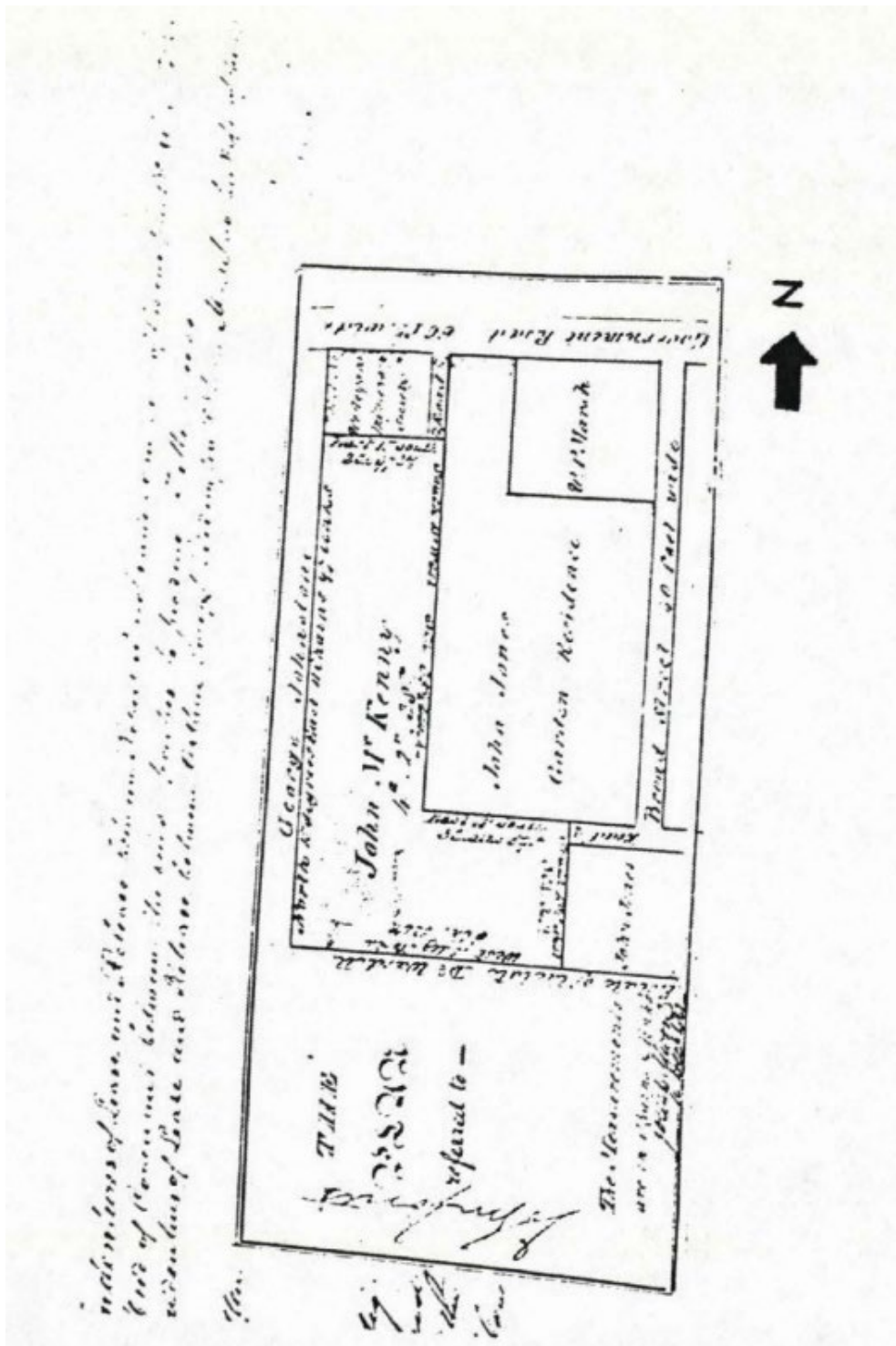


Figure 100 – Subdivision of John Jones' Stanmore Estate on 18 November 1842, showing the central portion of land annotated 'John Jones – Garden, Residence'.

Source: LTO Book 2 No 257 in Dana Mider & Associates Pty Ltd. 2006, p. 25

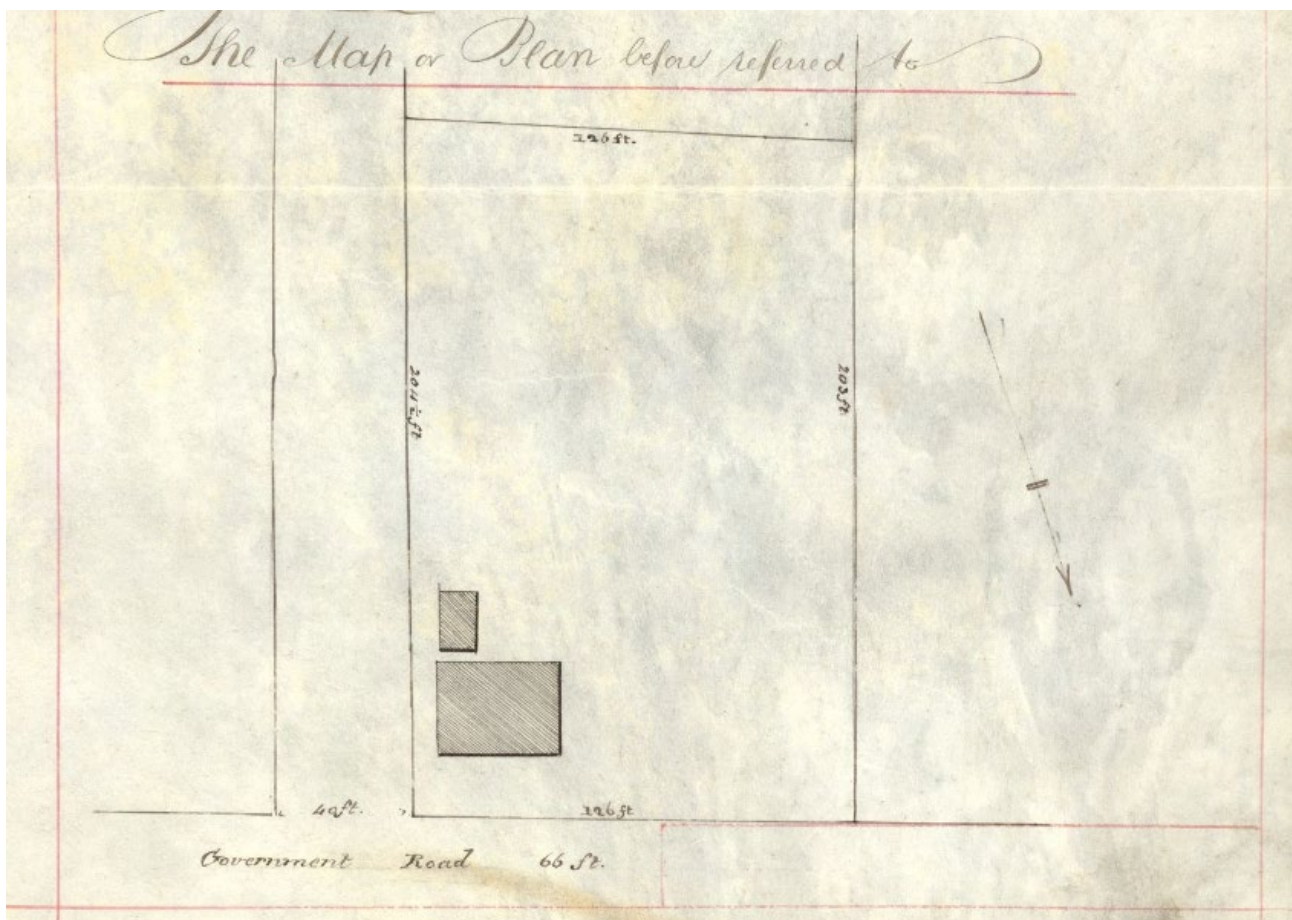


Figure 102 – Plan of the house built by William Marsh and sold to James Alexander Bird in 1861.

Source: LTO Book 72. No. 359.

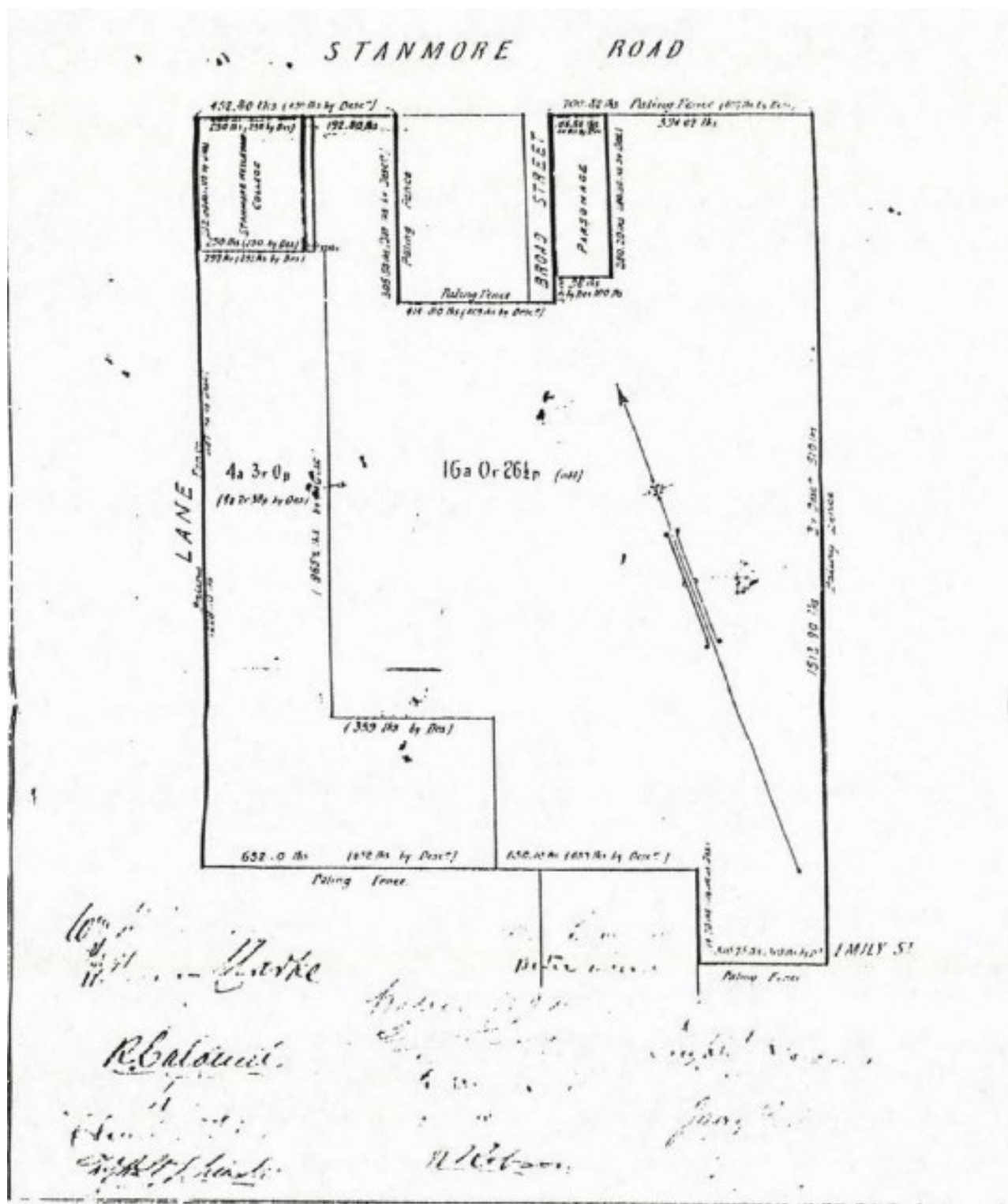


Figure 105 – Plan of Marsh's and Clarks' land in 1888.

Source: Newington College Archives, 3 Apr 1888.

3.6 Phase 3: Early Newington College Occupation, 1874–1950

The Trustees of the Wesleyan Methodist Church had known the terms of John Jones' will since his death. As a result, the Wesleyans, in 1869, decided to move Newington College from the former Blaxland estate at Silverwater to its current location. The land was purchased in two stages: the first portion, 4 acres next to the future Founders Block, was bought on 18 October 1869 and the remaining 16 acres acquired in 1873. Improvements began in 1873, including tree planting, drainage works, and fencing of the land (cf. Figure 8 & Figure 10). Although the school moved to the new site in July 1880, it was not officially opened at the new Stanmore location until January 18, 1881.

The Founders Wing was constructed by 1880, designed by Thomas Rowe and planned to be the college and theological seminary. The use of stone instead of brick was intentional by Rowe who felt strongly about using high quality local stone and minimising expenditure on plastering and painting. The material was also considered befitting of the first Major Methodist school building in NSW. The originally designed southern wing was not constructed for financial reasons.¹⁴ Thomas Moon, who died during construction, was contracted to construct the building.

Six foundation stones were laid on 18 May 1878 however none were marked so their location is not known. Shortly after the building commenced use, it was found that there was not enough space so a first floor section with eight single rooms was added on top of the block (around 1885). This later became the sick bay and matrons' quarters and was demolished in 1986. A matching colonnade was added to the south of the tower in 1961 which incorporated the headmaster's room. It was later named the Le Couteur Annex for the headmaster in the 1930s and 1940s.¹⁵

It appears that most, if not all, of the buildings on the site were initially retained when the school took over. The Cottage/Hermitage and the building facing Stanmore Road remained extant into the 20th century but many outbuildings associated with The Cottage/Hermitage were significantly altered or demolished by 1895, by which time the well was also omitted from site plans, presumably after it was removed. At this time, a tank that appeared to be for water had been installed next to the main house. Outbuildings for the individual Stanmore Road property were removed and the group of buildings known as 'Mr. Alwool's residence' were also removed. New outbuildings constructed by 1895 may have been built to accommodate the changing function of the cottage from a farmhouse to its new use as accommodation for theological students.

The Cottage/Hermitage continued to house theological students until it was demolished in 1931 to make way for the Nesbitt wing. Likewise, the residence of John Jones was used by the school until its demolition in c1950. Various outbuildings formerly associated with both residences were demolished in the early 20th century.

In 1886, a parsonage was built on the Stanmore Road frontage, responding to a request from the local Methodist community for land. It was completed for \$1,878.00. It was occupied by Methodist ministers until the 1960s. It was then purchased by the school after the local congregation became too small to support a resident minister and served as the residence of the Chaplain until 1980s before undergoing restoration works and becoming the headmaster's residence.¹⁶

Other new buildings or additions in this period, which have now been removed, included a day room for boarders with an adjoining cloak and box room (1889), a gymnasium (1890), and swimming baths located off Broad Street (1894).

¹⁴ Newington College, A Heritage Assessment of the Buildings and Grounds, Conybeare Morrison & Partners, 1995

¹⁵ Newington College, A Heritage Assessment of the Buildings and Grounds, Conybeare Morrison & Partners, 1995

¹⁶ Newington College, A Heritage Assessment of the Buildings and Grounds, Conybeare Morrison & Partners, 1995

A War Memorial Block was constructed in 1921 with money from Sir Samuel McCaughey's bequest for use a Preparatory School. Erected as a brick two storey classroom block, with two classrooms on each floor. In 1924 it was partly refitted as a physics laboratory and given back to the main College.¹⁷

In 1922, the Secretary for Public Works in Sydney initiated construction of underground pressure tunnels to improve water supply across the Sydney region. By 1923 construction commenced on 'Shaft 13' in the northern most eastern section of what is now the subject area for this report. Construction involved drilling and gelignite blasting through a 10-foot-wide section of tunnel bored through sandstone and the concrete reinforcement of a 30-metre shaft. In addition to a ground level poppet head, scaffolding, and a crane associated with the shaft, a shed and crushing plant were located nearby to service the spoil. After completion of the shaft, Newington College reclaimed the land and repurposed the spoil to level the adjacent sporting fields.

In 1934 W.R Glasson donated money for a pavilion to serve three sports ground. It was designed by Old Boys A.W Anderson and Colonel Warden and was opened in August 1934.¹⁸

In 1937 the Building and Finance Committees reported on the need for further expansion. In the same year the Council decided to construct a new residential Preparatory School for 150 boys including 50 boarders costed at 22,000 pounds. The plans for Wyvern House (later renamed the Le Couteur Centre) were prepared by Colonel Warden who has also designed in the Glasson Pavilion and who served on the Council from 1923 until 1948.¹⁹

An anonymous donor, later identified to be George R Nicholas of the Pharmaceutical firm which manufactured Aspro tablets, saw the plans in 1937 and wanted to fund a scheme for the Middle and Upper Schools. Plans were prepared for this by Old Boys H.E Budden and again Warden. A cloistered quadrangle was proposed for 400 boys. A 19,500 pounds appeal to the Old Boys was also made to partly fund the building. The larger building did not go ahead, with the war diverting Nicolas' funds elsewhere. The Preparatory School however did, and it was financed with a mortgage from the AMP Society. H.W Thompson and Co builders started work in 1938 and the foundation stones were laid on 7 October 1938.²⁰

Newington College was attended by a three generations of Tongan royal family including Prince Joino Gu in 1941. His brother, father and grandfather also attended the college prior.²¹ In an earlier source, Prince Tungi (later King Tungi, the father of Prince Joino Gu) announced changes to Tonga influenced by the Methodist Church mission.²² Fiji has similar ties to Newington College and the Wesleyan Methodist Church.²³

Alterations to the Wyvern Centre were progressively made to accommodate changing use including around 1946 when the open balconies were fitted with windows to create spaces to accommodate additional boarders. The windows were replaced in the 1950s with sash windows and in 1974 a dormitory area was converted into an assembly area and for a library/resources centre. The former boarding area was converted into an infants department in 1979 and the norther balcony was altered and a small kitchen was added in 1983-4 and the original steel windows were replaced.

¹⁷ Newington College, A Heritage Assessment of the Buildings and Grounds, Conybeare Morrison & Partners, 1995

¹⁸ Newington College, A Heritage Assessment of the Buildings and Grounds, Conybeare Morrison & Partners, 1995

¹⁹ Newington College, A Heritage Assessment of the Buildings and Grounds, Conybeare Morrison & Partners, 1995

²⁰ Newington College, A Heritage Assessment of the Buildings and Grounds, Conybeare Morrison & Partners, 1995

²¹ Burns & Philp Co., 1941, 'A Prince of Tonga,' *The BP magazine*, Sydney, viewed 9th December 2025
<http://nla.gov.au/nla.obj-3938304437>

²² Elsey, D. 1933, 'The Romance of Tonga,' *The Portal*, Brisbane, viewed 9 Dec 2025 <http://nla.gov.au/nla.obj-1453701778>

²³ The Sydney Mail, 1879 'Wesleyan Conference,' (NSW : 1871 - 1912), 8 February, p. 229. , viewed 09 Dec 2025,
<http://nla.gov.au/nla.news-article162806123>

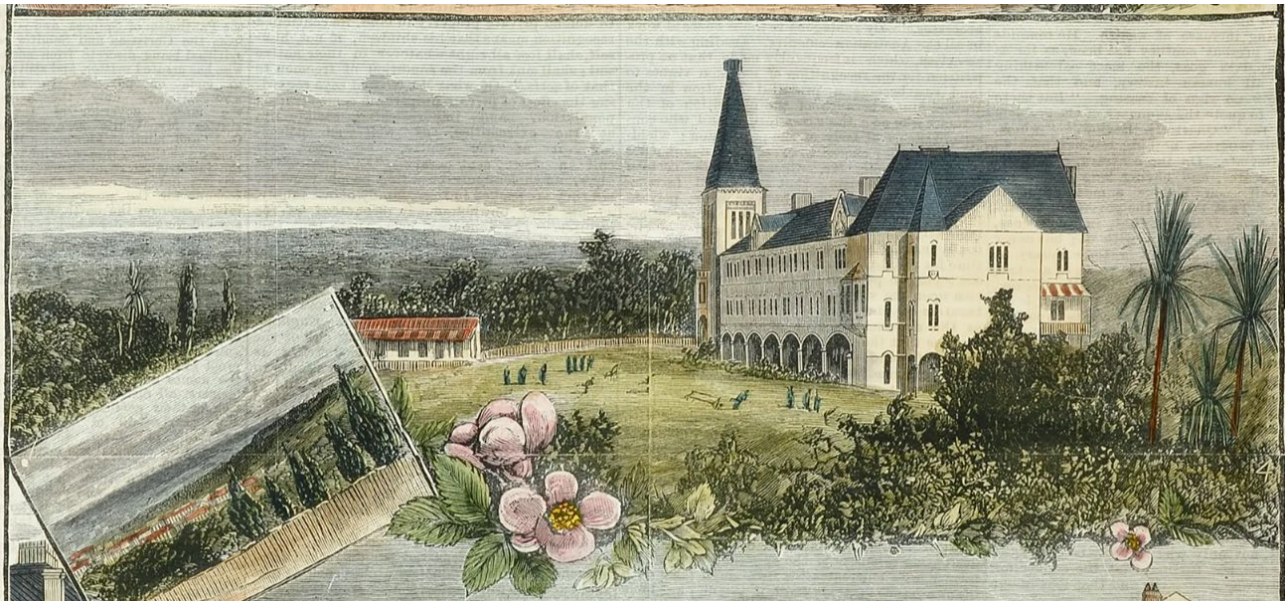


Figure 106 – Engraving of the Founders Wing in c.1884.

Source: Antique Print & Map Room, TACJ-NS-840426795-231270, <https://antiqueprintmaproom.com/product/suburban-sydney-ii-stanmore-enmore-unknown/>, .

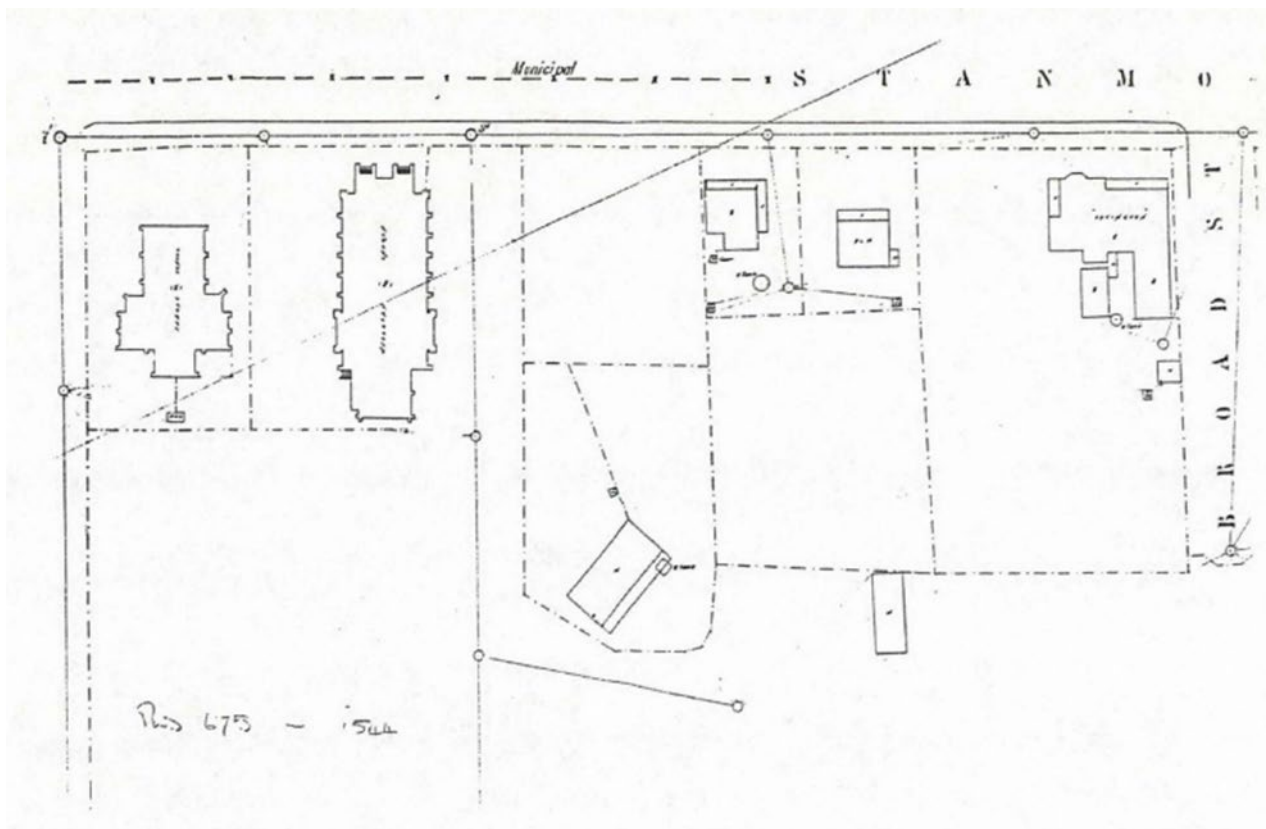


Figure 107 – Plan of the subject site in 1890. Note the expansion of Sevington and construction of new outbuildings to the east of Jones' cottage.

Source: Sydney Water Plan, 1890. Series PWD 675.1544.

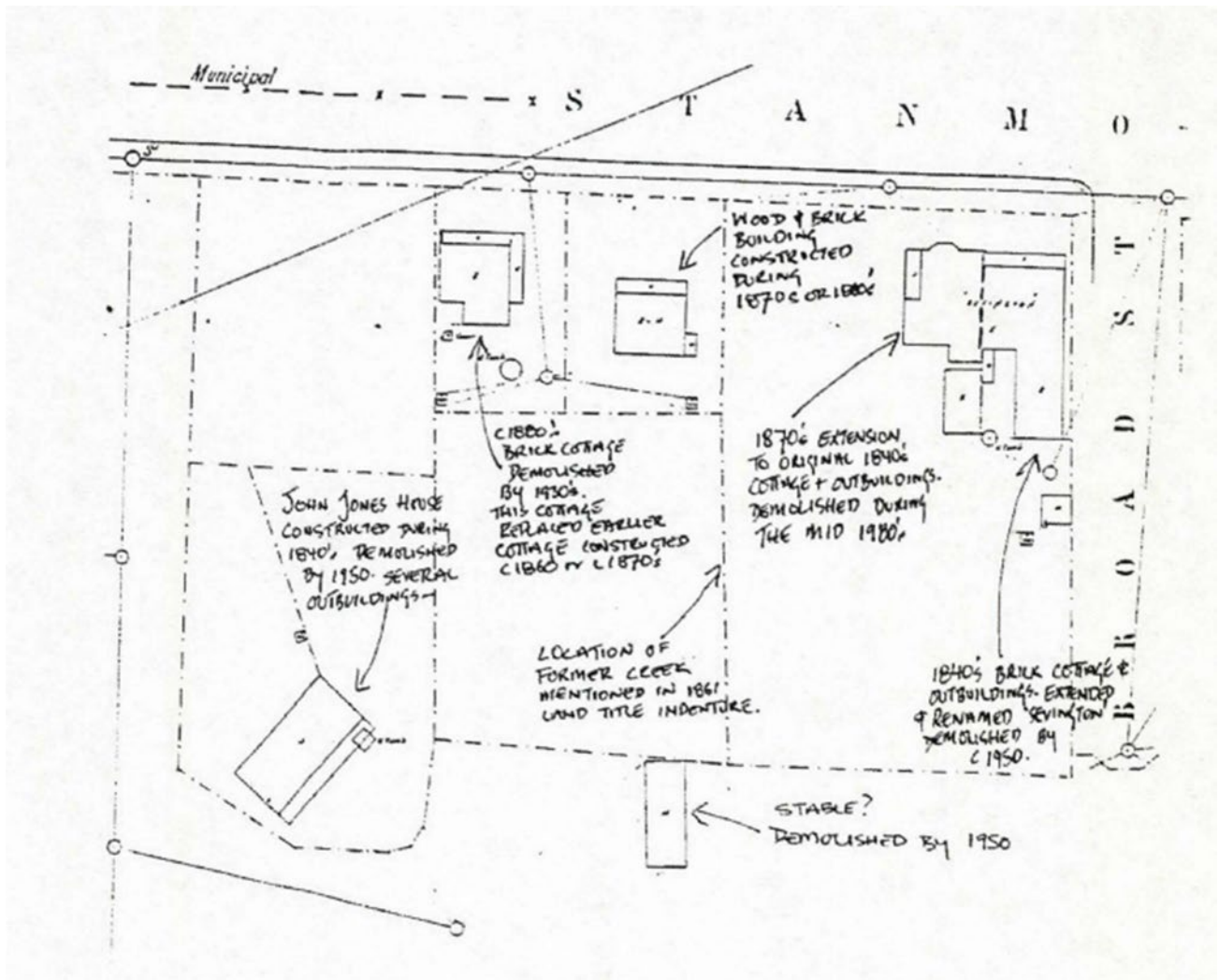


Figure 108 – Plan of the former structures located along the Newington Rd Frontage of the Subject Site dating to c1890.

Source: Dana Mider & Associates, 2006. Fig.10.

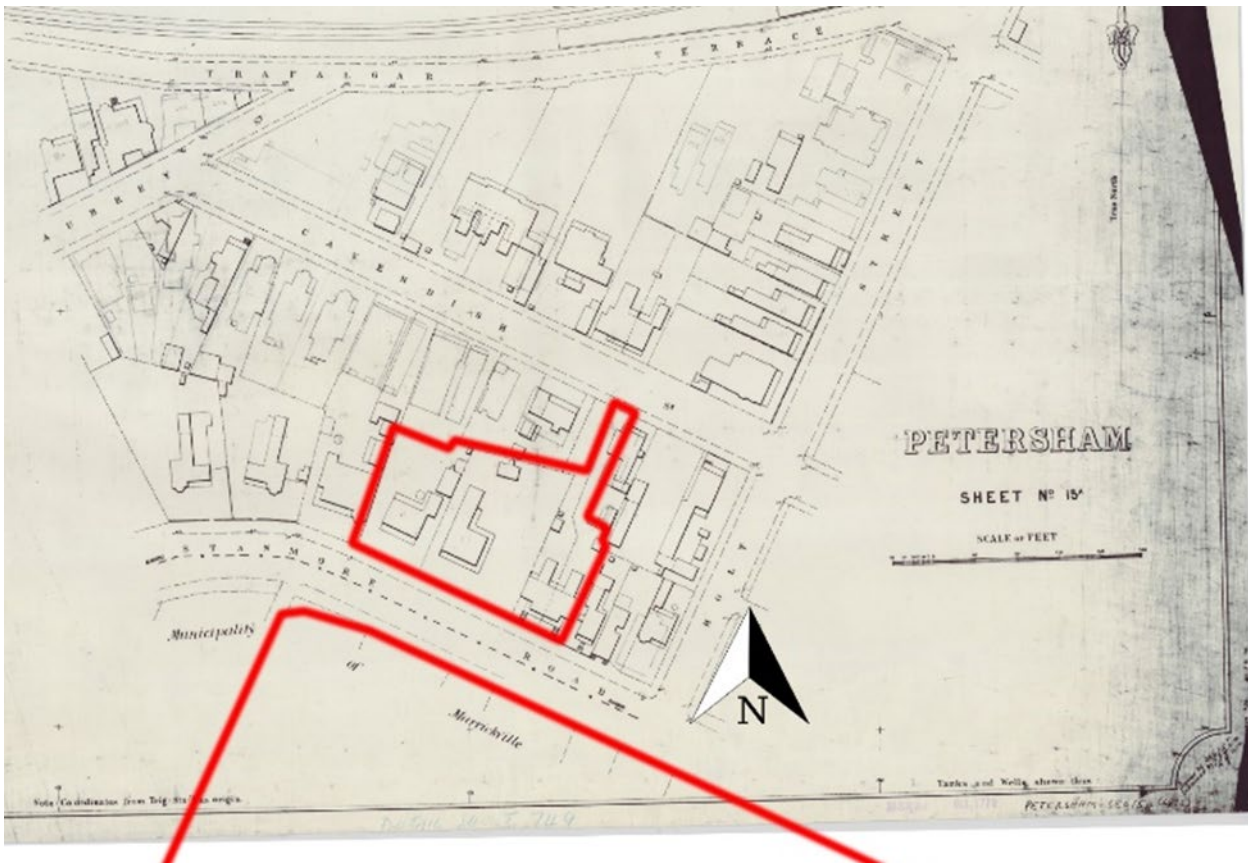


Figure 109 – Plan of the land occupied by the Concordia Building, 1893.

Source: ML Subdivisions Plans – Petersham: MSER4 811.17/1.

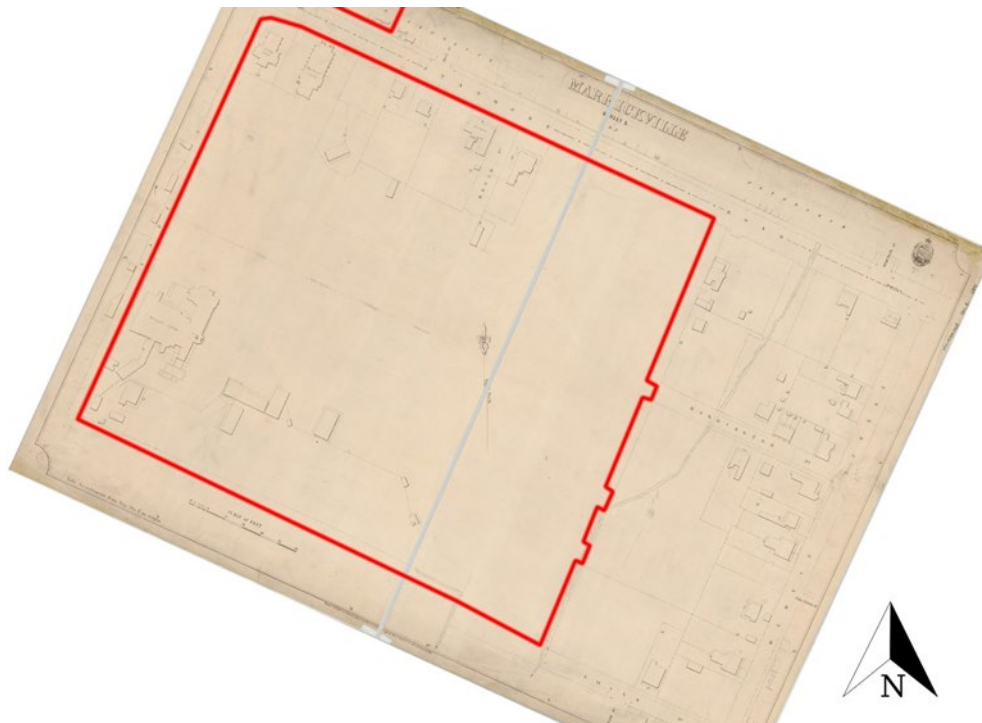


Figure 110 – Plan of Newington College from 1895.

Source: ML Subdivisions Plans – Marrickville: MSER4 1811.17/1.

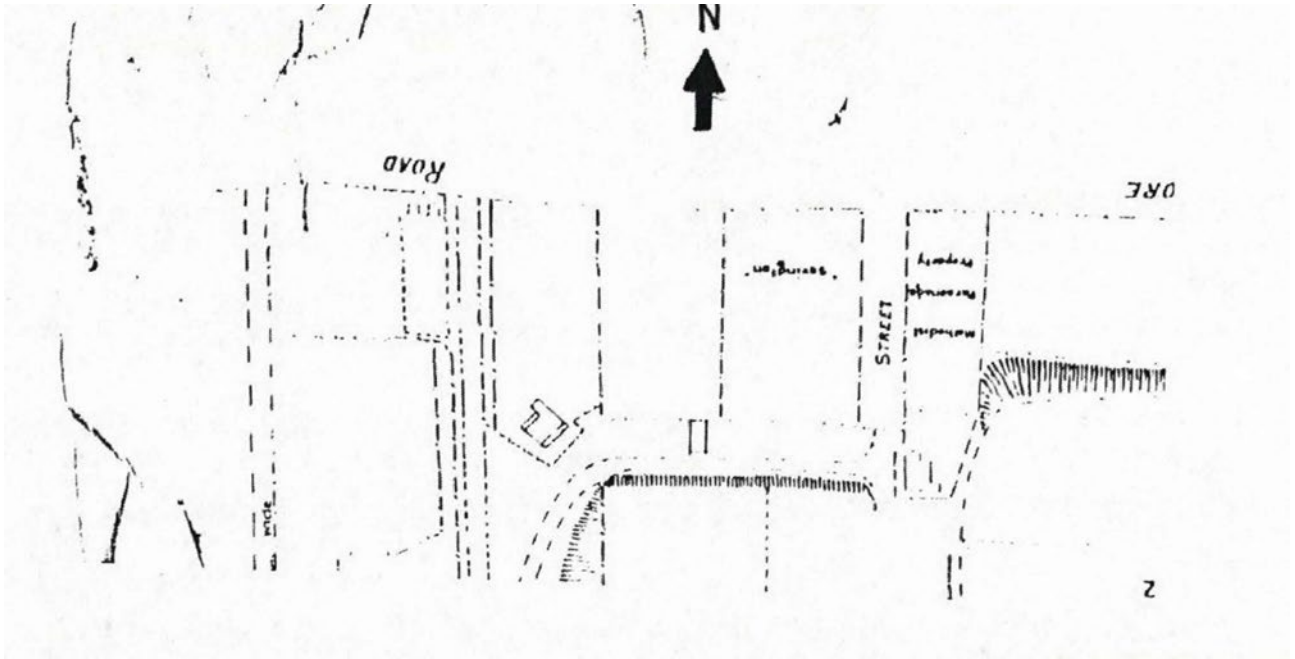


Figure 111 – The Jones' Cottage, outbuildings and Sevington, 1924.

Source: Newtown College Archives, published in Dana Mider & Associates, 2006. Fig. 12.



Figure 112 – Aerial imagery from 1930

Source: NSW Government, Historical Imagery Viewer, CAC_06_1186



Figure 113 – Aerial imagery from 1943.

Source: NSW Government, Historical Imagery Viewer

3.7 Phase 4: Late Newington College Occupation, 1951–present

In the mid-20th Century, what is now known as the 'Concordia Centre site' encompassed residential, standalone dwellings while the Newington College Stanmore campus included three sporting fields with educational buildings situated in an 'L' formation in the southwestern corner of the site. The 'Shaft 13' site featured silty trenches and ancillary buildings with war bunkers located in the southern portion. By 1955, the war bunkers had been cleared from the site and residential dwellings remained on the site of the Concordia Centre.

By 1950, Sevington had been substantially altered to facilitate its change of use to a classroom and dormitory for boarders. These works included demolishing the eastern portion of the original 1840s building, as well as its associated outbuildings. The remainder of Sevington was 'modernised' to facilitate its change of use to a classroom and dormitory for boarders, before being demolished in the mid-1980s.

In 1953 first sections of the additions to the 1921 War Memorial Block were completed. It was a structural brick construction, comprised of an extension on the eastern end of the original Preparatory School and included give new classrooms and general-purpose room. The 1921 building was also renovated at this time. ²⁴ in 1954 the building was extended to include science rooms design by Warden, Kaad, Carr and Nangle. The foundation stone for this section was laid in October 1954 and they were opened in July 1955. Another addition of 4 classrooms was completed in 1958.

The Nesbitt Wing was constructed as the central wing in 1955. It was planned to be a completion of Thomas Rowe's design but the material was too expensive by this point. The wing was built of brick and set back from the Founders Wing instead and was referential in incorporation of a colonnade of two bays south of the tower which housed a headmasters wing (built in 1962). The wing was planned as a three-storey

²⁴ Building, Lighting, Engineering, September 24, 1953

extension with laboratory, masters common room, offices and boarders facilities on the ground floor, classrooms on the second floor and dormitories above. It was named in honour of the Chairman Robert Nesbitt and was opened on 29 April 1961 by Prime Minister Robert Menzies. The wing was added to in 1987.

The Prescott Block was constructed in 1957, and extensions were undertaken in 1964.

Centenary Hall was constructed in 1962 and was chosen from 6 possible plans for the building. There were disputes between the Council and the then headmaster Dr E.A Duncan which hampered collection of donations for the Centenary Appeal however the works proceeded. The commemoration stone was dedicated on 27 October 1962. Hedley Carr was the supervising architect and it was officially opened on 27 July 1963 by Sir Owen Dixon, Chief Justice of the High Court of Australia.

The following historical aerial imagery shows the development of the Newington campus in the 20th century. The subsequent table (timeline) below includes chronological details of the construction dates of key buildings since 1951, as well as key developments prior to 1951.

Additional buildings were constructed in 1967 (Old Gymnasium), 1971 (L Block) including later addition in 1986, 1976 (Library) including later additions, 1978 (Groundsmens Shed).

The Chapel was designed in 1984 by John Watts of Hedley, Carr, Allen and Watts and was built by Stuart Brothers Pty Ltd. It was opened on 26 February 1984. The College Chapel Memorial Walkway was in 1985 constructed which consists of 29 brass memorial plaques commemorates ex students who died on active service.

The stone entrance gates and the first panels of a wall fronting Stanmore Road were donated by Colonel T.G Millner. Other donors have added further panels over the years and a Mrs Dixon gave money for main entrance gates.



Figure 114 – Aerial imagery from 1955.

Source: NSW Government, Historical Imagery Viewer



Figure 115 - Aerial imagery from 1975.

Source: NSW Government, Historical Imagery Viewer



Figure 116 - Aerial imagery from 1982.

Source: NSW Government, Historical Imagery Viewer



Figure 117 – Aerial imagery from 2013.

Source: NSW Government, Historical Imagery Viewer

3.8 Building and Site Timeline

The following table includes a chronology of select events in the history of the Stanmore Campus of Newington College. This timeline is not an exhaustive list of events but instead highlights key events within the context mainly of the later development of the place, including the construction of what are now extant heritage items from phase 3 and phase 4 of the development of the site. This information informs later discussion of the management of extant buildings and the general character of the site.

Table 5 – 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
1976	Resources Centre (Library, audio-visual and other facilities) constructed
1984	New College Chapel dedicated; first performance on Knud Smenge organ

Year	Description
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

3.9 NSW Historical Themes

Historical themes are used to understand the context of a place, including influences that have shaped that place over time. The Heritage Council of NSW has established 35 historical themes that can be applied to heritage places in NSW. Themes relevant to the Stanmore Campus of Newington College are provided below as an additional guide to the history and significance of the Stanmore Campus.

Table 6 – NSW Historical Themes

Australian Theme	NSW Theme	Local themes	Discussion

Australian Theme	NSW Theme	Local themes	Discussion
4 Building settlements, towns and cities	Towns, suburbs and villages	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.	Newington College's Stanmore Campus represents the development of a large and significant independent secondary school that has developed concurrently with the growth of Stanmore and the inner west of Sydney since the Victorian era.
4 Building settlements, towns and cities	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation.	Newington College has provided accommodation to staff, students and clergy since its inception in 1880.
6 Educating	Education	Activities associated with teaching and learning by children and adults, formally and informally.	Newington College has provided independent education continuously at the same location since 1880.
8 Developing Australia's cultural life	Domestic life	Activities associated with creating, maintaining, living in and working around houses and institutions.	Newington College is a place of work as well as a place of education. Generations of staff – including but not limited to teaching, administration, domestic duties, maintenance, gardening, and management – have worked at the school since its inception in 1880.
8 Developing Australia's cultural life	Creative endeavour	Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Newington College contains an outstanding example of Victorian Free Gothic style architecture (Founders Wing) which was a design response within its setting and as a response to its function as a landmark educational institution. The school also has a history of creative students and staff, including a longstanding curriculum embracing the arts.
8 Developing Australia's cultural life	Leisure [and] Sport	Activities associated with recreation and relaxation.	Sport and recreation have been central to the curriculum and ethos of Newington College continuously since its inception until now. This is evident in the layout, setting and built heritage of the school, with a large percentage of the school's

Australian Theme	NSW Theme	Local themes	Discussion
			grounds maintained for sport since the opening of the school, and with extant sport's related built structures from the 20 th and 21 st centuries.
8 Developing Australia's cultural life	Religion	Activities associated with particular systems of faith and worship.	Newington College is innately linked to the Methodist Church in Australia and retains extant reminders of this connection, including for example the original chapel, the parsonage, the Founders Wing, and the modern chapel.
8 Developing Australia's cultural life	Social institutions	Activities and organisational arrangements for the provision of social activities	Social activities are an important part of the history and curriculum of Newington College, with many of the school's facilities used in part for social, extracurricular, and educational functions, including for example: the school hall and other spaces.
9 Marking the phases of life	Persons	Activities of, and associations with, identifiable individuals, families and communal groups.	Newington College is linked to the wider pastoral and other activities of the Methodist church community in Sydney and to the alumni of the school, including significant activities held within the school grounds, such as memorial events for deceased alumna, staff, and prominent individuals linked to the school, community, and church. Many prominent students and staff are commemorated through the naming of buildings, ovals, and other features. Alumna who died in the service of the military are also commemorated in built war memorials and moveable memorials.

4 Archaeology

This section provides a desktop- based synthesis of Aboriginal and Historical archaeology for the subject site to guide future development and proposals and management of the site's significance. This assessment does not contain a detailed description of the subject site's potential, significance assessment, consultation with Aboriginal people, or invasive, on-site investigation of potential archaeological resources, and is intended only to inform the development of conservation policies for the ongoing management of potential archaeological resources. Both the Aboriginal and Historical archaeological sections represent a synthesis of data gathered from archaeological assessment prepared by Urbis in 2026 ²⁵ ²⁶.

4.1 Aboriginal Archaeology

4.1.1 Introduction

The Greater Sydney Basin region has a rich and varied history of Aboriginal land use extending over thousands of years. Aboriginal archaeological assessments have been undertaken throughout this region to better understand the Aboriginal people that inhabited the land in prior to European settlement in 1788. Whilst no previous Aboriginal archaeological investigations have been undertaken within the subject site itself, through comparative analysis and predictive modelling it is possible to gain an understanding of the potential archaeological resources that may remain extant within the subject site. By drawing on data gathered within the 2026 Aboriginal archaeological assessment undertaken by Urbis, landforms, ground disturbance, registered Aboriginal sites and soil landscaping are considered and synthesised to form a predictive model of archaeological potential within the subject site.

4.1.2 Registered Aboriginal Sites and Places

The Aboriginal Heritage Information Management System (AHIMS) is a database of registered Aboriginal sites in NSW. Each registered Aboriginal site includes one or more site 'features', which may be considered an Aboriginal object under the NPW Act. An Aboriginal site may include one or more site features. The *Guide to completing the AHIMS Site Recording Form* (OEH 2012) lists 20 different features that may be recorded on AHIMS. The most common site features registered in NSW are artefacts, modified trees, art, grinding grooves and shell deposits (see Glossary for definitions). However, the likelihood of any particular site feature being found will vary according to region and environment. Less common site features that are encountered are burials, ceremonial rings, earth mounds, fish traps, habitation structures, hearths, non-human bone and organic material, ochre quarries, stone arrangements and stone quarries.

A search of the Aboriginal Heritage Information Management System (AHIMS) was carried out on 23 October 2024 (AHIMS Client Service IDs: 942607 and 942657) for an area of approximately 3 km x 3 km centred on the subject area. A total of 12 Aboriginal sites is registered in the search area. No Aboriginal Objects or places were identified within the curtilage of or within 500 m of the subject area.

Each Aboriginal site is defined according to the site features it includes (e.g. artefacts, art and shell). An Aboriginal site may include one or more site features. Among the 12 registered Aboriginal sites in the search area, a total of 16 site features were identified of 6 different types: Aboriginal Resource and Gathering, Art, Artefact, Non-Human Bone and Organic Material, Potential Archaeological Deposit (PAD) and Shell.

Artefacts were the most common site feature within the search area, making up 44% (n=7) of overall site features. Aboriginal resource and gathering, art, shell and PADs were the next most common site features,

²⁵ Urbis 2026, Historical Archaeological Impact Assessment: Newington College

²⁶ Urbis 2026, Aboriginal Cultural Heritage Assessment: Newington College

making up 12% (n=2) each. Non-human bone and organic was the least common site feature within the search area, making up 6% (n=1) of total features.

The next most common site feature was PADs, making up 19% (n=3) of site features, followed by Aboriginal resource and gathering, art, and shell, making up 13% (n=2) each. Non-human bone and organic was the least common site feature within the search area, making up 6% (n=1) of total features.

The spatial distribution of registered Aboriginal sites within the subject area shows no distinct association with the natural landscape. A few sites appear to be clustered around The University of Sydney. Rather than a true representation of Aboriginal land use, this perhaps reflects a level of ongoing development and university research within the area.

Table 7 – Summary of registered AHIMS site in search area

Site Features	Open Context	Closed Context	Total	% of Features
Artefact	6	1	7	44%
PAD	2	0	2	12%
Aboriginal Resource and Gathering	2	0	2	12%
Art	0	2	2	12%
Shell	0	2	2	12%
Non-Human Bone and Organic Material	1	0	1	6%



Figure 118 – Registered AHIMS sites in search area. Subject area as indicated in red.

Source: Urbis 2026

4.1.3 Archaeological Potential

Based on the predictive model outlined in the preceding section, the archaeological potential of the present subject area is assessed to be **Very Low–Low**. The assessed archaeological potential of the subject area is mapped in Figure 118.

According to the predictive modelling and assessment of historical disturbance, the subject area does not contain, nor is it located within the vicinity of, any sensitive landscape features. This assessment is consistent with relevant guidelines including the Due Diligence Code and the Code of Practice. This absence of sensitive landscape features is not considered indicative of past Aboriginal land use.

The subject area has been impacted by a high level of historical ground disturbance caused by the clearance of vegetation, agricultural land use, earthworks, the construction and demolition of buildings, installation of the underground pressure shaft tunnels and landscaping in shallow Blacktown soils. Natural

erosional processes are also likely to have depleted natural topsoils and inhibited accumulation of archaeological material across the subject area. Altogether, intact natural topsoils are not anticipated to occur anywhere within the subject area.

Synthesising the above factors according to the archaeological rating scheme presented in the preceding section, it is determined that Aboriginal archaeological potential is **Very Low–Low** across the entire subject area. It is highly unlikely that the subject area would retain any Aboriginal objects. The assessed archaeological potential of the subject area is mapped in Figure 118



Figure 119 – Aboriginal archaeological potential. Subject area as indicated in red.

Source: Urbis 2026

4.1.4 Summary and Conclusions

The preliminary Aboriginal archaeological assessment has established that:

The desktop assessment of the subject area is summarised as follows:

- No Aboriginal Objects or places were identified within the curtilage of or within 500 m of the subject area.
- No landscape features exist within the subject area that indicate likely past Aboriginal land use.

- The nearest natural waterway to the subject area is Johnstons creek, located approximately 1.8km north-east. As the subject area is not within 200m of water, the hydrology of the subject area is not indicative of the potential for Aboriginal objects.
- The mode of geomorphic activity in the subject area is erosion. Erosion has caused displacement of topsoil and other surface material from across the entire subject area, potentially removing archaeological material.
- The subject area has been impacted by **high historical ground disturbance** caused by the clearance of vegetation, agricultural land use, earthworks, the construction and demolition of buildings, installation of the underground pressure shaft tunnels and landscaping in shallow soils.
- Natural erosional processes are also likely to have depleted natural topsoils and inhibited accumulation of archaeological material across the subject area.
- The subject area has **Very Low-Low potential** to retain Aboriginal objects.

4.2 Historical Archaeology

Historical archaeological investigations in the Stanmore region and within the subject area itself have demonstrated that despite the degree of historical disturbance and impacts within a particular area, there remains potential for the retention of historical archaeological deposits. The gathering of data throughout desktop assessments can assist in informing on and providing an indication of the potential for the retention of archaeological resources and their locations prior to any subsurface, invasive ground investigation. The data presented below has been drawn directly from a Historical Archaeological Impact Assessment prepared by Urbis in 2026.

4.2.1 Previous Historical Investigations

The investigation of previous work undertaken on similar sites or within a subject area itself, on similar landscape or landforms, can inform our understanding of a site by providing a comparison against which a newly investigated site can be measured. While numerous historical archaeological assessments have been prepared for the Stanmore area in the past years, only those that have been undertaken within the subject site have been summarised in Table 4 below. The local archaeological excavations as summarised below are intended to provide an indication and representation of the archaeological potential number of the subject site itself, as well as whether any further archaeological investigations were recommended. Archaeological potential of the subject area is mapped in Figure 120.

Table 8 – Summary of Previous Historical Archaeological Investigations of the subject area

Site	Proximity to the Subject Site	Description/Results
Newington College (Conybeare Morrison & Partners 1995, Dana Mider and Associates (1996, 1997)	N/A	Works undertaken in the southwest corner of the college grounds exposed sandstone footings of a large toilet block constructed in 1880, as well as a large underground cistern.
Newington College (DMA 2001 and 2001)	N/A	Archaeological monitoring was undertaken for the construction of two tennis courts on the site of the 1840s "Sevington" house but revealed no archaeological remains due to substantial levels of fill across the area.

Newington College (DMA 2005, 2006)	N/A	Minor works were undertaken on the site of the former Marsh cottages under a Section 139(4) Archaeological Exemption Permit. No archaeological remains were encountered.
Newington College (Edward Higginbotham and Associates, 2009, 2010, 2011, 2012)	N/A	Archaeological monitoring was undertaken associated with the construction of new buildings, the refurbishment of others and landscaping of the grounds within the subject area. No archaeological remains of former college buildings were uncovered, due to changes to topography including terracing into the original slope.



Figure 120 – Previous archaeological investigations within the subject area.

Source: Urbis 2026

4.2.2 Historical Archaeological Potential

The *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996) defines historical archaeological potential as:

The degree of physical evidence presents on an archaeological site, usually assessed on the basis of physical evaluation and historical research.

The following definition of Historical archaeological potential has been drawn directly from Urbis²⁷. Archaeological research potential of a site is the extent to which further study of relics likely to be found is expected to contribute to improved knowledge about NSW history which is not demonstrated by other sites, archaeological resources or available historical evidence. The potential for archaeological relics to survive in a particular place is significantly affected by later activities that may have caused ground disturbance. These processes include the physical development of the site (for example, phases of building construction) and the activities that occurred there.

4.2.3 Historical Archaeological Potential within the subject area

The physical development of the subject site has occurred since 1840, activities that have been likely to leave traces and/or evidence of past human occupation have been separated into four distinct phases of use and development.

The subject area has undergone distinct phases of historical development since 1794 (refer to Section 3). Archaeological potential has been retrieved from the 2026 Archaeological assessment prepared by Urbis.

Overall, there is a **low-moderate** potential for archaeological resources of local significance to be present within the area of 'Severington Court', relating to the use of the site between 1840-1950. The potential for historical archaeology is mapped in the figure below.

²⁷ Urbis 2026, Historical Archaeological Impact Assessment: Newington College



Figure 121 – Map of archaeological potential and significance within the subject area.

Source: Urbis 2026

From 1794 to 1840, historical activities within the subject area related to the early land grants within the Stanmore area, including timber getting, land clearance and livestock grazing. It is largely surmised that early landholders purchased the land encompassing the subject area for speculative gain. It is considered that the subject area has **nil to low potential** to contain archaeological evidence related to the 1794-1840 period of land occupation inclusive of early settlement efforts. Archaeological deposits from this period may include:

- Archaeobotanical evidence of the original environment and landscape.

- Postholes from early fence lines.
- Occupational deposits.

From 1840 to 1873, historical activities within the subject area were marked by the early settlement of the Stanmore region and the further subdivision of land. It is at this time that the first documented physical development efforts were experienced within the subject area. Of note, the construction of a single storey bungalow to the southwest of the subject site known as 'The Cottage' or 'Hermitage' is the oldest documented structure dated to c.1870s. Additionally, a brick cottage and associated ancillary buildings attributed to William Prior Marsh are located within the eastern portion associated with 'Sevington', a two-storey brick addition and outbuilding in proximity to the Marsh Cottage, of which remains extant within the site. Given the long term, domestic occupation of the subject area within this period, there is the potential for undocumented sub surface features such as artefact-rich deposits found in wells and/or cesspits to be present, however these deposits would be truncated and/or highly disturbed by subsequent development. It is considered that the subject area has **low potential** to contain archaeological evidence related to the 1840 to 1873 occupation of the subject area.

The 1874 to 1950 occupation of the subject area relates to historical activities associated with the early development of Newington College. Structural remains of the boarder's day room, cloak and box room, gymnasium, and swimming baths may occur off Broad Street but are expected to be heavily disturbed by subsequent development efforts. Archaeobotanical evidence of the original tree planting and fencing associated with the establishment of Newington College may occur in unmapped locations. It is considered that the subject area has **low-moderate potential** to contain archaeological resources related to the 1874-1950 occupation of the site of which would be of **local significance**.

Archaeological evidence related to the 1951 to the present-day period of occupation of the subject area would be of **local significance**. This phase of occupation relates to the late development of Newington College and is considered of moderate potential to contain archaeological resources that may include structural remains associated with later development phases and upgrade works associated with Sevington Court.

4.2.4 Summary and Conclusions

Given the above preliminary assessment, it has been established that the occupation period between 1840 -1950 in and around the area of Sevington Court is of **low-moderate** archaeological potential for archaeological remains and that there is reasonable cause to suspect that any works may impact potentially locally significance archaeological resources in this region.

Further, in view of the above conclusions, Urbis recommends the following:

- Prior to any ground disturbing works, prepare a Historical Archaeology Research Design and Excavation Methodology (HARDEM), this document will guide all excavation for the project by providing archaeological fieldwork measures to mitigate impacts to any significant archaeological resources. HARDEMs should be prepared by suitably qualified and experienced archaeologists. The HARDEM must meet the guidelines endorsed by the Heritage Council of NSW.
- The HARDEM must also provide for a Final Archaeological Report to convey the results of any archaeological investigation and make that information accessible to the public. The Final Archaeological Report must meet the guidelines endorsed by the Heritage Council of NSW. The Final Report may make recommendations for future management of the subject area based on the findings of any field investigation.
- In zones of nil-low archaeological potential, no further archaeological investigation is recommended to be undertaken prior to commencement of the proposed works. However, the HARDEM provides an unexpected archaeological finds procedure which should be implemented during those works.

5 Comparative Analysis

The following comparative analysis of Newington College has been undertaken through an investigation of the following themes:

- Ecclesial Architecture of Thomas Rowe (in relation to the Founders Wing and the Old Chapel)
- Independent Secondary Schools in Sydney

The information contained within the tables below has been sourced from the relevant State Heritage Inventory records for other heritage items.

5.1 Ecclesial Architecture of Thomas Rowe

Thomas Rowe was an English architect who was known for designing houses, churches and commercial premises. Church architects were often associated with a particular denomination and/or diocese in the 19th century, and Rowe was appointed as the chief architect of the Methodist Church and designed many Wesleyan churches in Sydney's suburbs and country NSW.

The Wesleyan churches placed a strong emphasis on faith education, with most church precincts also including a Sunday School. Rowe himself was a superintendent of the Dowling Street Wesleyan Sunday school from 1860–90,²⁸ and was an active parishioner of the Paddington and Waverley Methodist churches. In 1977, the entire Methodist church agreed to join the newly created United Church of Australia. Since then, Rowe's remaining Wesleyan churches have become affiliated with the Uniting Church denomination.

Despite his Methodist affiliation, Rowe also designed places of worship for other denominations and religions, the most renowned of these being the Great Synagogue in 1874, which was designed in a mixture of Romanesque, Gothic and Byzantine styles.

Rowe's churches mainly followed the church type of the preaching hall that was common in British Ecclesiastical practice in the 19th century. This consisted primarily of a simple volume wherein the apse, chancel and transept may have been present.²⁹ His churches were also representative of the influence of the Gothic Revival, which was popularised by Pugin and the Oxford Movement after the 1840s.³⁰

²⁸ J. M. Freeland, "Thomas Rowe (1829–1899)," Australian Dictionary of Biography, accessed June 10, 2025, <https://adb.anu.edu.au/biography/rowe-thomas-4517>

²⁹ Philip Goad, "Churches," in *The Encyclopedia of Australian Architecture*, ed. Philip Goad and Julie Willis (Cambridge University Press, 2012), 142.

³⁰ Philip Goad, "Churches," in *The Encyclopedia of Australian Architecture*, ed. Philip Goad and Julie Willis (Cambridge University Press, 2012), 143.

Paddington Uniting Church

Address 395 Oxford Street, Paddington

Date Established 1877–1910

Architect Thomas Rowe

Heritage Listing Sydney LEP, Item #1091



Source: Paddington Uniting Church

Statement of Significance

The Paddington Uniting Church group which includes the former Methodist Church, the George Smith Memorial Hall, former Parsonage, and "The Nest" forms one of the most intact and architecturally significant groups of ecclesiastical buildings in Paddington. The earlier and present use of the buildings (including the Saturday Paddington Markets) demonstrate to a large degree, the development of Methodism and later the Uniting Church of Australia and ably demonstrates their active pastoral, caring attitudes and practices to their congregation and the community generally. In this manner the site demonstrates high social significance. As a group, the buildings demonstrate high aesthetic/technical cultural and social significance.

The former Methodist Church on the site is significant as an important architectural work of Thomas Rowe, one of Sydney's most prominent architects in the latter half of the 19th Century and as a highly significant architectural landmark at the centre of the Oxford Street shopping precinct on Oxford Street. Internally the Church contains some significant memorial stained glass windows, church furniture and an organ. ³¹

³¹ "Paddington Uniting Church Group including buildings, and their interiors and grounds," State Heritage Inventory, NSW Government, accessed June 5, 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2421066>

Chatswood South Uniting Church

Address 518 Pacific Highway, Lane Cove North

Date Established 1871-1872

Architect Thomas Rowe

Heritage Listing SHR #00694
Lane Cove LEP, Item #209



Source: National Trust

Statement of Significance

*This church group is of historic, aesthetic and social significance as a fine, intact rural church, graveyard and landscaped grounds indicative of the early rural settlement of Lane Cove in the eighteen seventies. It is the oldest remaining (the third built) Methodist church on Sydney's North Shore, and the first church to be built in Lane Cove. The graveyard contains the remains of early pioneer families such as the Forsythe, Bryson and French families). It is also of aesthetic significance as a landmark on the Pacific Highway.*³²

³² "Chatswood South Uniting Church and Cemetery," State Heritage Inventory, NSW Government, accessed June 5, 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045420>

St David's Uniting Church

Address 51-53 Dalhousie Street,
Haberfield

Date Established 1868

Architect Thomas Rowe

Heritage Listing SHR #01669



Source: Churches Australia

Statement of Significance

*The St. David's Uniting Church site is of state significance as one of a few surviving examples of a church precinct retaining its original church, hall, manse and private burial ground, all of which is an individual item of high significance located within a relatively expansive and attractive landscaped site. Such an assemblage of relatively high integrity and intactness is rarely found, particularly among Presbyterian or Uniting churches in NSW. The precinct is significant for reflecting the will for reunion of the schismatic Presbyterian churches in the 1860s, the deeply committed philanthropy of its founders, particularly the Ramsay family, and is associated with a succession of notable ministers, kirk sessions and congregational members. The individual components of the precinct – including church, hall, manse and Vault Reserve – each have notable historic, aesthetic and social significance at both state and local levels, the Ramsay vault in particular being an item of rarity and high value. The spacious grounds within the local area are an attractive landmark and open space within a more highly developed, important suburban precinct of state significance.*³³

³³ "St. David's Uniting Church," State Heritage Inventory, NSW Government, accessed June 5, 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5053328>

5.1.1 Ecclesial Architecture of Thomas Rowe – Discussion and Analysis

5.1.1.1 Similarities

- Demonstrative of Rowe's take on the Gothic Revival, which mixes Early English Gothic and Romanesque influences.
- Sandstone construction.
- Designed in a similar time period, between the late 1860s to 1870s.
- All the above churches are attached to a precinct, often with an educational building for Sunday School
- All buildings are attached to a denomination that is now affiliated with the Uniting Church of Australia.

5.1.1.2 Differences

- While all four case studies were conceived of as church precincts with an educational component, Newington College is the only example where another building in the precinct apart from the church (The Founders Wing) was built by Thomas Rowe. Other buildings were added to the above precincts at later stages, and by different architects.
- The Old Chapel is unique in its old sandstone rubble walls, with St David's narrow courses of rock-faced stone being the closest in finish. The rest of the case studies employ a smoother sandstone finish.
- While the Old Chapel and Chatswood South Uniting Church are smaller in scale and more austere in style, the other buildings are larger with more Gothic decorative features such as turrets and tracery.
- The Founders Wing is unique as a larger scale building that was built specifically for educational purposes. It is also the only building out of the group that is designed more explicitly in the Victorian Free Gothic rather than Victorian Academic Gothic style, as evident in its asymmetry, projected bays and picturesque roof form.

5.2 Independent Schools in Sydney

The first Australian schools were generally the initiative of local communities and churches.³⁴ Many schools in the 19th century appropriated mansions that were usually built on former agricultural or residential estates. While schools like Newington College were affiliated with a Church denomination and offered theological training as part of its educational repertoire, other schools like Ascham were established by a private individual but later became associated with a distinct educational method such as the Dalton Plan.³⁵

This comparative analysis includes a select group of significant independent schools in New South Wales. The purpose of this analysis is to provide examples of similar schools to Newington (independent heritage listed schools in Sydney) to help understand the relative similarities or differences of other similar places. This analysis is limited in scope and is provided as additional information to augment information from the site visit, historical research and other information used to understand the significance of Newington College.

³⁴ Richard Peterson, "Schools," in *The Encyclopedia of Australian Architecture*, ed. Philip Goad and Julie Willis (Cambridge University Press, 2012), 616.

³⁵ Hector Abrahams Architects, Ascham School Conservation Management Plan (August 2021), 1.

Kings School Group (Former)

Address	3 Marist Place, Parramatta
Date Established	1836
Architect	Ambrose Hallen, Blacket Brothers, Moorhouse & Isaacs, Power Adam and Munnings
Heritage Listing	SHR #00771 SEPP SREP Parramatta 195 Register of the National Estate



Source: Heritage NSW

Statement of Significance

The area was originally occupied by the Dharug people. The historical development of the site spans almost 200 years, from early agricultural activities in this area, followed by occupation of the site by the Agricultural and Horticultural Society (Australia's first (Charles, 1986)) for the purposes of forming a nursery garden and introducing fruit tree species into the colony. The history of the site is dominated by the development of the King's School, one of the major educational institutions in NSW throughout much of the 19th and 20th centuries (operating from this site from 1836 to the 1960s).

The King's School, run by the Anglican Church, was the first large public boarding school (secondary) to be established in the colony of NSW, and developed to become one of Australia's notable private schools. The school was one of the large institutions which shaped both the urban form and cultural framework of the regional town of Parramatta in the early 19th century, and counts a number of notable Australians among its former students.

The potential archaeological resource at this site is very complex, with various phases of construction, expansion and demolition across the site, most of which occurred during the King's School phase. The King's School represented the dominant phase of development across the site and, subsequently, physical remains associated with this phase of development also dominate the potential archaeological resource at the site. The potential archaeological resource at the site may provide a tangible link to each phase of the historical development of the site. Investigation, analysis and interpretation of the potential archaeological remains across the site may provide information about the nature of the development and occupation of the site throughout the various phases of its history. Many of these remains would have potential to contribute substantial information to our understanding of the development and occupation of the site that could not be obtained from other sources, such as historical documentation. Owing to the continuous operation of the King's School on this site for 128 years, investigation of the remains of this occupation may provide a rare opportunity to investigate the development and changing operation of a major institution, allowing investigation of changes in material culture within the one context over time, including construction techniques, infrastructure technology, domestic and personal items of the inhabitants (students and staff), as well as developments or modifications in educational practices over time.

Archaeological evidence associated with the earliest phases of European occupation of this site (early agricultural activities of the Agricultural and Horticultural Society's occupation of the site) would be of high State significance for its ability to provide information about a poorly documented and understood phase of Parramatta and NSW's history. However, such evidence would be fragmentary at best, if it survives at all.

Archaeological evidence associated with the development and occupation of the King's School would also be of high State significance for its ability to provide information about a major institutional site over an extended period of time. Archaeological remains associated with the King's School would contribute to the historical significance of

the site, providing a tangible link to this significant phase of the site's history, as well as information about the occupation and operation of the institution that could not be obtained from other sources.

Archaeological evidence associated with the development and occupation of the Marsden Rehabilitation Centre would be limited and would have little potential to provide information about the operation of this institution that could not be obtained from other sources. Archaeological remains associated with this phase of the site's history would have little or no significance. (Godden Mackay Logan, 2004)

The site of the former King's School Parramatta is very important in the history of education in the state. The King's School occupied the site almost continuously from 1836 to 1964. It was the first large private boarding school run by the Anglican Church to provide secondary education, which was established in the colony of New South Wales. The school developed during its tenure on the site into one of Australia's notable schools and thus gave community status to Parramatta as a regional town/city in New South Wales. The growth of the school is evident in the relatively intact exterior fabric of the buildings.

Many buildings were the work of prominent Australian architects: Ambrose Hallen (Colonial Architect 1832-1835), Cyril Blacket and Power Adams & Munnings, the successors of the earlier firm of (John) Sulman and Power. The stonework of the original 1830s school building and its eastern wing is evidence of the relatively high level skills of the Scottish artisans who were brought to Australia following the depression in the British construction industry in the 1820s.

The foreshore lands of the Marsden Rehabilitation Centre site are of significance at national, state and local levels, as:

- part of the territory of the Burramuttagal people;
- part of the former Government Farms at Parramatta;
- associated with the development of the horticultural industry and botanical exploration;
- associated with important people and events in the development and settlement of Parramatta such as George Caley, Robert Brown and Francois Peron;
- associated with the development of the setting for the King's School;
- associated with the open space created by the natural flood zone along the Parramatta River (Zenscapes, 2005, p.26)

The major landscape significance of the site is the spatial relationship between the wall of the buildings and the river. The gracious setback of the buildings demonstrates the principle of picturesque siting, giving the building group a 'prospect'. This layout of the site greatly contributes to the understanding of the early development of Parramatta as an important centre in the Colony and the attitudes to particular landscape settings (Mathew & Associates, Landscape Report, in Peddle Thorp, 1994)

The site is one of two surviving examples along the Parramatta River of the picturesque siting principles of the 18th and 19th centuries by which large building groups were sited on the brow of a hill overlooking sloping land bordering a river. The site is evidence of the role of major social institutions in the evolution of the physical and cultural framework of the regional town of Parramatta during the nineteenth century. The site was under cultivation early in the colony's history and was used in the 1820s for the acclimatisation and development of exotic fruit trees when Australia's first Agricultural Society was formed in Parramatta (1822) and was given this land by its president, Governor Brisbane as an experimental garden to grow new varieties of plants and trees. (Peddle Thorp 1994:81) A number of trees over 100 years old remain from the School gardens, some rare in Sydney, such as the carob bean tree, *Ceratonia siliqua*.³⁶

³⁶ "Kings School Group (former)," State Heritage Inventory, NSW Government, accessed June 5, 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045107>

Shore Sydney Church of England Grammar School

Address William Street, North Sydney

Date Established 1889

Architect Chapel: John Burchamp
Clamp

Heritage Listing Sydney LEP, Item #0782



Source: SBS News

Statement of Significance

Important private school regionally and occupying the property mostly associated with Bernhardt Holtermann. Contains a replica of Holtermanns Tower rebuilt in the early twentieth century. A range of buildings occupy the site, the chapel being the most interesting architecturally, the others of less design merit but typical of the type and period, including interesting. Inter-War buildings. The newly acquired Graythwaite estate is State-heritage listed. Significance of the school is largely sociological and symbolic. Traces of the original house are believed to be incorporated into one of the buildings.

*The landscape setting of the school adjacent to the chapel and in front of the Holtermann tower as well as the original Graythwaite site, is of significance.*³⁷

³⁷ "Shore Sydney Church of England Grammar School," State Heritage Inventory, NSW Government, accessed June 5, 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180784>

Ascham School Precinct

Address	188 New South Head Road, Edgecliff
Date Established	1832 onwards
Architect	J.F.Hilly, David MacBeath, Ambrose Hallen, Maurice Halligan, Herbert Wardell and others
Heritage Listing	Woollahra LEP, Item #239



Source: Ascham School

Description

Ascham School is one of the oldest independent private schools for girls in Australia. Distinguished by its innovative educational method (the Dalton method), the precinct is a microcosm of European history of Darling Point. It contains the Octagon (designed by Ambrose Hallen in 1832), considered the first building on the point and other early houses such as Dower House (1850) and Fiona (1864), both designed by Architect J.F. Hilly, Glenrock (designed by David MacBeath, 1874), Raine House (formerly Yeomerry, by Maurice Halligan, c1909), Hillingdon (Herbert Wardell, 1909), Holmwood (1910) and Duntrim (Maurice Halligan, 1911).

The site is associated with notable persons of New South Wales – Colonial Architect Ambrose Hallen, the eminent Architect John Frederick Hilly, the prominent figure of Sir Edward Knox, the educator Margaret Bailey and the Littlejohn family.

The precinct contains a rare collection of architecturally fine houses with historic, aesthetic and representative significance, most of which are intact with their intact original front garden spaces. The Octagon is a distinguished work of Georgian colonial architecture, the only known extant example of the work of Ambrose Hallen, Colonial Architect. Fiona is an exceptional Italianate villa by leading Victorian architect J. F. Hilly.

The precinct, including its buildings, trees, memorials, archives and ephemera, provides a unique resource into the history of the school. As one of the oldest non-denominational girls' schools in Sydney, established in 1886, it is held in high esteem by students, staff and parents, past and present. The site, its buildings and grounds, together with the Ascham archives held on site, are an important resource for the history of the education of girls in NSW and Australia. The introduction of the Dalton Plan to the school in 1922, and its continued use in educating Ascham students is unique in NSW, and possibly Australia.³⁸

³⁸ "Ascham School precinct – Full LEP listing see Further Comments," State Heritage Inventory, NSW Government, accessed June 5, 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2711281>

"Fairfax House" (part of The Scots College)

Address	17-25 Ginahgulla Road, Bellevue Hill
Date Established	1857
Architect	Weaver and Kemp
Heritage Listing	Woollahra LEP, Item #37



Source: Sydney Morning Herald

Description

Fairfax House is the family home built for John Fairfax in 1857, and then named Ginahgulla. John Fairfax occupied the house with his family until his death. Ownership of the house passed from John Fairfax to his eldest son James Reading Fairfax and then to his granddaughter Mary Elizabeth Fairfax, with both also living in the house until their deaths.

The house, in its substantially intact garden setting, is a fine and now rare example of the Cottage Ornee architectural style.

The house is closely associated with the Fairfax family-owned newspaper. It was the seat of the family, which owned and produced what has become Australia's best-known newspaper, The Sydney Morning Herald. The connection with the Fairfax family continues to this day, with 'Fairfax Media Ltd' being in the ownership of the family until the 1990s. The house was used for entertaining newspaper staff and their families for almost a century until 1945, when the last resident owner of the Fairfax family, Mary Fairfax, died. The three most prominent members of the Fairfax family, and those most closely associated with Ginahgulla, made very significant social contributions during their lifetimes. Some of their contributions have endured to the present through their personal involvement and public philanthropy.

Fairfax House is of State significance due to the following:

- Fairfax House is associated with the Sydney Morning Herald—from its inception until the present, through John Fairfax and other members of the Fairfax family.
- Fairfax House is a rare surviving intact example of the Cottage Ornee architectural style, exhibiting many of the key features of the style.
- The gardens and plantings of Fairfax House survive substantially intact as an example of the picturesque style linked to the pioneering Guilfoyle family of nurserymen, which occupies a prominent position in Australian landscape gardening.
- The three Fairfax family owners of Ginahgulla, now Fairfax House, have contributed significantly to the development of enduring business and social institutions.
- Fairfax House has assumed a prominent place in the history of The Scots College. The house and the College maintain a high profile in education in New South Wales.

The outstanding massing of Figs along the southern boundary and the specimen plantings of Araucarias and Agathis species on this historic estate sets this very significant collection apart from the other listed properties in the Ginahgulla group. This is one of the finest collections of these species in the Municipality and the large massing of Figs is only rivalled by the large park plantings of Lyne Park and Rushcutter's Bay Park (Refer to Listings: Significant Trees in Public Parks) and the boundary plantings of 68 Darling Point Road, "Swifts", Darling Point (Refer to Listing). The Ginahgulla Road grouping of Auracarias, Agathis and Fig species define this ridgeline as a series of

vertical emergent elements in the landscape and delineate the grand historic estates of this location. This area notably has retained, albeit in modified form, much of the original landscapes of these former estates. The absence of high-rise development and its associated isolated remnant landscapes is a further important factor in this areas relative importance in this survey.

These native Figs and predominantly native Australian rain forest Pines are located in an elevated position along the ridgeline and as a group are of high visual prominence, both east and west of this ridge and from the harbour. The Figs, in particular, located on the highest part of this property are a landmark group, providing a densely canopied landscape of prominence from the harbour and the entire Vaucluse ridge area. These Figs extend over the boundary subdivision into properties 15B Ginahgulla Road and 77 Kambala Road (Refer to Listings in Appendix). Near the eastern end of this group, a Port Jackson Fig has reached magnificent proportions and would be one of the largest specimens of this species in the Municipality. This Fig and another close by of almost similar size, may be indigenous to the site. Furthermore, these Figs and pines are of significance as being part of a major historic association growing in the vicinity of this central dividing ridgeline of the Municipality. These trees possibly date to the period of development of the grand 1858 "Ginahgulla" residence as well as subsequent upgrades to the property.

*The Norfolk Island Pines, Cook Pine and Hoop Pine with their tall, vertical forms and dark greygreen foliage are in magnificent contrast to the broadly spreading lush green Kauri Pine. The size and scale of these species lend themselves to grand landscape schemes appropriate to the early large estates. Kauri Pines, originally known as Dammara from (*Dammara robusta*), are native to Queensland rain forests. These pines and the column-like Cook Pine from New Caledonia, were highly prized specimen trees by the mid to late 19th century and even today both are somewhat less common in the Municipality than other dominant Araucarias, such as the Norfolk Island Pine (*Araucaria heterophylla*) and Hoop Pine (*A. cunninghamii*). This Ginahgulla Road area however, is further significant in having the greatest local concentration of Kauri Pines in the Municipality, all of which are associated with the extensive plantings of these original large estates.* ³⁹

³⁹ ""Fairfax House" (part of The Scots College, 29-53 Victoria Road) – building and interiors, remnant north-west gardens, stone works, fountain," State Heritage Inventory, NSW Government, accessed June 5, 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2711160>

Kambala School

Address	794 New South Head Road, Rose Bay
Date Established	1841 (Tivoli House); Kambala Girls School from 1913
Architect	John Horbury Hunt (reconstruction of Tivoli)
Heritage Listing	Woollahra LEP, Item #325



Source: Wikipedia

Statement of Significance

The site was originally part of a sixty acre grant to Samuel Breakwell in 1831 which he named Tivoli. The house now known as Tivoli at 794 New South Head Road, Rose Bay has historic and social significance for its association with a number of prominent persons including Thomas Horton James, Peter Haydon and rare social significance for its association with Captain William John Dumaresq who constructed the house Tivoli in 1841. The building passed to Morrice A. Black, an actuary with the Australian Mutual Provident Society who commissioned the American architect John Horbury Hunt to rebuild it. The building has aesthetic and historical significance as a design of Hunt and social significance for its use as part of the Kambala Girls School from 1913 to the present day. The building has aesthetic significance for its relatively intact condition and its strong contribution to the character of the immediate area.

These outstanding Norfolk Island Pines, located in an elevated position on the western side of the rise to Vacluse, are of great visual prominence and importance, particularly from the approaches to Vacluse or Rose Bay along New South Head Road and from the harbour. The dramatic scale, dark green foliage and symmetrical formal character of these Araucarias creates a strong dominating quality in the landscape.

These pines rival the tallest of this species in the Municipality and have historic connections with the former estate which was first developed in 1842. Furthermore, these pines have a visual and historic association with other early estates in this area including "Fernleigh Castle", Rose Bay, and "The Hermitage", Vacluse and indeed for much of the Rose Bay area. As such these trees have a broader significance in continuing and reinforcing these thematic plantings. Together these pines are very significant as integral components of the cultural planting of this area since the early 19th century. ⁴⁰

⁴⁰ "Kambala School – building formerly Tivoli and interiors, gateposts, gates and flanking walls – Full listing in further comments," State Heritage Inventory, NSW Government, accessed June 5, 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2710110>

5.2.1.1 Similarities

- All of the schools were built on former agricultural or residential estates and altered or subdivided for educational use.
- Each school is associated with a notable architect, commonly the architect of the main or one of the main or early school buildings.
- Many independent schools in Sydney are located within a building or site with a previous use or owner, such as a wealthy former resident. Newington is like other schools but also different in this respect: the school did begin as a large estate but has been developed specifically for educational and religious use since the 1870s.
- Most schools include an assemblage of educational buildings within a large, open site, but this is not always the case, with some independent schools confined to smaller precincts with limited open space or sporting fields. Newington is notable for its open, parklike setting and for the continuity of the use of open areas for sport since its inception.
- Most independent schools include a mix of architectural styles from different eras. Newington is a good example of this, with extant and significant buildings from different eras: notably the Founders Wing, the Victorian era chapel, the parsonage, and the Le Couteur Building; and other examples of architecture from later periods.
- All heritage listed schools contribute to and reflect the character of their urban setting. Newington College is closely associated with the development of Stanmore.
- Many similar schools have a large and significant collection of moveable heritage and archival material. Newington College maintains a significant archival collection and significant moveable heritage displayed throughout the school.

5.2.1.2 Differences

- While Kambala School and Newington College are particularly associated with a single notable architect (John Horbury Hunt, Thomas Rowe), others such as Shore School, Scots College and Ascham School have expanded through the acquisition of nearby residences. As such, their significance is not associated with a sole architect but with a range of significant architects from different periods.
- Not all the significant buildings across the campuses in the examples above were purpose-built for educational purposes. Shore School and Ascham begun as residential properties that expanded through the acquisition of other residences in the vicinity. Other schools, such as Newington College have buildings that were purpose-built for use of the college.
- While Newington College and Ascham are notable for having more than one building designed by the same architect, Newington is unique for having the Founders Wing that was specifically built for the purpose of education. In contrast, the Hilly residences of Ascham were readapted for educational use.

6 Heritage Significance

Understanding the heritage significance (heritage values) of a place is essential to the future management of the place. Heritage significance can be assessed using broad criteria and is expressed in the form of a summary statement of significance. This section of this CMP states the significance of Newington College according to standard criteria and records any existing statements of significance. This section also provides an updated assessment and summary statement of significance. Understanding the significance of a place is vital when making decisions about the place.

6.1 Significance Assessment

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

The following assessment of heritage significance has been prepared in accordance with the Heritage NSW 'Assessing Heritage Significance' guidelines (2025) to determine whether the subject site meets the requisite threshold for heritage listing and at what significance level.

6.1.1 Assessment of Significance – 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 and Stanmore. The school 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.
Significance Indicators	

Criterion	Significance Assessment
☒ 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.	
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 association with the latter half of Headley Carr's professional career through the Headly Carr, Allen and Watts (previously Hedley Car and Allen) firm. Hedley Carr is a profound architect who became involved in projects at the college after joining the firm in 1951. Between 1951 to 1966 he contributed to three Newington college projects including Centenary Hall, the Chapel and an extension of the War memorial block. Newington College has significance under this criterion.
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.	
Criterion (c) Aesthetic/creative/technical achievement <i>An item is important in demonstrating aesthetic characteristics and/or a high</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. The Founders Wing is an excellent example of the Victorian Gothic Free style, with its mixture of Early English Gothic decorative elements with Romanesque

Criterion	Significance Assessment
<i>degree of creative or technical achievement in NSW (or the local area).</i>	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 collection of buildings and landscape features create a campus aesthetic. 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.
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.	
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</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

Criterion	Significance Assessment
<i>social, cultural, or spiritual reasons.</i>	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.
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.	
Criterion (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>	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 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.
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.	
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.

Criterion	Significance Assessment
	The remainder of the campus buildings do not meet the threshold under this criterion.
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.	
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.
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.	

6.2 Statements of Significance

6.2.1 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.

6.2.2 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. The school has a close association with John Jones, an early European settler who gave Stanmore its name and who gifted land to the Wesleyan Methodist Church for use as a place of education. Following its relocation from Silverwater to Stanmore in 1880, the expansion of the colleges' facilities contributed to the historic growth of Stanmore as a suburb.

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.

6.2.3 Assessment of Significance – Concordia Centre

Table 9 Assessment of Heritage Significance – Concordia Centre

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 Centre was constructed in c.1970, replacing earlier 19th Century terrace dwellings that remained extant within the Concordia Centre site. The Concordia Centre 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 Centre is not individually considered to be of historic significance, and its original use as a local cultural club is not unique. Furthermore, the Concordia Centre is not closely associated with any event in the course or development of Stanmore's cultural history.

Criteria	Significance Assessment
	Therefore, the Concordia Centre 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 Centre 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 Centre demonstrate a strong association with any event, historical theme, persons or ideologies. Additionally, the Concordia Centre 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 Centre 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 Centre 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 nor does the Concordia Centre exhibit distinctive aesthetic attributes in built form or composition. It has been variously changed to accommodate the requirements of the College. Therefore, the Concordia Centre does not meet the threshold for heritage listing under Criterion C.
Significance Indicators ☐ Recognition as a landmark or distinctive aesthetic natural environment.	

Criteria	Significance Assessment
☐ 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 Centre 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 Centre 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 Centre has nil potential to yield archaeological resources of local significance⁴¹. 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. Therefore, the Concordia Centre 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.	

⁴¹ Urbis 2026, *Historical Archaeological Impact Assessment: Newington College*

Criteria	Significance Assessment
☐ 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 Centre 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 Centre does not demonstrate any rare or endangered aspects of NSW's cultural or natural history. Therefore, the Concordia Centre 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 Centre 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 Centre 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.	

6.2.4 The Concordia Centre

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

The Concordia Centre, 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.

Table 10 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.	

Criteria	Significance Assessment
☐ 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.
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	'Sevington Court' is a multi-purpose sports facility constructed by Newington College for the recreational use of its students. As a later addition

Criteria	Significance Assessment
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.	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. ☐ 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 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).	'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 deposits⁴².
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	'Sevington Court' comprises a contemporary multi-purpose sports facility and is of a common typology. The place is not considered to possess

⁴² Urbis 2026, *Historical Archaeological Impact Assessment: Newington College*

Criteria	Significance Assessment
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).	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.	
G – Representative 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).	'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.	

6.3 Statements of Significance

6.3.1 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.

6.4 Levels & Gradings

The Heritage Council of NSW recognises four (4) levels of heritage significance in NSW: Local, State, National and World. Different components of a place may contribute in different ways to its heritage value. The gradings of significance adopted for this CMP are based on definitions developed by the Heritage Council of NSW, as follows:

Table 11 – Gradings of Significance

Grading	Justification	Status
Exceptional	Rare or outstanding element directly contributing to place's overall heritage significance; they retain a high degree of integrity and intactness.	Fulfil criteria for state listing
High	High degree of original fabric that demonstrates a key element of the item's significance.	Fulfil criteria for local or state listing
Moderate	Original fabric which may have been altered or modified. Elements with lesser heritage value but which contribute to the overall significance of the item.	Fulfil criteria for local listing
Little	Original fabric which has substantially altered and is difficult to interpret or later elements which have little heritage value, but which vaguely contribute to the place's significance.	Does not fulfil criteria for local or state listing
Neutral	Elements do not add or detract from the site's overall heritage significance. Later fabric.	Does not fulfil criteria local or state listing
Intrusive	Damaging to the items heritage significance.	Does not fulfil criteria for local or state listing

6.5 Schedule of Significant Elements

The following table describes and grades the key attributes of the most significant buildings within the Stanmore Campus:

Table 12 – Schedule of Significant Elements

Element	Grading
General	

Element	Grading
Overall site layout and including arrangement of building around central sporting fields.	High
Physical and visual relationship between elements of moderate to high significance.	High
Physical and visual relationship between elements of little or neutral significance.	Neutral
Old Chapel	
Overall form, massing, scale and architectural character.	High
External materials (stone and timber)	High
Roof cladding (later slate)	Moderate
Fenestration patterns and joinery	High
Internal timber structure	High
Founders Wing	
Overall form, massing, scale and architectural character of original/primary built form.	Exceptional
Original external materials (sandstone and timber)	High
Form and fabric of 1961 sandstone colonnade south of tower.	Moderate
Original internal joinery, ceilings and stained glass windows	High
Relocated staircase	Moderate
WWI memorial at ground floor entrance	Moderate
Later internal fitout and partitions	Neutral
Glazed extension to Nesbitt Centre	Neutral
Parsonage	
Overall form, massing, scale and architectural character of primary built form.	High
Later garage	Neutral
Original stair including balustrade	High
Internal original timber joinery (partly cedar) including doors, architraves, fireplace surrounds.	Moderate
Original cornices in principal spaces	Moderate
Later partition walls, doors and wet area fitouts	Neutral
Le Couter Centre	
Overall form, massing, scale and architectural character of primary built form.	High

Element	Grading
Light tone brick contrasting with darker banding.	Moderate
First floor sleep out balcony infills	Neutral
Replacement ground floor windows	Neutral
Later partition walls, doors and wet area fitouts	Neutral
Centenary Hall	
Overall form, massing, scale and architectural character of primary built form.	Moderate
Glasson Pavilion (approved for demolition)	
Overall form, massing (including open nature of upper level of pavilion), scale and architectural character of primary built form.	Moderate
Timber roof structure	Moderate
Brick base	Little
New Chapel	
Overall form, massing, scale and architectural character of primary built form.	Moderate
Late 20th Century Buildings	
Nesbitt Centre including interiors	Little
Music Centre including interiors	Little
Technology Centre including interiors	Little
Pyke Centre including interiors	Little
Taylor Sports Centre including interiors	Little
Duckmanton Drama Centre including interiors	Little
Tupou College Centre	Little
Concordia Building	Little
Demountables	Intrusive
Landscape Elements	
Garden Memorial	High
Internal driveway configuration to The Founders Wing	High
The Johnson Oval and western embankment	High
Millner and Dixon Gates and existing stone fence to Stanmore Road	High
Figs to the north west of Parsonage and to the Newington Road boundary.	High
Plantings lining internal driveway to The Founders Wing and Burhs Boxes at the end of the turning circle.	Moderate

Element	Grading
Old Boys and Buchannan Ovals	Moderate
Plantings to north west and south east boundaries of the site including figs, eucalyptus and brush boxes along Newington Road, pair of Port Jackson figs near headmasters residence and Chinese Elms, Brush Boxes and Silky Oak on western boundary.	Moderate
Poplars to eastern boundary of the site	Little
Tennis Courts including Sevington Courts	Little

6.6 Mapping of Significant Elements



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 122 Significance Grading for Newington College – Buildings

Source Urbis 2025.



Figure 123 Significance Grading for Newington College – Landscape

6.7 Significant Views

The following table describes and grades the key significant views within the site:

Table 13 – Schedule of Significant Elements

View	Description	Grading
1	There are partial reciprocal views between the Founders Building and the Parsonage, 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. Views from Founders towards Parsonage are moderately significant as they capture the significant line of trees lining the driveway and provide a broad view of the oval. The view from the reverse viewpoint is discussed below under view 6.	Moderate
6	There are partial reciprocal views between the Founders Building and the Parsonage, 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 north west of Parsonage appear to date from the late 19th century.	Little

View	Description	Grading
	Further, due to the layout of Parsonage, there is no natural viewing point from the building towards Founders. The best view from this general area towards Founders is from west of the Parsonage on the Oval. As with views 2, 3 and 5 discussed below this view captures the layout of the campus with buildings centred around Johnson Oval. The partial views from the Parsonage to Founders are therefore of little significance.	
2, 3, 5	These are general views which are not necessarily of importance for the fabric that they capture but in that they capture the layout of the campus, with buildings centred around the significant Johnson Oval.	Little
4	This is the most direct view to the War Memorial which is a highly significant landscape element.	Neutral
7 and 9	These are general views which captures significant buildings, their relationship to Johnson Oval.	Moderate
8	This is a view from the south of Johnson Oval.	High



Significance Grading

Newington College:

Significant Views

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.

Figure 124 Significance Grading for Newington College – Buildings



Figure 125 View of the Founders Wing from Johnson Oval (View 6)

7 Heritage Listings & Statutory Obligations

7.1 Heritage Listings

The following tables summaries the relevant heritage listings, statutory and non-statutory, applicable to the Primrose House.

Table 14 – Heritage Listings

Type of Listing	Name of Item
World Heritage List Under the World Heritage Convention (places of outstanding universal values)	Not listed
National Heritage List Under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (natural and cultural places of outstanding value to the nation)	Not listed
Indigenous Heritage Under the <i>Aboriginal Cultural Heritage Act 2003</i> (places that hold great meaning and significance to Indigenous people)	Not listed
Commonwealth Heritage Listing under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (natural, Indigenous and historic heritage places on Commonwealth lands and waters or under Australian Government control)	Not listed
State Heritage Register (SHR) Under the <i>Heritage Act 1977</i> (items of state significance)	Listed – subterranean pipeline
Inner West Council Local Environmental Plan 2022 Schedule 5 Environmental Heritage, Part 1 Heritage items (items of local significance)	Listed – school grounds, trees, Old Chapel, parsonage, Founders Wing, subterranean pipeline
Movable Cultural Heritage under the <i>Protection of Movable Cultural Heritage Act 1986</i> (objects that people create/collect that forms an important part of Australia's nation's identity)	Not listed but significant movable heritage items are held by the school.

Type of Listing	Name of Item
Register of the National Estate (not operational) Under the Environment Protection and Biodiversity Conservation Act 1999 (items of local, state or national significance)	Not listed
National Trust of Australia (items of local, state or national significance)	Not listed
Australian Institute of Architects Register of Significant Architecture	Not listed
Institution of Engineers Australia (no official register by informal list of buildings that have heritage value)	Not listed

7.1.1 Commonwealth government legislation & policies

7.1.1.1 Environmental Protection and Biodiversity Conservation Act 1999

The Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) is the Australian Government's environment and heritage legislation. This act is triggered by developments or actions that will have a significant impact on matters of National environmental significance, including world heritage areas, Commonwealth marine areas, nationally threatened species and communities and migratory birds. The EPBC Act includes a process for assessment of proposed actions that have, or are likely to have, a significant impact on matters of national environmental significance. These actions require approval from the Commonwealth Minister, Environment and Heritage.

The Register of the National Estate (RNE) was previously a statutory heritage register under the EPBC Act. The RNE is a list of natural, Indigenous and historic heritage places throughout Australia. It was established under the Australian Heritage Commission Act 1975 and in 2004 the responsibility for maintaining the Register shifted to the Australian Heritage Council under the Australian Heritage Council Act 2003 (AHC Act).

Following amendments to the AHC Act, the RNE was frozen in February 2007, which means that no new places can be added or removed. It continued to function as a statutory register until February 2012. The RNE is maintained on a non-statutory basis as a publicly available archive.

A new national heritage system was established in January 2004 under the EPBC Act. This led to the introduction of the National Heritage List, which recognises and protects places of outstanding heritage to the Nation, and the Commonwealth Heritage List, which includes Commonwealth owned or leased places of significant heritage value.

Newington College is not listed on the National and/or Commonwealth Heritage Lists.

7.1.1.2 National Construction Code / Building Code of Australia

The National Construction Code (NCC), incorporating the Building Code of Australia (BCA), is a national set of building regulations with some state-specific variations. The performance requirements of the BCA are mandatory, although the introductory sections of the Code make clear that not all requirements will apply to a given case. The Code also includes 'deemed-to-satisfy' requirements which are accepted as meeting

the performance requirements. However, the Code also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

Under the NSW Environmental Planning and Assessment (EP&A) Regulation 2000, all new building work must be carried out in accordance with the BCA. In the case of an existing building, there is generally no requirement to comply with the BCA unless works are being carried out. However, where works (in particular alterations or additions) are proposed to the place, the building will need to comply on completion with the relevant [performance] requirements of the Building Code of Australia (EP&A Regulation Clause 145). In addition, where an existing building has a change of use, the structural capacity and fire safety of the building must be appropriate for the new use, while for a building which undergoes alterations without a change of use, the structural capacity and fire safety of the building must not be reduced by the work (EP&A Act Regulation Clause 143).

In certain circumstances, exemption can be obtained from the requirements of the BCA under Clause 187 of the EP&A Regulation. Because in most cases there will be an acceptable alternative solution to satisfy the performance requirements of the BCA, applications for exemption are sought rarely. If such an application is contemplated, it should be sought at development application stage. The Fire, Access and Services Advisory Panel of the Heritage Council of NSW may be able to assist in resolving conflicts between heritage and regulatory requirements.

7.1.2 State government legislation & policies

7.1.2.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EPA Act) governs strategic planning and development assessment processes undertaken by State and Local Government in NSW. Development approval for works may be required under Part 3A, Part 4 or Part 5 of the Act.

It is necessary in most cases to submit a development application to the relevant Local Council for permission to erect or alter a building, demolish a building or change the use of an existing building. This does not apply to a building proposal defined as an 'Exempt Development'. Six categories of development are defined by the new legislation: Exempt Development, Complying Development, Local Development, Integrated Development, Designated Development or State Significant Development.

Independent heritage advice or assessment may be required if works are likely to impact on the overall heritage significance of the place or elements identified in this report as being of exceptional or high significance. A heritage impact statement is generally required to accompany development applications for works to a heritage item to assess the likely impact of the works on the heritage significance of the item.

7.1.3 Historical archaeology

In New South Wales, historical archaeological sites are protected under the Heritage Act 1977. The purpose of the Heritage Act 1977 (as amended) is to conserve the environmental heritage of the State. Environmental heritage is broadly defined under Section 4 of the Heritage Act 1977 as consisting of the following items: 'those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance.'

Amendments to the Heritage Act 1977 made in 2009 have changed the definition of an archaeological 'relic' under the Act. A relic is now an archaeological deposit, resource or feature that has heritage significance at a local or State level. The definition is no longer based on age. This significance-based approach to identifying 'relics' is consistent with the way other heritage items such as buildings, works, precincts or landscapes are identified and managed in NSW.

The Heritage Act 1977 requires that historical archaeological sites and 'relics' are managed in accordance with permits issued by the Heritage Council of NSW. The consent of the Heritage Council is required before any archaeological 'relics' are disturbed. An archaeological site is an area which contains one or more archaeological 'relics'.

7.1.4 Permits to Excavate or Disturb Land

Under the Heritage Act 1977 (as amended), an application needs to be made to the NSW Heritage Council in the event that it is proposed to disturb or excavate any land in NSW that is likely to contain archaeological remains.

7.1.4.1 Archaeological exceptions/exemptions

In some circumstances a full excavation permits as listed above may not be required when excavating land in NSW. Usually this is where works are only minor in nature and will have minimal impact on the heritage significance of the place.

In such instances, an application for an exemption under s57 of the Heritage Act 1977 may be appropriate. This is to be determined by a suitably qualified archaeologist, and will depend upon the nature, scale and location of the works proposed.

7.1.4.2 National Parks and Wildlife Act 1974

The National Parks and Wildlife Act 1974 (NSW) (the 'NPW Act') is the primary piece of legislation for the protection of Aboriginal cultural heritage in New South Wales. The DCCEEW administers the NPW Act. The NPW Act provides statutory protection for Aboriginal objects by making it illegal to harm Aboriginal objects and Aboriginal places, and by providing two tiers of offence against which individuals or corporations who harm Aboriginal objects or Aboriginal places can be prosecuted. The NPW Act defines Aboriginal objects and Aboriginal places:

Aboriginal object means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

Aboriginal place means any place declared to be an Aboriginal place under Section 84. The highest tier offences are reserved for knowledgeable harm of Aboriginal objects or knowledgeable desecration of Aboriginal places. Second tier offences are strict liability offences—that is, offences regardless of whether or not the offender knows they are harming an Aboriginal object or desecrating an Aboriginal place—against which defences may be established under the National Parks and Wildlife Regulation 2009 (NSW) (the 'NPW Regulation').

Section 87 of the NPW Act establishes defences against prosecution under Section 86 (1), (2) or (4). The defences are as follows:

- An Aboriginal Heritage Impact Permit (AHIP) authorising the harm (s87(1)); and
- Exercising due diligence to establish Aboriginal objects will not be harmed (s87(2)).
- Due diligence may be achieved by compliance with requirements set out in the National Parks and Wildlife Regulation 2009 (the NPW Regulation) or a code of practice adopted or prescribed by the NPW Regulation (s87(3)).

7.1.5 State Environmental Planning Policies

State Environmental Planning Policies (SEPPs) deal with issues to the state and people of New South Wales. Various SEPPs may apply to development at the site.

7.1.6 Local government legislation & policies

7.1.6.1 Heritage Listings

Newington College has been assessed for its heritage significance in various earlier reports and in earlier local government heritage studies. The following table identifies statutory heritage listings applicable to the site, including individual items within the site:

Table 15 – Statutory Heritage Listings

Heritage List	Item Name	Item Number
<i>Inner West Local Environmental Plan 2022, Schedule 5</i>	Newington College – Grounds and Founders Wing, including interiors	I1531
<i>Inner West Local Environmental Plan 2022, Schedule 5</i>	Newington College – Gate House, including interiors	I1532
<i>Inner West Local Environmental Plan 2022, Schedule 5</i>	Former Methodist Church – Newington College, including interiors	I1533
<i>Inner West Local Environmental Plan 2022, Schedule 5</i>	Subterranean Pipeline	I1374
<i>State Heritage Register</i>		01630
<i>Sydney Water s170 Heritage Register</i>		457092



Figure 126 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

Newington College is also adjacent to the following heritage items and Heritage Conservation Areas (HCAs) listed under Schedule 5, Part 2 of the *Inner West Local Environmental Plan 2022*:

- 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: to the north (C89)

Inner West Council Local Environmental Plan 2022

A Local Environmental Plan (LEP) is the principal legal document for controlling development and guiding planning decisions made by Council. The Inner West Council Local Environmental Plan 2022 is the current local environmental plan. Schedule 5 of the planning instrument lists heritage items and heritage conservation areas within the local government area.

The Inner West LEP 2022 requires consent for certain types of development (including development affecting heritage items) and the consent authority, Inner West Council, in considering any proposed development, must have regard to the relevant aims, strategies and principles contained in this plan. Heritage provisions for Inner West Council area are incorporated under Part 5 Miscellaneous Provisions, Clause 5.10 Heritage Conservation of the instrument. Sub-clause (2) details consent required for certain development as outlined below:

Development consent is required for any of the following:

2. Requirement for consent

- a. demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - i. a heritage item,
 - ii. an Aboriginal object,
 - iii. a building, work, relic or tree within a heritage conservation area,
- b. altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- c. disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- d. disturbing or excavating an Aboriginal place of heritage significance,
- e. erecting a building on land:
 - i. on which a heritage item is located or that is within a heritage conservation area, or
 - ii. on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- f. subdividing land:
 - i. on which a heritage item is located or that is within a heritage conservation area, or
 - ii. on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

Marrickville Development Control Plan 2011

The Marrickville Development Control Plan (DCP) 2011 came into effect on 15 December 2011 and is a non-statutory document that supports the LEP with more detailed planning and design guidelines. The Marrickville DCP supplements and supports the Inner West LEP 2022. It outlines planning and design guidelines for particular types of development that require Council approval.

The purpose of the Marrickville DCP 2011 is to supplement the Marrickville LEP 2011 and provides more detailed provisions to guide development. The DCP has been made in accordance with Section 74C of the Environmental Planning & Assessment Act 1979 and must be read in conjunction with the provisions of Inner West LEP 2022.

Heritage item provisions are predominantly considered in the general provisions of the DCP in Part 8. The DCP acknowledges that heritage conservation does not preclude change but rather responds to different constraints and opportunities. The DCP aims to ensure that the significant elements of the past are appropriately managed and respected by new development, with the underlying principles being that:

- Change should be based on an understanding of heritage significance; and
- The level of change should respect the heritage significance of the item or area.

The intention of these provisions is to ensure that decisions about change are made with due regard to heritage significance, and that opportunities to improve the understanding and appreciation of this significance are taken.

In summary, where new works or uses are proposed to the building, specific provisions within the DCP should be considered including, but not limited to, the provisions for heritage items in Part 8.

7.1.7 Management Plans & Guidelines

A conservation management plan may be required for places of high heritage significance. The Inner West LEP 2022 and Marrickville DCP 2011 require the preparation of a recent Conservation Management Plan before applications for major change are considered or lodged for statutory approval. This Conservation Management Plan satisfies this requirement. The CMP sets out policy recommendations (refer to Section below) to conserve the significant values associated with the subject site.

In addition to a CMP most heritage legislation requires the preparation of an assessment of heritage impact to accompany development applications and notifications associated with exempted works. Policies have also been included in this document concerning heritage impact statements. In this case, the preparation of this CMP has been required to fulfil the SEARs dated 3 February 2025 and issued for the SSDA (SSD-78268465).

There are no previous CMPs for the subject site which have been superseded by this document.

7.1.8 The Burra Charter

The Burra Charter (the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance) contains principles on conservation of significant places. The Burra Charter provides nationally accepted principles for the conservation of places of cultural significance.

The ICOMOS Burra Charter 2013 adopted by Australia ICOMOS establishes the nationally accepted principles for the conservation of places of cultural significance. Although the Burra Charter is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW. The document provides the underlying methodology by works to heritage items of all levels of significance and provides the guidelines for the management of heritage items. Primrose House is of demonstrated cultural significance. Therefore, procedures for managing changes and activities at the site should be in accordance with the recognised conservation methodology of the Burra Charter.

A copy of the Burra Charter is attached at Appendix A, or is available via the following link:
<http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

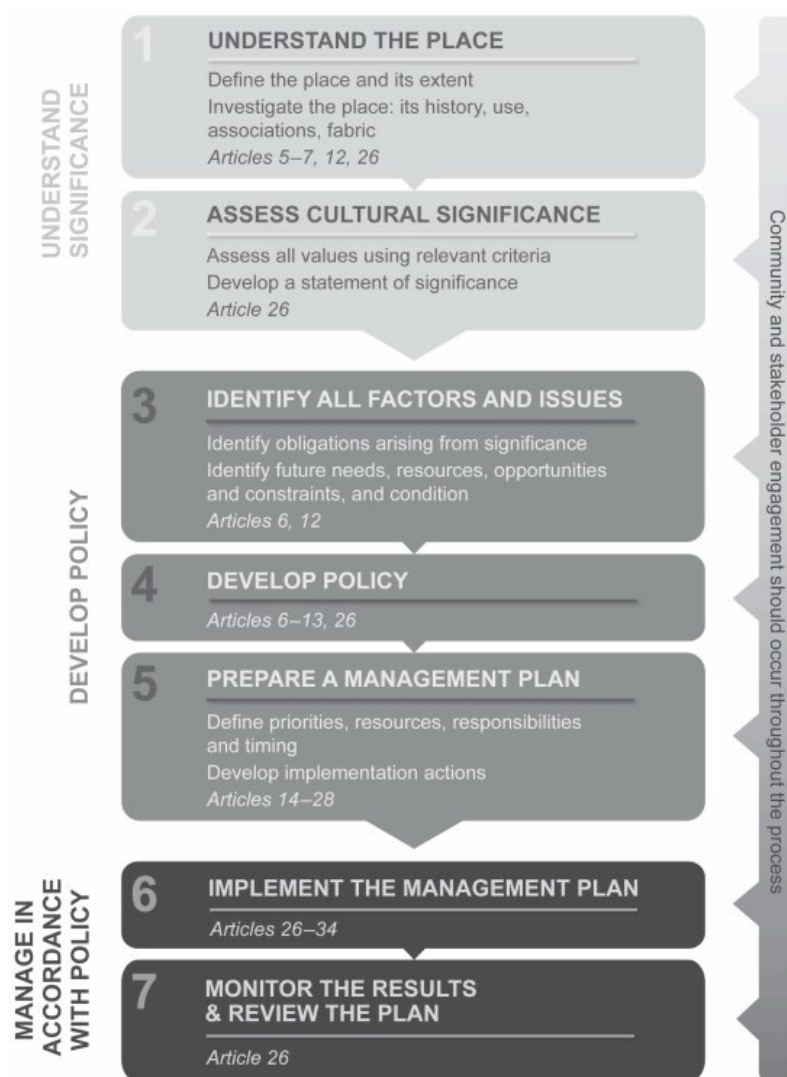


Figure 127 - The Burra Charter Process (flow chart showing the steps in planning for and managing a place of cultural significance, with key articles relevant to each step shown in the boxes).

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

8 Opportunities & Constraints

8.1 Introduction

The conservation planning process established by the Burra Charter (the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance) requires that relevant constraints be identified for developing conservation policies for places of significance. These constraints include:

- Obligations arising from the cultural significance of the place.
- Physical constraints of the place, including environmental factors and the physical condition of the fabric.
- Relevant statutory and non-statutory controls.
- Owner's needs, resources and other external constraints; and
- Obligations involved in undertaking research, maintaining records and communicating the heritage values of the place.

The assessment of the following specific constraints and opportunities will result in appropriate policies for Newington College.

8.2 Obligations Arising from Statutory and Non-statutory Requirements

Approvals for works to the site may be required under the EP&A Act or the Heritage Act 1977 as outlined in the section above. This section should be referred to prior to undertaking any works. Any future proposed changes to the site must be undertaken in accordance with the relevant planning legislation, the best practice principles of the Burra Charter and with reference to the provisions of this CMP.

8.2.1 NCC/BCA Compliance

Where new works are proposed, compliance with the Building Code of Australia / National Construction Code and Australian Standard AS1428 (Universal Access) may also be required as outlined in Section 7. Any strategies or solutions to ensure that components of the subject place comply with the BCA/ NCC or AS1428 should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance-based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained by a suitably qualified heritage practitioner and BCA consultant. Due to the complex nature of heritage sites, 'deemed to comply' design solution approved by BCA or access consultants may be used to satisfy the intent of the Standard.

8.3 Obligations Arising from Heritage Significance & Integrity of Fabric

This CMP provides an analysis of the significance of the subject site in its present form. It has been determined that the subject site is significant at a local level for its historic, aesthetic, associative, social, rarity and representative values.

This places an obligation on the owners, occupiers and users of the place and any other stakeholders responsible for or involved in the maintenance and management of the building, to conserve this identified significance. This includes internal and external fabric, elements and structures of the place identified in this CMP.

Any future proposed changes to the place must be undertaken in accordance with the Inner West LEP 2022 and Marrickville DCP 2011, the Burra Charter and with reference to the policy recommendations of this CMP. Future change should seek to retain and enhance the places significance and character. Specific policies for the treatment of fabric have been set out in the below section.

Specific policies for the treatment of fabric have been set out below in Section 9 and should be referred to in conjunction with any alterations and additions. However, general constraints in relation to the elements, fabric and spaces of heritage significance and setting include:

- The Statement of Significance embodies the core heritage values of the building. All future decisions and works to the building must be guided by the Statement of Significance and the identified significant spaces, fabric and building elements identified in this CMP, together with any additional detailed research and assessment. The significance is defined in this CMP with a Schedule of Significant Elements provided in Section 0. Significant views and vistas are identified in Section 0. Fabric and spaces of Exceptional, High or Moderate significance should generally be retained and conserved, with consideration for policies herein.
- As a general rule, any development should consider the principal elements of significance, including:
 - The Founders Wing
 - The Parsonage
 - Le Couteur Centre Building
 - The garden memorial
 - The Old Chapel
 - Internal driveway configuration to The Founders Wing
 - The Johnson oval and western embankment
 - Views across the Johnson oval to the significant built elements
 - Landscaping which contributes to the character of the place including early plantings and later ornamental plantings
- Management and maintenance of the asset should aim to conserve its heritage significance whilst facilitating appropriate ongoing use. The place should be maintained according to the minimum standards of maintenance and repair under Section 118 of the Heritage Act 1977 (albeit the site is not listed on the SHR) and as specified in the Heritage Regulations 2012 and in accordance with a cyclical maintenance plan.
- The heritage significance and various listings which apply to the site have implications for future development in terms of approvals required and considerations for the siting, scale and design of new buildings. Future development should seek to retain and conserve those elements that have been identified of high or exceptional significance, with new development to be sympathetically located to facilitate the ongoing educational use of the place and provide improved amenity to the students and faculty. The diagram below shows key areas of development potential whilst retaining key buildings, landscape elements and visual relationships.
- Significant elements, including (but not limited to) the Founders Wing, Old Chapel, War Memorial and significant trees should be retained and conserved.
- Future change should be located in areas of lesser built and archaeological significance or areas of previous modification.
- Significant trees should be retained and protected where possible.

- New development should be complementary to the character of the place. Contemporary design is encouraged, and new buildings should not seek to replicate the traditional character of the Victorian and early buildings on the site.
- View lines across the oval and from significant elements should be retained and enhanced where possible.



Figure 128 Diagrammatic plan of areas for potential development

Source: Urbis 2025

8.4 Owner's Requirements

Newington College is constantly seeking to improve its amenities and facilities to support the current and future students and staff of the College. This involves the commitment to providing modern facilities to facilitate a contemporary teaching and learning environment, which will enhance the educational experience of current and future students.

To this end, Newington College is seeking to upgrade and adaptively reuse existing teaching spaces and provide new facilities to address short-term operational needs and enable the long-term growth of the College for future generations. The aim of the school is to allow for an increase to its students and staff that is commensurate with Newington's transition to a fully co-educational school by 2033.

8.4.1 Previous Development Consents

Various development consents have been issued for the site in line with the above objectives, with the more recent consents outlined in the table below. The development approved under these consents has been physically commenced on-site and therefore these consents remain valid.

DA Number	Description
DA2014/00370 – approved 17 December 2014	<i>Demolish Chaplain's Residence and Glasson Pavilion, excavation to accommodate new underground Old Boys Sporting Complex and car parking for 219 spaces, reconstruction of Old Boys Oval with synthetic turf, new tennis pavilion, raised tennis court over new vehicle access from Stanmore Road, new college entry forecourt and new signage and landscaping works.</i> Works completed in accordance with this consent include the new entry forecourt, signage and landscaping works.
DA2011/00141 – approved 18 July 2011 and modified 23 January and 9 February 2012	<i>Sesquicentenary Building Project at Newington College involving the refurbishment of existing classrooms, erection of an additional storey to the science west building, demolition of the design and technology building, erection of three new buildings, tree removal, landscaping improvement works, minor relocation of Buchanan Oval sports pitches and relocation of the cricket practice nets.</i> The majority of the approved works have been physically completed on-site, however the approved tree removal to the east of the Glasson Pavilion has not been undertaken.

9 Conservation policies

9.1 What is a conservation policy?

A conservation policy explains the principles to be followed to retain, conserve, restore or reveal the heritage significance of a place, and how that significance can be enhanced and maintained. This relies on a full understanding of the significance of the place, and a review of the constraints and opportunities arising from that significance.

The below policies and guidelines are informed by background discussion which explains the reasoning behind the policy. It is noted that not all of the guidelines and/ or policies may be achievable when external matters are taken into account such as condition or owners' requirements (within reason).

The following sections of the report relate specifically to the ongoing conservation, management, and interpretation of Newington College and those elements of identified individual significance.

9.2 General Conservation Policies

9.2.1 Adoption of the Conservation Management Plan

- Policy 1.** This CMP should be adopted by present and future owners and managers of the site as a guide for the ongoing management and conservation of the place. It should be consulted when considering any changes to the site, including alterations and additions, new development, and adaptive reuse.
- Policy 2.** A copy of this CMP should be provided to all relevant site and development managers and retained on-site for use by those responsible for its management and conservation.
- Policy 3.** All persons responsible for the management and maintenance of the place should be familiar with the significance of the place and the conservation policies outlined in this CMP.
- Policy 4.** The policies in this CMP are to be read in conjunction with any comprehensive guides to the conservation management of the place.

9.2.2 Compliance with Statutory Obligations

The subject site is listed as an item of local heritage significance. Approvals required for proposed works to a local heritage item may be required for maintenance/minor works (with notification and approvals required in writing). Approval may also be required for works in the vicinity of the site.

All works at the place must adhere to relevant legislation, policies, and guidelines, as updated periodically. Relevant legislation and policy should be consulted to determine the appropriate approvals required for any proposed works at the site, as outlined in Section 6. This includes, but is not limited to, the National Construction Code/Building Code of Australia, *Environmental Planning & Assessment Act 1979*, *Liverpool Local Environmental Plan 2008*, *Liverpool Development Control Plan 2008*, *The Burra Charter (2013)*, and this CMP.

- Policy 5.** Any proposed changes to the site should be assessed in accordance with the relevant heritage provisions of the *Inner West Local Environment Plan 2022* and *Marrickville Development Control Plan 2011*, and the policies within this CMP.
- Policy 6.** This CMP should be submitted to the Inner West Council as part of any application for new development proposals. Where appropriate or requested, it should be accompanied by a Heritage Impact Statement that assesses the specific impacts of the proposal against relevant legislation and policies in this CMP.

- Policy 7.** Proposals submitted for any future proposed changes to the place should be accompanied by a Heritage Impact Statement, assessing the impact of the proposed works on the heritage values of the site.
- Policy 8.** Subsurface/excavation works at the site may require archaeological assessment and approval in accordance with pertinent legislation.

9.2.3 Review of the Conservation Management Plan

This CMP should undergo periodic review to ensure that the document remains compliant with legislative policies and updated to reflect any changes to the site's built elements, use, fabric, or heritage significance. CMPs should also be written to reflect the approach to heritage conservation at that point in time, with consideration for the guidelines and trainings provided by relevant heritage bodies.

- Policy 9.** This CMP should be reviewed and updated every 5–10 years or once a change of use is approved, or if substantial alterations and additions are proposed, to remain relevant to ongoing change, use and statutory compliance. Irrespective of the requirement to review the document every 5–10 years, the CMP should continue to be used for ongoing heritage management until such reviews are completed.
- Policy 10.** Reviews of the CMP should be undertaken by experienced heritage practitioners, based on *The Burra Charter* and guidelines by Heritage NSW. Reviews should also consider any changes to relevant legislation and planning frameworks, as well as industry practices and procedures.

9.3 Managing Heritage Significance

9.3.1 Retention of Heritage Significance

The Statement of Significance included in this CMP embodies the core heritage values of the place. Any future development or change at the site must be guided by the Statement of Significance, prioritising the retention of its significant elements in addition to any further research and/or assessment.

- Policy 11.** The Statement of Significance set out in this report is to be accepted as the basis for future conservation approaches at the site. All future change and development must consider the significant built elements, fabric, spaces, and views identified in this CMP.
- Policy 12.** The retention of the heritage significance of the place must be prioritised when considering future development or change.

Significant Elements

- Policy 13.** Elements of **exceptional** significance are rare or outstanding elements that directly contribute to the place's overall heritage significance. These elements retain *a high degree of integrity and intactness in fabric or use*. Any change to elements of exceptional significance should be minimal to retain significant values and/or fabric.
- Policy 14.** Elements of **high** significance have *a high degree of original fabric*, demonstrating a key aspect of the place's overall heritage significance. These elements must be retained in-situ and conserved, allowing minor change so long as change would not have a detrimental impact on significant values and/or fabric.
- Policy 15.** Elements of **moderate** significance have been *altered/modified and possess little heritage value*; however, they contribute to the overall heritage significance of the place. Change is permitted, so long as it does not adversely affect significant values and/or fabric.
- Policy 16.** Elements of **little** significance *do not substantially add to or detract from the significance of the place*. These elements may include reconstructed elements, substantially altered/modified fabric, and non-significant phases of development such as later additions. Change is permitted, so long as it does not adversely affect significant values and/or fabric.

- Policy 17.** Elements identified as **neutral** *do not contribute or detract from the significance of a place.* The attribution of *neutral* typically applies to new or utilitarian fabric that does correspond with a significant historical period or use. Change is permitted, so long as it does not adversely affect significant values and/or fabric.
- Policy 18.** **Intrusive** elements are *damaging to the place's overall heritage significance.* These elements should be considered for removal or change.
- Policy 19.** A suitably qualified heritage consultant/architect should be engaged to guide and provide advice on any proposed works to the building.
- Policy 20.** All repair, conservation and reconstruction work to significant elements must be undertaken with appropriate supervision by a suitably qualified heritage specialist or relevant materials specialist or conservator, with reference to historical documentation, and in accordance with any relevant legislative or statutory constraints and policies herein.
- Policy 21.** Unless otherwise stated in these policies and where necessary to support a significant use, surviving original and early elements and fabric identified as exceptional or high must be retained intact, and conserved.
- Policy 22.** Elements of exceptional or high significance must not be obscured by new works, structures or services where possible, and must be clearly visible and interpreted as part of any new works.
- Policy 23.** Where elements of exceptional or high significance have been damaged, they are to be repaired with sympathetic materials in preference to replacement. Significant elements should be repaired in-situ wherever possible.
- Policy 24.** If changes to elements of exceptional or high significance are required, they should be carefully considered and the approach should be one of minimal intervention; as much as necessary, as little as possible.

9.3.2 Best Practice Heritage Management (The Burra Charter)

Article 3 of *The Burra Charter* (revised 2013) poses a cautious approach to conservation, based on respect for the existing fabric of a place. The concept of *changing as much as necessary but as little as possible* reflects an approach to conservation that involves minimal fabric intervention to prevent the distortion of physical evidence. The key objective of contemporary conservation methods and practices lies in the retention of as much significant/original fabric as possible to preserve the integrity of a place.

- Policy 25.** The future conservation and management of the place should be carried out in accordance with the principles outlined in *The Burra Charter*. *The Burra Charter* advocates a cautious approach to change, stating, *do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.*
- Policy 26.** All engaged contractors, consultants and project managers should possess the appropriate conservation skills, experience and techniques appropriate to the trade, fabric or service, working within the guidelines of this CMP.
- Policy 27.** A heritage impact statement and / or archaeological assessment should be prepared for all proposals for new development within the property. Where relevant, the HIS and/or archaeological assessment should assess impacts on the setting, views, built elements and potential archaeological resource as appropriate.

9.4 Managing Change

Any proposed modifications to Newington College must take into consideration its identified heritage significance and must have regard to the total resource. New works should ensure that its significance is not eroded but considers opportunities to reinstate and interpret lost elements and character. This report

sets out the gradings of significance of the individual site elements and provides an overview of significance of component elements in significant buildings, and should therefore form the basis of the approach for future works.

The original external envelopes of the elements including but not limited to the Old Chapel, Founders Wing, Parsonage, Le Couteur Centre and are to be retained, conserved and interpreted. Interventions can occur to these elements if required to provide for their ongoing use by the College however they must retain significant fabric and the overall significance of these elements. The remnant internal original character of the aforementioned buildings should not be diminished.

It must be recognised that Newington College is a heavily utilised site with evolving needs and this means new additions to the site may be required. This is appropriate provided that the significant elements, and the relationships between them contribute to define the character of the place. As outlined in Figure 127 of this report, there are area of development potential around the north, east and south perimeter of the site with the centre of the site and select adjacent building forming the cultural heart of the campus that should be retained.

Further investigation and recordings

- Policy 28.** The results of further analysis or new evidence uncovered during works to the place should be recorded and documented in the first instance to provide additional information about the site. This information should be added to the existing archive of the place, incorporated into a report or added to this CMP as an addendum.
- Policy 29.** Any future modifications to buildings of moderate or high significance are to be informed by an assessment of significance (if not already available in this CMP) specific to that element, and gradings of significance for all elements affected by the proposal. This CMP should be updated as required with future investigations.

Recording change

- Policy 30.** All changes to the place should be recorded and/or incorporated into this CMP as an addendum.
- Policy 31.** A Photographic Archival Recording (PAR) should be prepared by a suitably qualified heritage consultant/architect prior to any significant changes to the place. The recording ensures that a record of significant change to the site is retained as an official document of its evolution. The report should contain images of the site, including its interiors, exteriors, primary view lines to the building, and its general setting. The recording must be undertaken in accordance with the guidelines for *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006) published by the NSW Office of Environment and Heritage. Copies should be provided to the relevant consent authority for storage in their archives and local studies collection.

9.4.1 Alterations and Additions to Existing Buildings

This report set out the gradings of significance of the exterior elements and fabric and should form the basis of the approach for future works. The principal form of the building (and the stables) and their original character is to be retained, conserved and interpreted.

- Policy 32.** Any repair, conservation or reconstruction work to significant elements must be undertaken under the supervision of a suitably qualified heritage specialist or materials specialist/conservator, referring to historical documentation and any relevant statutory constraints/policies.
- Policy 33.** New work should respect and enhance significance, rather than distort or obscure significance. Changes which reduce significance should be reversible (*The Burra Charter*, Article 3).

9.4.1.1 External Alterations and Additions

- Policy 34.** New works should enhance the interpretation of the significance of the place, and its character through conservation works, exposure of significant fabric and through interpretative design. New works should enhance the interpretation of associations with the historical use and development of Newington College.
- Policy 35.** Any new additions should be sympathetic in style and respond to the heritage character and significance of Newington College. This will be a building specific approach as the character of each significant building differs.
- Policy 36.** Additions to significant buildings should be strategically placed to ensure ongoing appreciation and interpretation of the key elevations of buildings of moderate – exceptional significance. New additions to principal façades of these buildings should generally be avoided, with no notable new additions or openings appropriate to the east façades of Founders or Le Couteur Centre or the north façade of the Parsonage.
- Policy 37.** Any alterations and additions are to be designed and constructed in a way that conserves, maintains and interprets the property. This will require detailed consideration of the location, form, height and scale, colours and material proposed. New additions, including to secondary facades, are to be visually submissive to the significant fabric.
- Policy 38.** The Old Chapel only retains principal elevations; all are exposed to the street and are of high significance. Additions to this building are not possible without the removal of the Duckmanton Drama Centre to the rear.
- Policy 39.** Replacement of the non-significant additions to the significant buildings are permitted and may abut corresponding areas of exceptional and high significance, provided that any new design complements the architectural character and significance of the building.
- Policy 40.** New additions must not have a detrimental impact on significant fabric or any potential archaeological remains of significance.
- Policy 41.** Vertical additions to the principal forms of the Founders Wing, Old Chapel, Parsonage and Le Couteur are not appropriate.
- Policy 42.** Vertical additions to the new Chapel would be challenging to reconcile with the existing roof plane without impacting on the design integrity of the building and are not recommended.
- Policy 43.** Vertical additions to Centenary Hall would need to be considered for the impact of their scale on the exceptionally significant Founders Building adjacent.

Roofs and rainwater goods

- Policy 44.** Works to the roofs are to:
- Ensure the location and profile of new downpipes and rainwater heads are based on physical or documentary evidence including profiles typical of the relevant period; and must not chase into external sandstone without approval from the heritage consultant.
 - Materiality should match existing or the original materiality of the building unless otherwise approved by the heritage consultant.

Ensure metal compatibility/galvanic reaction between all materials, including existing. Take particular care with copper interacting with other metals.

Services (Exterior)

- Policy 45.** New services should be rationalised and sympathetically located to mitigate heritage impacts, ideally located to rear of dwelling in new forms or in existing areas of less significance.

- Policy 46.** Reuse existing service runs where possible to minimise intervention into significant fabric. Where existing service runs are intrusive opportunities to rationalise and improve should be utilised.
- Policy 47.** New services should avoid chasing into significant fabric where possible as identified in the CMP. If chasing in is required, particularly in dwelling where boxing out for new services will further impact the scale of the internal spaces and surface mounting is not desirable, seek heritage advice and approval prior to undertaking works.

Security

- Policy 48.** Any proposed security measures to be installed to the buildings should be informed by a heritage professional to determine solutions that will minimise impact on significant fabric. Any new security measures should be reversible and involve little or no intervention to significance fabric.

Signage and Lighting

- Policy 49.** Any proposed signage to the site should be developed as a holistic signage strategy that is sympathetic to the overall significance of the item.
- Policy 50.** Original light fittings and fixture should be maintained and conserved.
- Policy 51.** Contemporary external lighting should be inconspicuous and sympathetic to the heritage character of the elevations and reuse existing/original services, where possible. The qualities of the primary elevations should be emphasised through a co-ordinated lighting strategy.

Paint Schemes and Finishes

- Policy 52.** Existing unpainted surfaces of exceptional and high significance should remain unpainted.
- Policy 53.** Where repainting is proposed it should be a sympathetic colour scheme and should consider investigation of original finishes through investigative sampling of historic layers.

9.4.1.2 Internal Alterations and Additions

This report provides a schedule of significant internal elements and fabric that should form the basis of approach for all works. In summary the internal spaces of the significant buildings have had a degree of change, and it is accepted that they will be upgraded in line with the changing needs of the College. However, where new works are proposed, the character of the interiors should be preserved or reinstated where relevant, original fabric elements and finishes are to be retained, conserved and preferably visible.

Modifications to the building may be subject to approvals under the Inner West LEP 2022 and may require preparation of a heritage impact statement in accordance with the former Office of Environment and Heritage Guidelines.

General

- Policy 54.** New work is to celebrate the character of the interiors, significant original fabric; and spaces whilst retaining and conserving elements identified to be of exceptional and high significance within the building.
- Policy 55.** New elements should not mimic or replicate original details of the buildings, except where original spaces and elements are being reinstated or restored, where informed by documentary evidence. New fabric should be readily identifiable as new upon close inspection.
- Policy 56.** Removal of original internal walls to principal spaces (i.e. main entries, large principal rooms or rooms directly off main hallways) is discouraged in buildings of exceptional and high significance. Any internal changes to respond to an adaptive reuse are to retain a clear legibility of the principal layout i.e. rooms arranged around a central hallway. Minor openings may be made between rooms, and the Le Couteur Centre may tolerate a degree of additional

opening widths. However, these should read as openings into the original walls and should not seek to substantially remove the wall.

- Policy 57.** Original staircases in significant buildings including all details should be retained and conserved to the highest extent feasible. Sensitive adaptations may occur to meet compliance requirements if designed in consultation with a heritage consultant.
- Policy 58.** Bathrooms, kitchens and other wet amenity areas should be located within modified spaces, smaller secondary spaces or spaces which are already used for this purpose.
- Policy 59.** The open spatial volumes of Old Chapel is a key element of this building. This should not be subdivided.
- Policy 60.** Further subdivision or reconfiguration of rooms within highly significant buildings should be avoided if possible. If required, the subdivision should be in already modified spaces and should be reversible (i.e. no removal of original joinery).

Services

- Policy 61.** The upgrading of services within the building is to comply with the following approach:
- Minimise impact on significant fabric, maximise visibility or original fabric.
 - New services including fire services, electrical, plant, ductwork, distribution boards etc. should be located in areas of lesser significance, in areas that are not visible, or have been previously modified or in the area of existing services where possible.

9.4.2 Masterplanning/New Buildings

- Policy 62.** A whole of campus masterplan and landscape plan should be developed as part of any major development across the campus. The plans should be informed by and enhance the significance of the site and should recognise and interpret the early history and landscape design of the site.
- Policy 63.** The siting of new buildings should respect the highly significant arrangement of early building around the Johnson Oval. New buildings should not physically encroach on this cultural centre of the campus.
- Policy 64.** Any new development adjacent to buildings of high or moderate significance should incorporate appropriate setbacks, be sympathetic in scale, bulk, form and materiality, and must allow the existing building and elements of heritage significance to have their own setting and visual curtilage, remaining visually prominent. Lightweight links between new buildings of high and moderate significance may be appropriate provided they are significant and do not result in a detrimental impact to the significance of these buildings.
- Policy 65.** New development should utilise the natural topography of the site to mitigate potential visual impacts where possible.
- Policy 66.** Any new building or structures proposed on the Campus should demonstrate design excellence.
- Policy 67.** New buildings and structures should not seek to replicate traditional design and detailing. Rather, contemporary design is encouraged which is sympathetic to the setting of the place and does not detract from the ability to understand and interpret the progressive development and history of the place.

9.4.3 Compliance with Building Regulations

In any major upgrade of the buildings, new works will need to comply with the BCA/ NCC and Australian Standards under Section 94 of the *Environmental Planning and Assessment Regulations 2000*. To minimise adverse interventions and to assist in maximising the exposure of significant heritage fabric, alternate

solutions to the deemed to satisfy provisions of the BCA should be derived from performance-based assessments particularly in relation to structural provisions, fire resistance and stability, fire separation, provisions for access and egress, sound transmission and isolation and energy efficiency. Professional advice should always be obtained. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Technical Committee.

Policy 68. Any modification to significant fabric or spaces in the building for BCA/NCC compliance purposes may be subject to approvals and a heritage impact statement in accordance with the former Office of Environment and Heritage Guidelines.

Policy 69. To minimise adverse interventions and to assist in maximising the exposure of significant heritage fabric, alternate solutions deemed to satisfy provisions of the BCA/ NCC should be derived from performance-based assessments particularly in relation to structural provisions, fire resistance and stability, fire separation, provisions for access and egress, sound transmission and isolation, and energy efficiency.

Policy 70. Works to achieve sustainability outcomes should consider conservation objectives and may not be supported where required modifications might detrimentally impact on identified significant fabric or finishes.

Equitable Access

The *Commonwealth Disability Discrimination Act* (DDA) makes it unlawful to discriminate against people on the grounds of disability. Section 23 of the Act requires equal access to premises which the public, or a section of the public, is entitled or allowed to use.

Policy 71. Means of installing equitable access should be developed with input from a heritage consultant.

Policy 72. Prior to designing any new equitable access solutions, investigate best international practice solutions to improve the accessibility of the building for all, while retaining heritage significance in a manner that minimises impact.

Policy 73. Alteration of fabric to facilitate universal access is appropriate, but only after investigation of alternative strategies. Adaptation should be located in spaces of lower significance, minimise damage to fabric identified to be conserved and provide for the removal of the alterations without further damage to retained fabric.

Policy 74. Where compliance with the DDA is likely to have an adverse heritage impact on significant fabric, formal advice on alternative means of compliance shall be sought from expert consultants. Site specific performance-based solutions may be appropriate. Where there is a conflict between the DDA and the heritage significance of the building (particularly the retention of exceptional or high significance), alternative options to achieve compliance should be investigated and dispensation options explored prior to any intervention.

Fire Separation

The National Construction Code (NCC), incorporating the Building Code of Australia (BCA) is a national set of building regulations with some state-specific variations. The performance requirements of the BCA are mandatory, although the introductory sections of the Code make clear that not all requirements will apply to a given case. The Code also includes 'deemed-to-satisfy' requirements which are accepted as meeting the performance requirements. However, the Code also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

Compliance with building regulations is to be achieved using their objectives and performance requirements rather than deemed-to-satisfy provisions. The Building Code of Australia permits alternatives to its deemed-to-satisfy requirements provided that these can be demonstrated to achieve at least the same level of compliance with its performance requirements.

Policy 75. Fire services should be designed in consultation with a suitably qualified heritage consultant and specialist fire engineer with demonstrated experience in working with heritage items.

9.5 Landscaping

The setting and grounds of Newington College include significant elements and landscaped spaces, notably the Johnson Oval and western embankment, driveway and avenue of trees, War Memorial, entrance gates and fence, and early plantings and later ornamental plantings. Significant elements within these spaces include the spatial configurations and the character of the soft landscaping.

Policy 76. Landscaping spaces and elements that contribute to Newington College's cultural landscape should be retained and conserved.

Policy 77. The open character of Johnson Oval and western embankment should be retained and not built on to conserve and continue to interpret the history of this space as the centre of the Campus and interpret the history of sporting pursuits at the College.

Policy 78. The Buchanan and Old Boys Ovals should preferably be retained as open spaces.

Policy 79. Removal of mature trees throughout the heritage core of the school should be subject to arborist and heritage advice. Where mature trees must be removed, it may be appropriate to replant young trees of the same species to continue the character. A succession planting scheme should be developed for significant areas of plantings.

9.6 Use

The ongoing use of Newington College as an education facility makes a defining contribution to the significance of the place. This CMP does not anticipate a change of use to the primary function of the College, however, this CMP provides guidance for the implementation of alterations and additions.

Ongoing sustainable and viable uses of individual buildings would encourage and facilitate the conservation and maintenance of the place and may assist in the long term viability of the College. New uses for individual buildings should be considered with a goal to conserve and enhance the identified heritage values of the place whilst providing for those uses. Uses that require substantial changes to significant fabric, views or landscape qualities are not appropriate.

Policy 80. Conservation of the place should allow for the ongoing use or (where appropriate) ancillary supporting uses (such as accommodation for College staffmembers or extracurricular activities) that respect and utilise the current scale, form and internal configurations of highly significant buildings and respect identified significant fabric and spaces.

Policy 81. Any proposed new use of Newington College should have regard to the heritage significance of the place. Uses that ensure the retention of significant fabric are encouraged over uses that would require substantial interventions into significant fabric. For examples, introduction of student/learning spaces into the Parsonage is likely to require an unacceptable degree of intervention to significant fabric.

Policy 82. Uses should enhance the appreciation of the site's heritage values and significance, ensure the conservation of the identified significant building elements, fabric and setting.

9.7 Conservation and Maintenance

Conservation and maintenance works aim to enhance the identified heritage values of the place wherever possible. Proposed changes should take this approach whilst accommodating its continued and ongoing use.

The subject site is currently in fair to good condition. Regular maintenance and scheduled conservation works should be implemented to conserve the significant fabric and values of the place. Ongoing maintenance should be undertaken in accordance with a Cyclical Maintenance Plan, which has been prepared concurrently with this CMP.

General

- Policy 83.** Works to fabric of exceptional or high significance is to take priority when detrimental to the fabric's integrity. Impact on significant fabric is to be considered, and the appropriate approvals sought to undertake such works.
- Policy 84.** Maintenance work should be prioritised according to the heritage significance, condition, and vulnerability to deterioration of individual elements and fabric.
- Policy 85.** Proactive management and preventative maintenance of the place should aim to conserve its heritage significance. Works are to be sympathetic to fabric of exceptional and high significance, and repairs are to be undertaken rather than replacement, where possible. Maintenance should be undertaken on a regular basis to avoid reactive maintenance.

Reconstruction, Restoration, and Repair Works

- Policy 86.** Any reconstruction or restoration works should be based on historical documentation rather than speculation. Where little historical documentation exists, these works should rely on commonly construction techniques and practices utilised during the period of the building's construction.
- Policy 87.** Materials used for repair and reconstruction should comprise traditional materials used in the construction of the place. Missing or damaged fabric should be replaced on a like-for-like basis. For example, missing timber should be replaced with the same species of timber. Where the fabric is not available, timber of a similar appearance and/or qualities may be used. The last resort should be replacement with a different fabric of a similar profile and dimensions, whilst remaining easily identifiable as new material.

Skills and experience

- Policy 88.** Professional and trade skills with heritage experience appropriate to the site or building's fabric and significance are to be employed to carry out maintenance and conservation works. This is particularly pertinent for any maintenance and conservation works to elements identified to be of exceptional or high significance (Sections 6.5 and 6.6). This is essential to ensure protection of heritage fabric and values as well as optimal use of funding to carry out works.

9.8 Curtilage, Setting and Views

- Policy 89.** The significant buildings, overall form and historic character quality of Newington College should be retained, conserved and enhanced.
- Policy 90.** Proposed alterations to the significant buildings should consider the potential impact on the subject site, heritage items in the vicinity and the character of the streetscape and the area.
- Policy 91.** All works to Newington College should enhance the setting of the site.
- Policy 92.** New development should not detract from, or obscure, the significant elevations and overall form of the significant buildings. Any proximate redevelopment should be of an appropriate scale to enhance, and not dominate, the setting.
- Policy 93.** The significant views, as identified, should be maintained and conserved.

9.9 Interpretation and Further Investigation

Background

Interpretation is an essential part of the conservation process. A variety of methods may be used to interpret the significant values and associations of the site and identified in the Historical Themes and Assessment of Significance section of this CMP. Methods of interpretation may include conserving original features and fabric, reconstructing missing or damaged elements based on documentary and/or archaeological evidence, introducing interpretative devices (such as discreet labelling), the use of historic photographs, preserving evidence of original finished and fabric (e.g., a cleaned patch of original wall colour), facilitating access for specialist study and/or presentation in publications and websites.

Policy

- Policy 94.** The primary interpretation device is the ongoing conservation, use, and maintenance of Newington College.
- Policy 95.** A Heritage Interpretation Plan should be prepared in tandem with any major changes to any components of the Newington College Campus inclusive of the Concordia Centre.
- Policy 96.** The highest form of interpretation is the retention and conservation of significant fabric, spaces and relationships and accordingly, significant elements should be retained, exposed and interpreted in accordance with their grading of significance.
- Policy 97.** Preservation, restoration and reconstruction of key significant elements, areas and fabric are the preferred method of interpreting important attributes and associations of the place. Where adaptation is part of the conservation work, measures should be incorporated to show the location, character and/or role of removed or altered elements, where appropriate.
- Policy 98.** Appropriate measures to interpret the history and significance of the site as a whole should be incorporated into any new work. Interpretation measures may include the conservation and restoration of significant fabric which contributes to the interpretation of the place, as well as signage incorporating historic photographs and historical accounts.
- Policy 99.** Archaeological remains should be retained in situ where possible, to assist in interpreting the chronology of the site and the significant values. Any display or storage of archaeological material should be subject to further advice or be in conjunction with future archaeological assessment.

9.10 Implementation Strategies

The following table lists strategies for implementing the conservation policies for the place. The strategies have been cross-referenced to conservation policies above and prioritised as follows:

- High priority works should be undertaken within the next twelve months;
- Medium priority works should be undertaken within the next two to four years; and
- Low priority works should be undertaken within the next five years.

Table 16 – Implementation strategies for conservation policies

Strategy	Priority
Adopt CMP to guide management of the place	High – From finalisation of report

Implement the Cyclical Maintenance Plan	High – Ongoing and regular process
Provide copies of the CMP to the consent authorities	Upon finalisation of CMP
Prepare and implement Heritage Interpretation Plan	Medium – prepare as part of any major new works across the campus.
Undertake CMP review	As required/within 5-10 years of subsequent to major adaptive reuse of development proposal
Heritage advice should be obtained from appropriately qualified and experienced conservation consultants for decisions affecting the significant fabric of the site.	High – ongoing

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Appendix



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