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HISTORICAL ARCHAEOLOGICAL IMPACT ASSESSMENT

Newington College,
200 - 244 Stanmore Road,
Stanmore, NSW

Prepared for
NEWINGTON COLLEGE
14 April 2026

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EXECUTIVE SUMMARY

Urbis was engaged by Newington College ('the Proponent') to undertake a Historical Archaeological Impact Assessment (HAIA) of Newington College, 200-244 and 221-235 Stanmore Road, Stanmore NSW in support of a State Significant Development Application (SSDA). The subject area comprises the Main Campus at Newington College legally defined as Lot 20 in DP879003, Lot 26 in DP879003, Lot 29 in DP879003, Lot 35 in DP880901 and Lot 8 in DP710369 and the Concordia Centre legally known Lot A in DP109269, Lot 1 in DP49, Lot B in DP330028 and Lot 1 in DP526319 ('the subject area') (Figure 1 and Figure 2). The subject area falls within the Inner West Council Local Government Area (LGA).

The present HAIA report addresses Item 21 (Concept Proposal) and Item 23 (Stage 1 Works) of the Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-78268465, which were issued on 28 October 2025.

The HAIA has assessed the potential impact of the currently proposed works. The proposed works comprise the redevelopment of the existing Sevington recreational courts (Stage 1) that will accommodate the construction of a 3-4 storey development comprising a fitness centre, indoor and outdoor sports courts, classrooms and one basement level. Redevelopment of the Centenary Hall and College Lane Building (Stages 2 & 3) will involve the construction of a new four- storey teaching and learning facility. Additionally, a third site (Stage 6) known as Concordia Centre will be subject to redevelopment including a new performance theatre, multipurpose hall and basement car parking. Any works within the subject area that fall outside the scope of the currently proposed works will require the preparation of an updated HAIA.

The present assessment has been undertaken to determine if any historical archaeological remains may exist within the subject area that should be considered for conservation.

The HAIA has been further undertaken to determine if there is 'reasonable cause to suspect' that there are any relics within the subject area that would be impacted by the proposed works and that would be protected under section 139 of the *Heritage Act 1977* (NSW).

The HAIA has been undertaken in accordance with the principles and guidelines of *The Burra Charter*, *The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS Incorporated 2013) and as described in the following publications:

- *Archaeological Assessments* (Heritage Office and Department of Urban Affairs and Planning 1996)
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch of the Department of Planning 2009)
- *Historical Archaeology Code of Practice* (Heritage Office of the Department of Planning 2006)

The HAIA includes the following:

- Searches of statutory and non-statutory heritage listings (Section 2).
- Historical research on the subject area including analysis of historic mapping and imagery (Section 3).
- A physical survey of the subject area (Section 4.2).
- Analysis of relevant archaeological assessments (Section 4).
- Assessment of archaeological potential (Section 5).
- Assessment of archaeological significance (Section 6).
- Archaeological impact assessment (Section 7).
- Provision of recommendations for the management of archaeological resources (Section 8).

The HAIA has concluded the following in relation to the historical archaeological potential and significance of the subject area and the impacts of the proposed works:

- The historical development and use of the subject is broadly categorised according to the following development and use phases:
 - 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)
- No known historical archaeological items have been identified within the subject area.
- There is **nil-low potential** for archaeological resources to occur dating to Phase 1. These resources, where identifiable, would include general discard items and ephemeral remains, which may survive in disturbed deposits and therefore hold very low integrity.
- There is **low potential** for archaeological resources to occur associated with Phase 2. Structural remains of Sevington may occur along the site's Stanmore Road frontage but are likely to be truncated or disturbed by subsequent construction works. Truncated and disturbed structural remains of both Jones' and Marsh's cottages (and associated outbuildings) could also occur throughout the site but are likely to have been truncated and/or removed by subsequent developments.
- There is **low-moderate potential** for archaeological resources to occur associated with Phase 3. Structural remains of the boarders' day room, cloak and box room, a gymnasium and swimming baths could occur off Broad Street but are expected to have been truncated or removed by subsequent developments.
- There is **moderate potential** for archaeological resources to occur associated with Phase 4. Archaeological evidence is anticipated to include structural remains associated with later construction phases and upgrade works which are likely to have occurred in the vicinity of Sevington Court.
- As the proposed works include ground disturbance in the area of Sevington Court (Stage 1), which has been identified as an area with low-moderate potential to contain Phase 2-3 archaeological remains there is reasonable cause to suspect that the proposed works will impact potentially locally significant archaeological resources.

In view of the above conclusions, Urbis makes the following recommendations:

▪ **Recommendation 1 – Submission of Report**

A copy of this report should be submitted with the Environmental Impact Statement (EIS) in support of SSDA-78268465.

▪ **Recommendation 2 – Prepare a HARDEM**

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.

▪ **Recommendation 3 – Archaeological Fieldwork**

Any archaeological fieldwork that results from the HARDEM should be undertaken by a qualified archaeologist to oversee any ground disturbing works in any area identified in this report as a zone of 'low' or 'low-moderate archaeological potential'. The Archaeological Research Design may recommend a range of measures, including a heritage induction and archaeological monitoring of excavation works likely to impact significant archaeology. Any archaeological fieldwork must meet the guidelines endorsed by the Heritage Council of NSW.

▪ **Recommendation 4 – Final Archaeological Report**

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.

- **Recommendation 5 – Unexpected Finds Procedure**

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.

1. INTRODUCTION

Urbis was engaged by Newington College ('the Proponent') to undertake a Historical Archaeological Impact Assessment (HAIA) of Newington College, 200-244 and 221-235 Stanmore Road, Stanmore NSW in support of a State Significant Development Application (SSDA). The subject area comprises the Main Campus at Newington College legally defined as Lot 20 in DP879003, Lot 26 in DP879003, Lot 29 in DP879003, Lot 35 in DP880901 and Lot 8 in DP710369 and the Concordia Centre legally known Lot A in DP109269, Lot 1 in DP49, Lot B in DP330028 and Lot 1 in DP526319 ('the subject area') (Figure 1 and Figure 2).

The present HAIA report addresses Item 21 (Concept Proposal) and Item 23 (Stage 1 Works) of the Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-78268465, which were issued on 28 October 2025.

The purpose of the HAIA is to investigate the historical archaeological potential within the subject area and the likelihood that the proposed works would impact potential archaeological resources. The current report presents the results of the HAIA.

1.1. SUBJECT AREA

The subject area is located at Newington College, 200 - 244 Stanmore Road and 221-235 Stanmore Road, Stanmore, NSW. The subject area comprises of the Main Campus and Concordia Building legally referred to as Lot 20 in DP879003, Lot 26 in DP879003, Lot 29 in DP879003, Lot 35 in DP880901, Lot 8 in DP710369, Lot A in DP109269, Lot 1 in DP49, Lot B in DP330028 and Lot 1 in DP52639. The subject area is located within the Inner West Council Local Government Area (LGA). The subject area is located approximately 5km southwest of the Sydney CBD. The main campus site is a regular shaped allotment with an area of 8.7ha and the Concordia Centre is irregular in shape and 2,896m². The Main Campus includes existing school buildings primarily along College Lane and Newington Road frontages. The remainder of the site comprises at grade car parking, sporting ovals and facilities. The Concordia Centre site includes a three-storey teaching, services and amenities building with basement car park and at grade car parking in the eastern portion.

The subject area is bounded by and has primary frontages to Newington Road and Stanmore Road. The area surrounding the site is primarily zones as R2- Low Density Residential. The Main Campus is currently zoned as R2 - Low Density Residential, RE2 – Private Recreation and SP2 – Infrastructure.

1.2. PROPOSED WORKS

The SSDA seeks consent for staged alterations and additions to the Newington College Senior Campus comprising:

Concept Proposal for the provision of new and upgraded facilities, including:

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

Detailed Stage 1 Works, including:

- Earthworks and the associated demolition of Sevington Courts.
- Construction, fit-out and operation of 3 storey building comprising multi-purpose indoor and rooftop courts, fitness centre, multi-purpose teaching spaces, amenities and basement car parking.
- Construction, fit-out and operation of 4 storey building comprising multi-purpose teaching spaces, administrative functions and amenities.

- Alterations to the existing driveway within the site to facilitate vehicle access to the new basement car park.
- Temporary car park during construction phase of Stage 1 Works.
- Tree removal and new landscaping adjacent to the Stage 1 development site.
- Increase of 368 students and 45 FTE staff.

Plans of the proposed development are included in Figure 3 and outlined in further detail in Section 7.

1.3. METHODOLOGY

The HAIA has been undertaken in accordance with the principles and guidelines of *The Burra Charter*, *The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS Incorporated, 2013) ('Burra Charter') and as described in the following publications:

- *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Archaeological Assessments* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch of the Department of Planning, 2009).
- *Historical Archaeology Code of Practice* (Heritage Office of the Department of Planning, 2006).

The HAIA included the following:

- Searches of statutory and non-statutory heritage listings (Section 2).
- Historical research on the subject area including analysis of historic mapping and imagery (Section 3).
- A physical survey of the subject area (Section 4.2).
- Analysis of relevant archaeological assessments (Section 4).
- Assessment of archaeological potential (Section 5).
- Assessment of archaeological significance (Section 6).
- Archaeological impact assessment (Section 7).
- Provision of recommendations for the management of archaeological resources (Section 8).

1.4. AUTHORSHIP

The present report has been prepared by Ginger-Rose Harrington (Urbis Consultant Archaeologist), with review and quality control undertaken by Jaki Kennedy (Urbis Associate Director) Ali Byrne (Urbis Associate Director).

Ginger-Rose Harrington holds a Bachelor of Ancient History (Archaeology) from Macquarie University. Ali Byrne holds a Bachelor of Arts (Archaeology) from the University of Sydney. Jaki Kennedy holds a Bachelor of Arts (Honours – First Class in Archaeology) from the University of Sydney.

1.5. LIMITATIONS

The HAIA was undertaken to investigate historical archaeological heritage within the subject area. It does not consider Aboriginal archaeological remains or built heritage items. Built Heritage is addressed under a separate report. The HAIA was limited to desktop assessment and archaeological survey.

Future works beyond the scope of that identified in Section 1.2 will require an updated assessment to address the potential impacts which may be caused to archaeological relics.

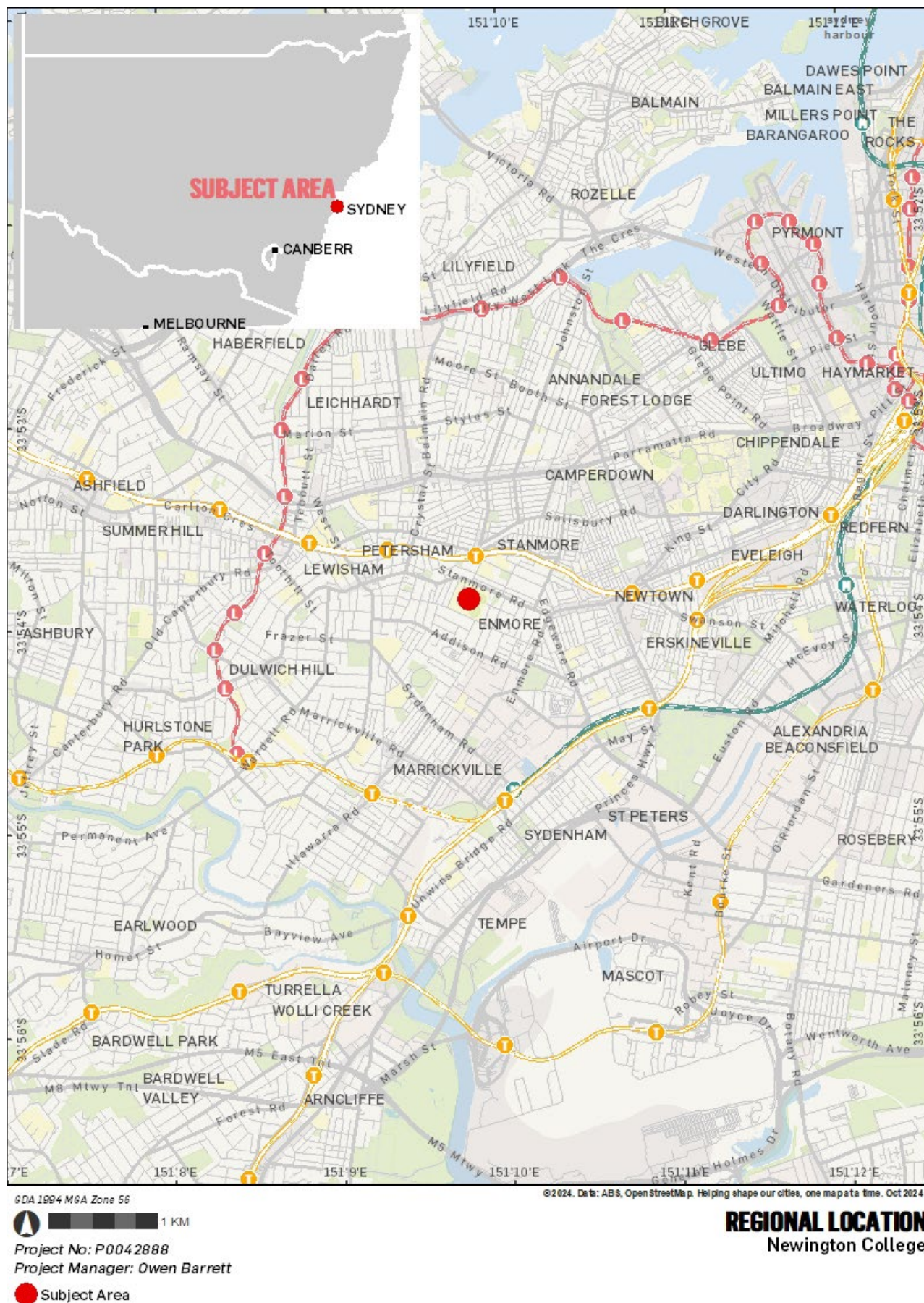


Figure 1 – Regional location of the subject area



Figure 2 – Location of the subject area with proposed works overlaid.



Figure 3 – Proposed Site Plan.
Source: AJC Architects, 1 April 2026.

2. STATUTORY CONTEXT

2.1. NATIONAL LEGISLATION

Environment Protection and Biodiversity Conservation Act 1999

In 2004, a new Commonwealth heritage management system was introduced under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The National Heritage List (NHL) was established to protect places that have outstanding value to the nation. The Commonwealth Heritage List (CHL) was established to protect items and places owned or managed by Commonwealth agencies. The Australian Government Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) is responsible for the implementation of national policy, programs and legislation to protect and conserve Australia's environment and heritage and to promote Australian arts and culture. Approval from the Minister is required for controlled actions which will have a significant impact on items and places included on the NHL or CHL.

Commonwealth Heritage List

The (CHL) was established by the EPBC Act to protect Indigenous, historic, and natural heritage places owned or controlled by the Australian Government. The CHL and EPBC Act contain provisions for the management and protection of listed places under Commonwealth ownership or control. There are no items on the Commonwealth Heritage List within the study area. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

A search of the CHL was undertaken on 06/01/2025. The subject area does not contain, nor is it located within proximity of, any items which are listed on the CHL.

National Heritage List

The National Heritage List (NHL) was established by the EPBC Act to protect places of significant natural or cultural heritage value at a National level. The EPBC Act requires NHL places to be managed in accordance with the National Heritage Management Principles. Under sections 15B and 15C of the EPBC Act, a referral must be made to the Department of the Environment and Energy for actions that are likely to have a significant impact on National Heritage listed properties. There are no items listed on the National Heritage List within the study area. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

A search of the NHL was undertaken on 06/01/2025. The subject area does not contain, nor is it located within proximity of, any items which are listed on the NHL.

2.1.1. State Legislation

New South Wales Heritage Act 1977

The NSW Heritage Act 1977 (the Heritage Act) provides protection to items of environmental heritage in NSW. Heritage items protected under the Heritage Act include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, social, aesthetic, scientific, archaeological, architectural, cultural or natural values.

State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance. Under Section 57(1) of the Heritage Act, Heritage Council approval is required to move, damage, or destroy a 'relic' listed in the SHR, or to excavate or disturb land which is listed on the SHR and there is reasonable knowledge or likelihood of relics being disturbed.

Section 4 of the Heritage Act defines a 'relic' as:

Any deposit, object or material evidence

(a) which relates to the settlement of the area that comprises New South Wales, not being an Aboriginal settlement, and;

(b) is of State or local heritage significance.

Under Section 139(1) of the Heritage Act, an excavation permit is required to disturb or excavate land “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 unless the disturbance or excavation is carried out in accordance with an excavation permit”. Under legislative changes in 2022, a Section 139(4) may be sought for certain exempt activities which result in ground disturbance not resulting in the removal of Local or State significant relics. A Section 139(4) requires assessment by a suitably qualified archaeologist but does not require approval from Heritage NSW.

The Heritage Act requires government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the Heritage Act, Government agencies must keep a register which includes all local and State listed items or items which may be subject to an interim heritage order that are owned, occupied or managed by that Government body. Under Section 170A of the Heritage Act all government agencies must also ensure that items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles.

The current HIAA has been undertaken to determine the likelihood of any local or State archaeological resources being retained within the subject area.

State Heritage Register

The Heritage Act is administered by the Office of Environment and Heritage. The purpose of the *Heritage Act 1977* is to ensure cultural heritage in NSW is adequately identified and conserved. Items of significance to the State of NSW are listed on the NSW State Heritage Register (SHR) under Section 60 of the Act.

A search of the SHR was undertaken on 06/01/2025. The subject area does not contain, nor is it located within proximity of, any items which are listed under the *Heritage Act 1977*.

Section 170 Heritage and Conservation Register

The Heritage Act also requires government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the Heritage Act, Government agencies must keep a register which includes all local and State listed items or items which may be subject to an interim heritage order that are owned, occupied or managed by that Government body. Under Section 170A of the Heritage Act all government agencies must also ensure that items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles.

A search of the SHR was undertaken on 06/01/2025. The subject area does not contain, nor is it located within proximity of, any items which are listed on a S.170 Register.

Environmental Planning and Assessment Act 1979

Local Environmental Plans (LEPs) are made under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Inner West Council Local Environment Plan 2022

The *Environmental Planning and Assessment Act 1979* (EP&A Act) requires each LGA to produce a Local Environment Plan (LEP). The LEP identifies items and areas of local heritage significance and outlines development consent requirements.

The subject area falls within the Inner West LGA and is therefore subject to the *Inner West Council Local Environment Plan 2022* (Inner West LEP). Under Section 5.10, Clause 2 of the Inner West LEP, development consent is required when:

(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.

Under Section 5.10, Clause 7 it is specified that:

(the) consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

Historical archaeological sites are listed under Part 3 of Schedule 5 of the Inner West LEP.

The subject area contains one Local heritage item listed under Part 3 of Schedule 5 of the Inner West LEP, namely the “Newington Archaeological Site” (LEP #A34) at 244 Stanmore Road, Stanmore. The item is regarded Locally significant for documenting the District of Bullanaming’s development into the later Parish of Stanmore during the 19th and 20th centuries.¹ Regarding the archaeological potential of the site, the following is noted:

The features which may be encountered during the course of site redevelopment date from the 1840s, and comprise at least 3 documented structural phases...Available historical records indicate that the majority of the anticipated archaeological remains will post date 1840, and relate to the William Marsh building complex (later known as Sevington), and will include sections of the former kitchen, stables, a well and a privy/cesspit.²

The subject area also contains several other Local heritage items listed under Part 1 of Schedule 5 of the Inner West LEP, as outlined in Table 1 below:

Table 1 - Heritage items located within the subject area – Inner West LEP 2022

Item Name	Item No.	Address	Level
Newington College-Gate House, including interiors	I1532	244 Stanmore Road STANMORE NSW 2048	Local
Former Methodist Church Newington College, including interiors	I1533	244 Stanmore Road STANMORE NSW 2048	Local
Newington College - Grounds and Founder’s Building, including interiors	I1531	244 Stanmore Road STANMORE NSW 2048	Local

Finally, the subject area is also located in proximity to the following Locally significant heritage items listed under Part 1 of Schedule 5 of the Inner West LEP:

- “Victorian italianate style villa—‘Lyndhurst’, including interiors” (I1375) at 1 Middleton Street, Stanmore.
- “Victorian villa—‘Richmond’, including interiors” (I1376) at 13 Middleton Street, Stanmore.

2.2. NON-STATUTORY IMPLEMENTS

The EP&A Act requires each LGA to produce a Development Control Plan (DCP). Not all LGAs provide specific development controls to protect historical archaeological resources.

The subject area is encompassed by the former *Marrickville DCP 2011* (Marrickville DCP). Part 8 of the Marrickville DCP concerns heritage management, with the management of archaeological sites specified under section 8.1.10.

Under Section 8.1.10, “it is an offence to excavate or disturb any relic on a site without a permit (whether or not the site or the relic is listed or identified)”. Therefore, in the event archaeological investigations are required:

An appropriate methodology needs to be developed and approved by relevant authorities before physical investigations begin. It is recommended that proponents talk to Council or the NSW

¹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030424>

² <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030424>

Heritage Branch to determine the best course of action as the requirements will vary on a case by case basis.

On this basis the following controls are recommended by the Marrickville DCP:

C20 Where in the course of building works any archaeological resources are found or considered may be found, the proponent must inform the NSW Heritage Branch and obtain necessary approval.

C21 Where significant archaeological resources are found, alterations and additions in the vicinity must be designed to care for significant fabric and other features of the place.

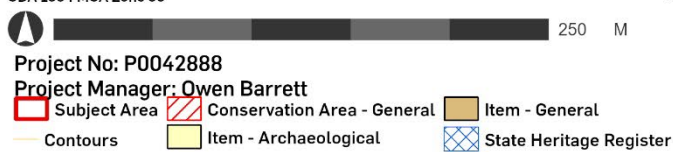
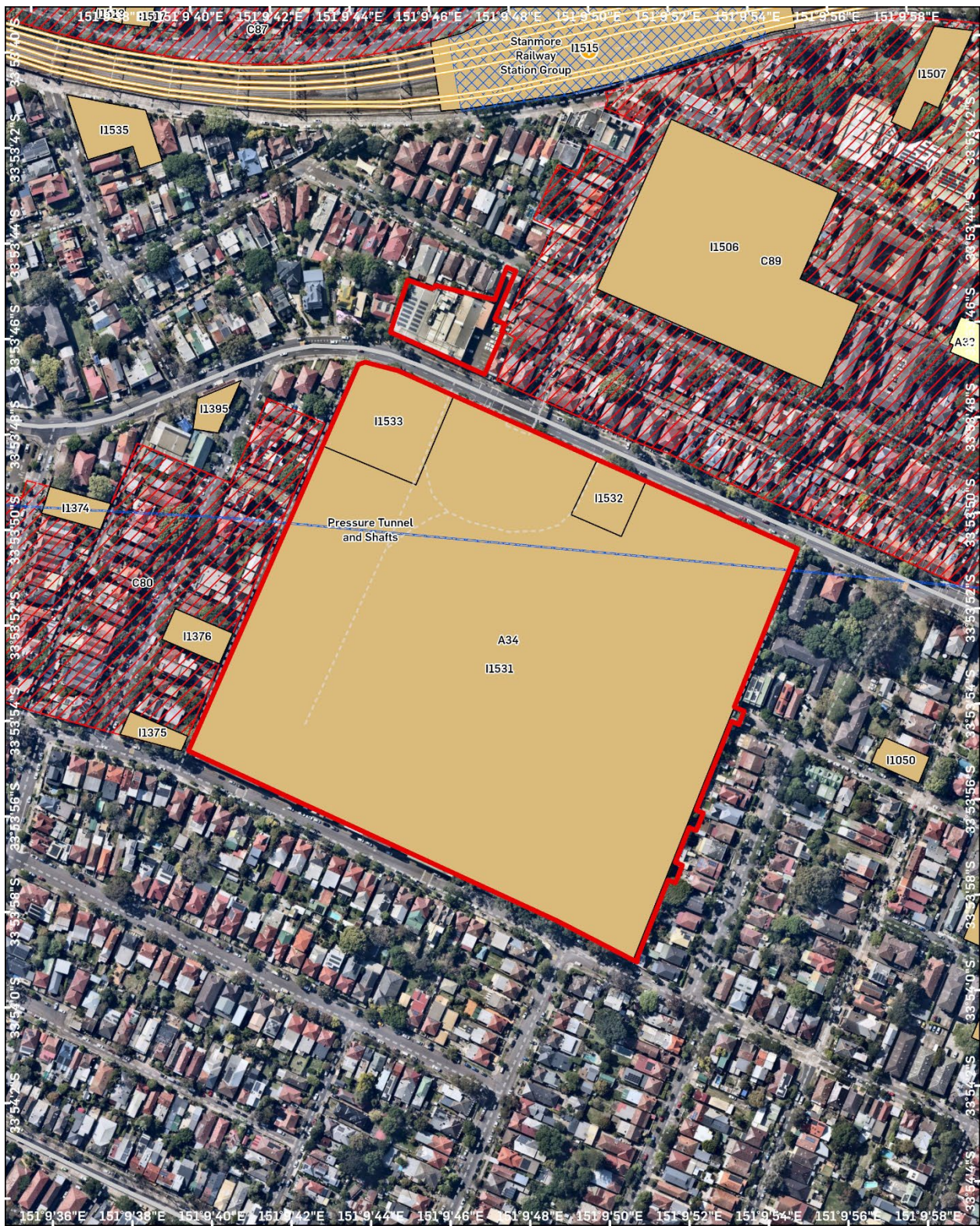
C22 The depth and extent of excavations to the ground surface surrounding heritage items or a known archaeological site must be minimised.

This HAIA has been prepared to investigate the historical archaeological potential of the subject area, and to investigate the likelihood that the proposed works would impact potential archaeological resources.

2.3. SUMMARY OF HERITAGE CONTEXT

The statutory context of the subject area is summarised as follows:

- In view of the protections afforded to heritage items by the EPBC Act, Heritage Act, Inner West LEP and former Marrickville DCP, the current HAIA has been undertaken to determine the likelihood of historical archaeological remains being retained within the subject area.
- The subject area does not contain, nor is it located within proximity of, any items which are listed on the NHL, CHL or SHR.
- The subject area contains one Local heritage item listed under Part 3 of Schedule 5 of the Inner West LEP, namely the “Newington Archaeological Site” (LEP #A34) at 244 Stanmore Road, Stanmore.
- The subject area contains several Local heritage items listed under Part 1 of Schedule 5 of the Inner West LEP, namely the “Newington College-Gate House, including interiors” (I1532), “Former Methodist Church Newington College, including interiors” (I1533), and “Newington College - Grounds and Founder’s Building, including interiors” (I1531), all of which are located at 244 Stanmore Road, Stanmore.



HISTORICAL HERITAGE ITEMS

Newington College

Figure 4 – Heritage items near the subject area

3. HISTORICAL CONTEXT

The historical context of the subject area provides the basis for assessing what may be retained in the ground as archaeological evidence of past development. The following description is based on archival source material and provides an overview of the phases of site development, which includes the nature, character and distribution of historical land use and associated ground disturbance.

The historical context is discussed according to the following development and use phases:

- Phase 1: Early Land Grants, 1794 - 1840 (Section 3.1.1).
- Phase 2: Further Subdivision & Early Settlement, 1840 -1873 (Section 3.1.1).
- Phase 3: Early Newington College Occupation, 1874-1950 (Section 3.1.3)
- Phase 4: Late Newington College Occupation, 1951-Present (Section 3.1.4)

Detailed mapping of each phase is included in Section 3.2.

3.1.1. 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 off a larger 100 acre land grant by Lieutenant Governor Francis Grose, was initially awarded to Assistant Surgeon Edward Laing on 3 October 1794 (Figure 5).³ Only two months later, on 11 December 1794, Laing sold the allotment to Thomas Fytche Palmer before departing the colony for England in the same year.⁴ Despite his fleeting ownership of the site, the grant remained known as Laings Hill or Clear until the end of the 19th century.⁵

On 17 March 1800, Palmer resold Laings 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 Finally, in 1840, the trustees of Levys estate (John Gore, Robert Brooks & Randolph Dacre, London Merchants) subdivided and sold Laings 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 Laings Clear'.⁸ 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 5).

Given the absence of leases registered at the Land Titles Office throughout this period, Dana Mider & Associates surmises that these early landholders purchased the land for speculative gain. In other words, these early landholders are unlikely to have "cleared the property for its timber and grazed livestock or leased it to others for similar purposes".⁹

³ PA 16659

⁴ Allen Jack & Cottier (1987: 1).

⁵ MIDER 1996.

⁶ Meader & Cashman (1994: 67).

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

⁸ L TO: Book 1 No 438

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



Figure 5 – Location of Laing's 100 acre land grant (encompassing the subject area).

Source: SLNSW, 1858.

3.1.2. 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,¹⁰ making him and his wife Catherine the likely first owners to settle on the property.¹¹

To facilitate their settlement of the property, Jones constructed a single storey bungalow with verandahs and outbuildings on the south western corner of the property (Figure 6). This building was initially known as 'The Cottage', and later as 'Hermitage', operating from the outset as a working farm. This farm is documented on the site's earliest known plan from the 1870s (Figure 8). The plan documents the presence of three separate houses and their associated outbuildings throughout the allotment by this time. It also depicts The Cottage as being occupied by a Mr J Munce (Figure 8).

Jones also constructed a weatherboard house (with large associated outbuildings) in the 1840s (Figure 8). This house was located off Stanmore Rd, and oriented to the south east to face a chain of ponds which were formerly situated across the current college ovals and playing fiends. Jones and his wife likely resided at this residence, which also functioned as a market garden, leasing out the other farmsteads (such as The

¹⁰ Allen Jack & Cottier (1987: 1).

¹¹ Dana Mider & Associates Pty Ltd (2006: 8).

Cottage/Hermitage). By the 1870s, two additional cottages (both developed as market gardens) were also constructed within the allotment (Figure 8).

Jones died on 10 February 1848.¹² 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.¹³ 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. They 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 was primarily used for market gardens and was purchased by the Wesleyans for 3000 pounds.¹⁴

Prior to his death (on 8 October 1842), Jones sold two allotments of land to William Prior Marsh, a market gardener and resident of Newtown (Figure 7).¹⁵ These allotments, divided by a creek, were located along Stanmore Rd. An early plan of the site records that Marsh was resident on the allotment, also noting that Jones, who was living in the building oriented off Stanmore Rd, had leased The Cottage (Figure 8).

To facilitate his settlement on the property, Marsh constructed a brick cottage and detached kitchen on the eastern portion of his land (Figure 7). As argued by Dana Mider & Associates, Marsh's house likely functioned as a market garden before it was sold, on 24 October 1861, to James Alexander Bird.¹⁶ On the remaining land, Marsh then constructed two cottages (Figure 9), the western cottage being constructed in place of two earlier buildings possibly dating to the 1860s (Figure 9). After the death of William Marsh his widow continued to reside in one cottage and lease the other. In 1886 the cottages and land were conveyed to Rev Joseph Homer Fletcher (confirmed in 1903). In 1903, the cottages and land were then conveyed to Reverend William Clarke, whose daughter sold the property to Newington College in 1925. The cottages were demolished by 1950.¹⁷

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 have argued that "the style of the building would indicate that it occurred during the 1870s...under the ownership and occupancy of Lewis Whitfield".¹⁸ These extensions comprised extensions to the building's west and south, as well as the construction of a two storey brick addition and outbuildings. Following these changes, the building became known as Sevington.

¹² NSW LRS Book 138 No 535.

¹³ NSW LRS Book 138 No 535. Conveyance of land to Newington College. 22 October 1873 (registered).

¹⁴ Auction notice, Sydney Morning Herald, Saturday March 8 1873. ML.

¹⁵ NSW LRS Bk 2 No 229.

¹⁶ Dana Mider & Associates Pty Ltd (2006: 9); NSW LRS Bk 72 No 359.

¹⁷ Dana Mider & Associates Pty Ltd (2006: 9).

¹⁸ Dana Mider & Associates Pty Ltd (2006: 9).

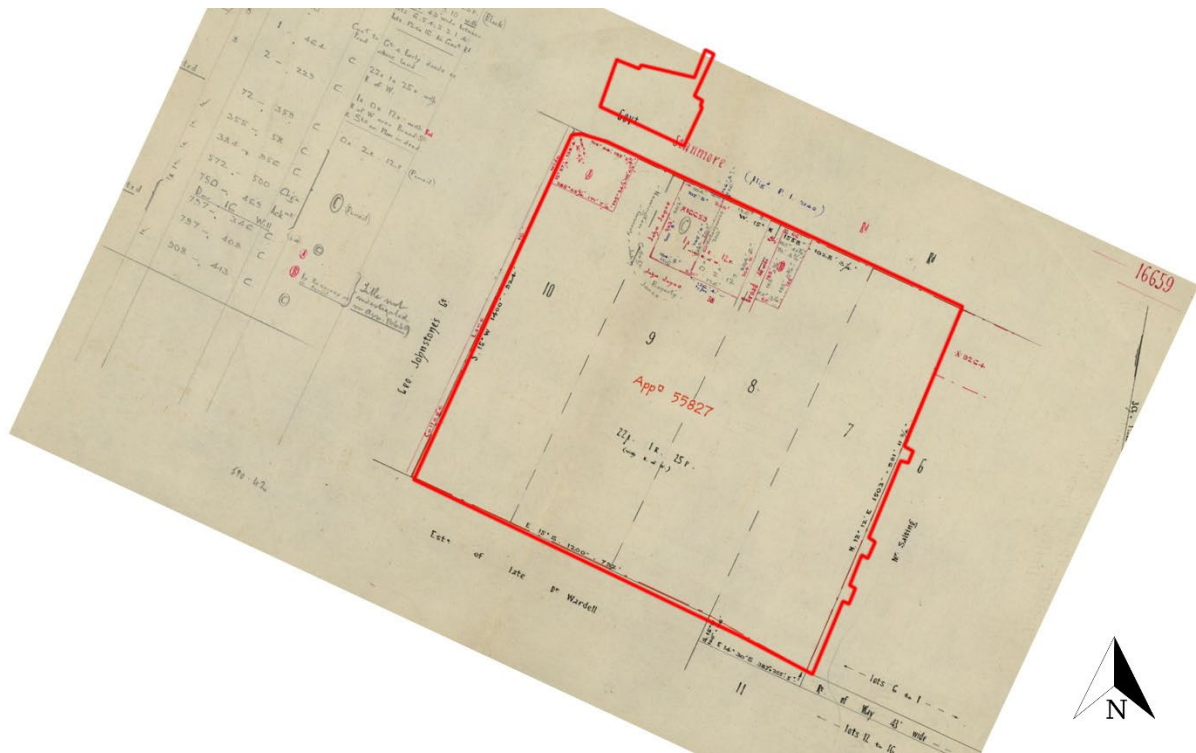


Figure 6 – Subdivision of Laing's Clear/Hill, showing Liddington's landholding (later purchased by John Jones).
Source: LTO Application No. 16659.

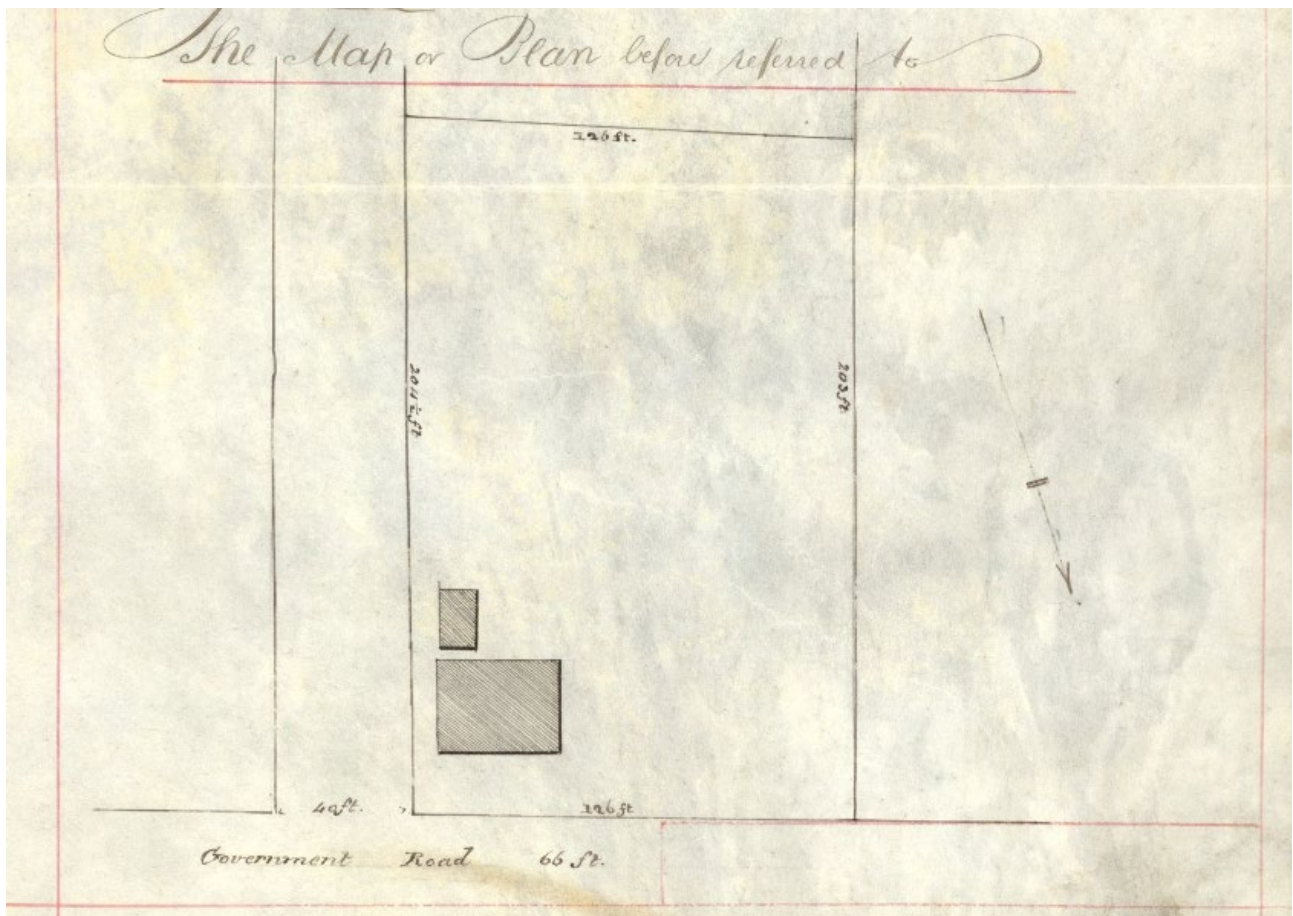


Figure 7 – Plan of the house built by William Marsh and sold to James Alexander Bird in 1861.
Source: LTO Book 72. No. 359.

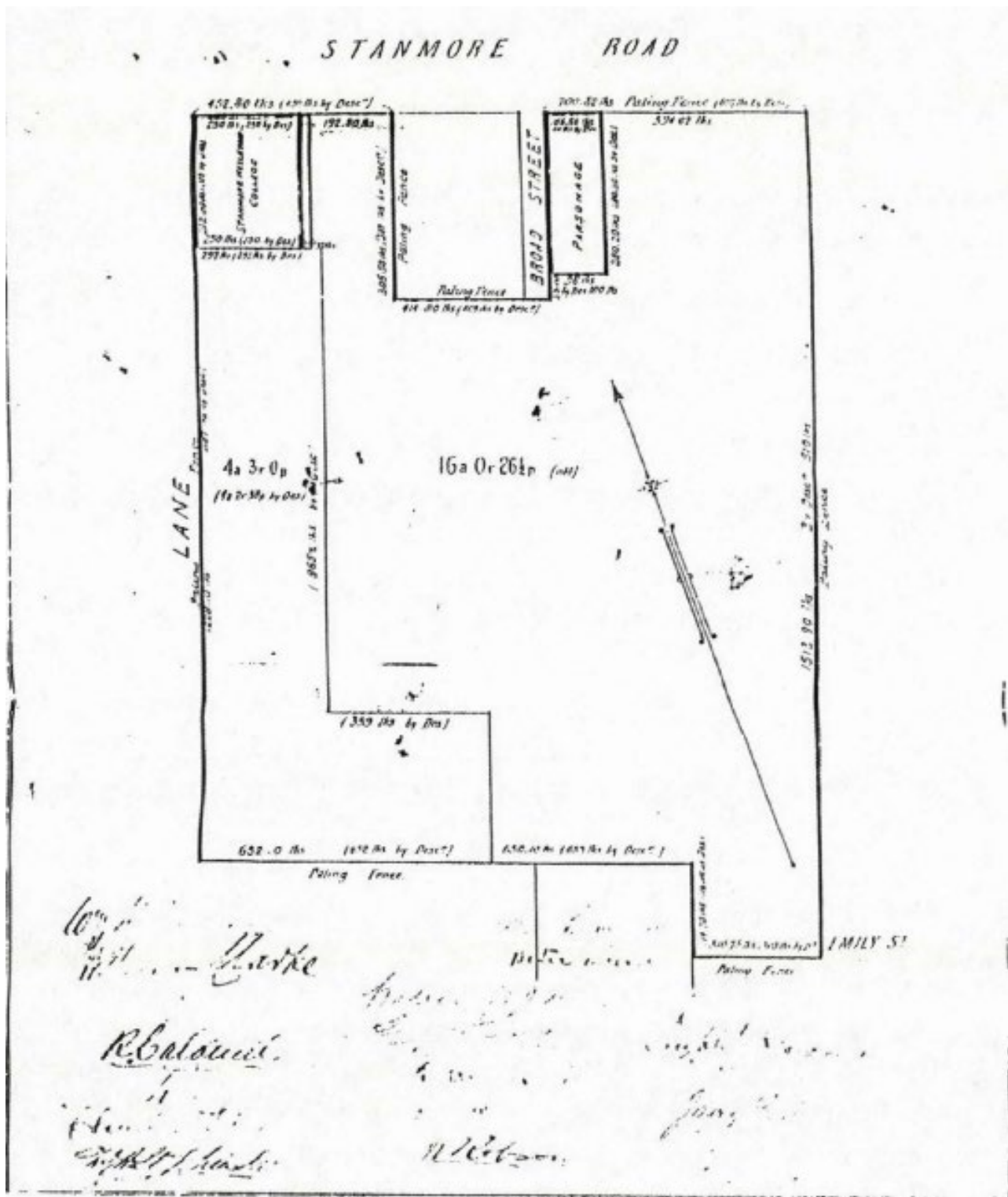


Figure 9 – Plan of the Marshs' and Clarks' land in 1888.

Source: Newington College Archives, 3 Apr 1888.

3.1.3. 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; the remaining 16 acres were acquired in 1873.¹⁹ Site work began in 1873, including tree planting, drainage, and fencing (cf. Figure 8 & Figure 10).²⁰ Although the school moved to the new site in July 1880, it was not officially opened at Stanmore until January 18, 1881.

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 into the 20th century. However, many outbuildings associated with The Cottage/Hermitage were significantly altered or demolished by 1895, by which time the well was also omitted from historic plans. At this time, a tank had also been installed next to the main house (Figure 10). The building off Stanmore Road lost its outbuildings, and the group of buildings labeled 'Mr. Alwool's residence' was completely demolished. New outbuildings constructed by 1895 may have been built to accommodate the cottage's changing function from a farmhouse to housing theological students (Figure 12).

In 1885-86, a parsonage was built on the Stanmore Road frontage, now functioning as the Headmaster's residence. Other buildings constructed included a day room for boarders with an adjoining cloak and box room (1889), a gymnasium (1890), and swimming baths off Broad Street in 1894 (Figure 12).²¹

In 1922, the Secretary for Public Works in Sydney actioned the construction of underground pressure tunnels to combat water supply across the Sydney region. By 1923, construction had commenced on 'Shaft 13' to be in the northern most eastern section of the subject area (Figure 14). Construction involved drilling and gelignite blasting a 10-foot-wide section of tunnel, bored through sandstone, and the concrete reinforcement of a 30-metre shaft.²² In addition to the ground level poppet head, scaffolding and crane associated with the shaft, a shed and crushing plant was located nearby to service the spoil. Upon completion of the shaft, Newington College reclaimed the land, repurposing the spoil to level the adjacent sporting fields.²³

The Cottage/Hermitage continued to house theological students until it was demolished in 1931 to make way for the Nesbitt wing (cf. Figure 16). Likewise, the residence of John Jones was used by the school until its demolition by 1950 (cf. Figure 17). Throughout the early 20th century, outbuildings formerly associated with both residences were demolished.

¹⁹ NSW LRS, Primary Application No. 55827.

²⁰ Macmillan (1963: 36).

²¹ Macmillan (1963: 24-25, 34-35).

²² Sydney Water 2006.

²³ The Sydney Morning Herald 1923, pg.8.

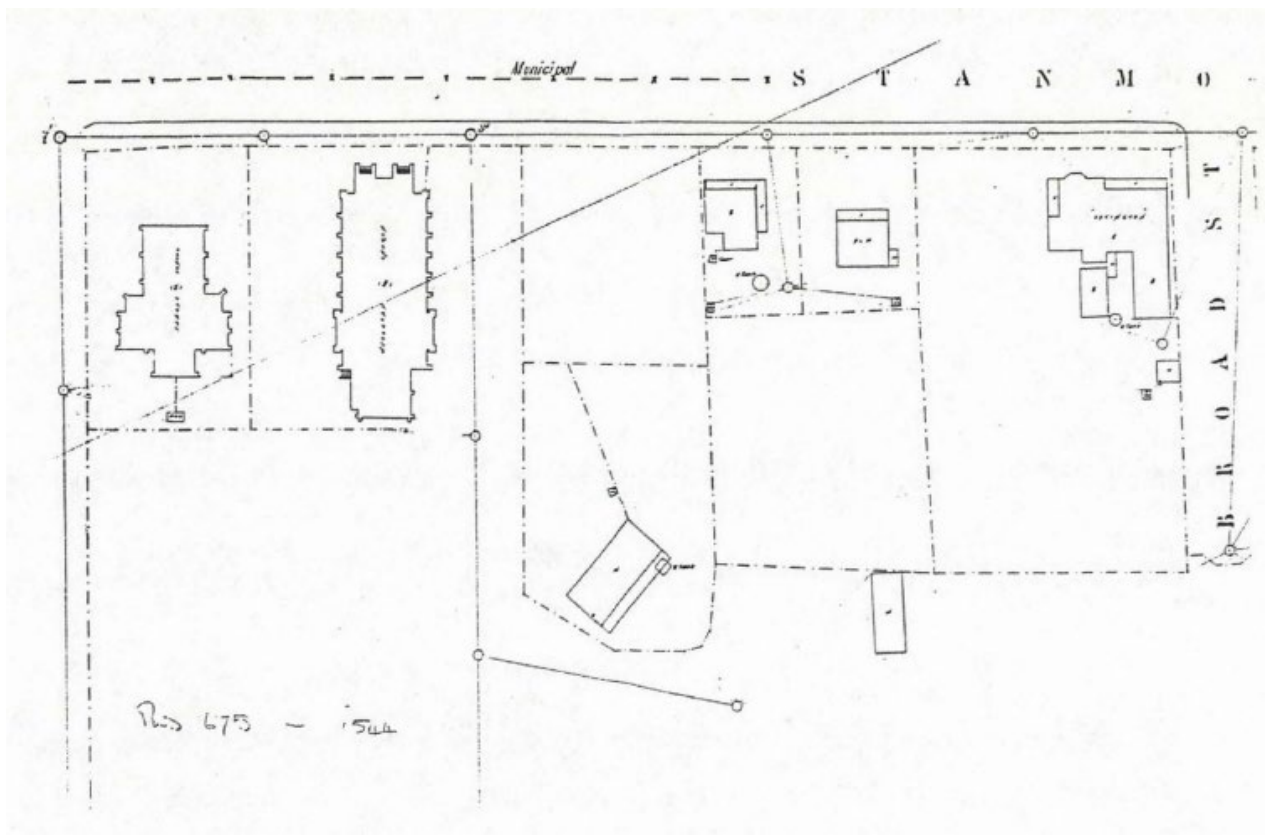


Figure 10 – Plan of the subject area in 1890. Note the expansion of Sevington and construction of new outbuilding to the east of Jones' cottage.

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

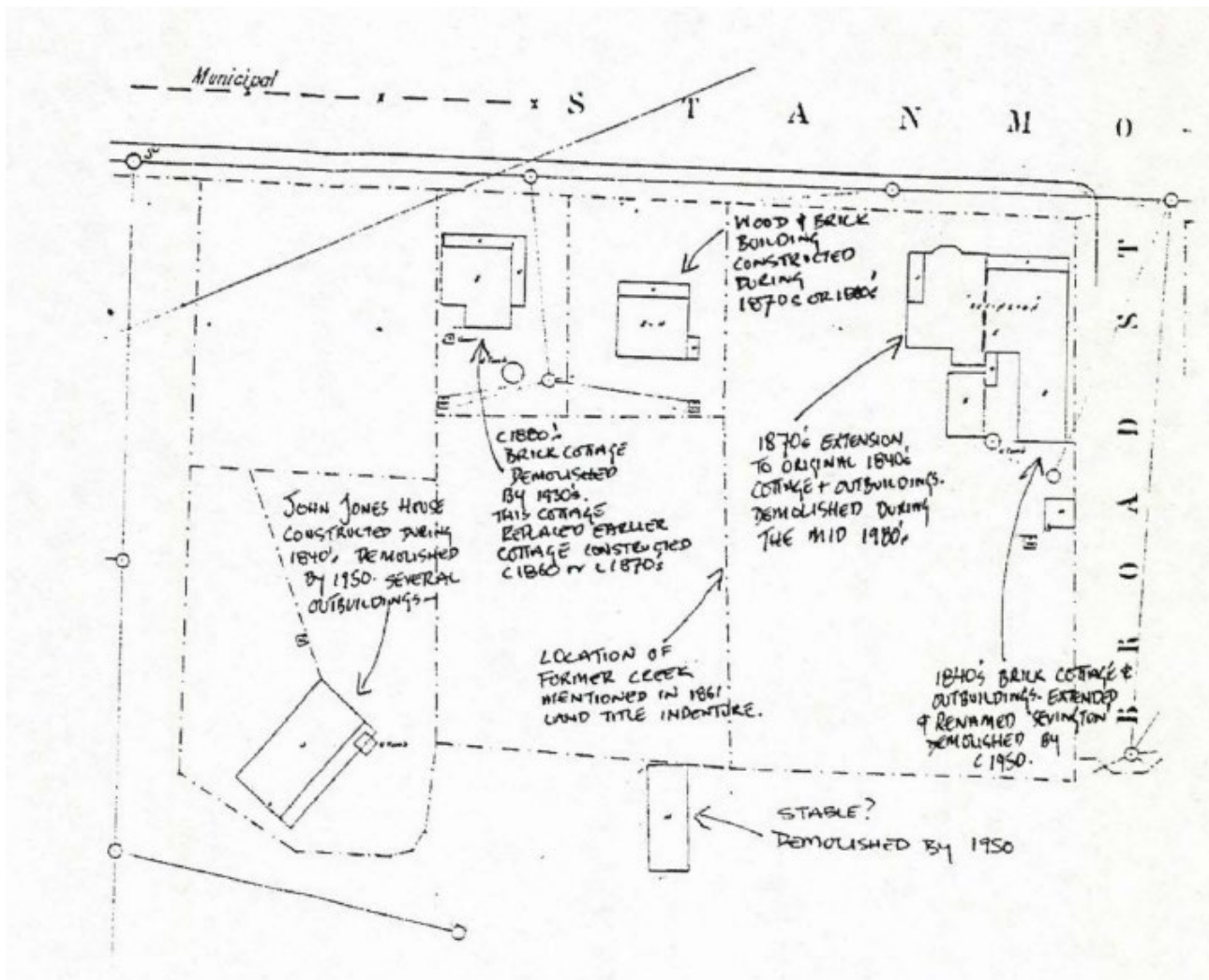


Figure 11 – Plan of the former structures located along the Newington Rd Frontage of the Subject area dating to c.1890.

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

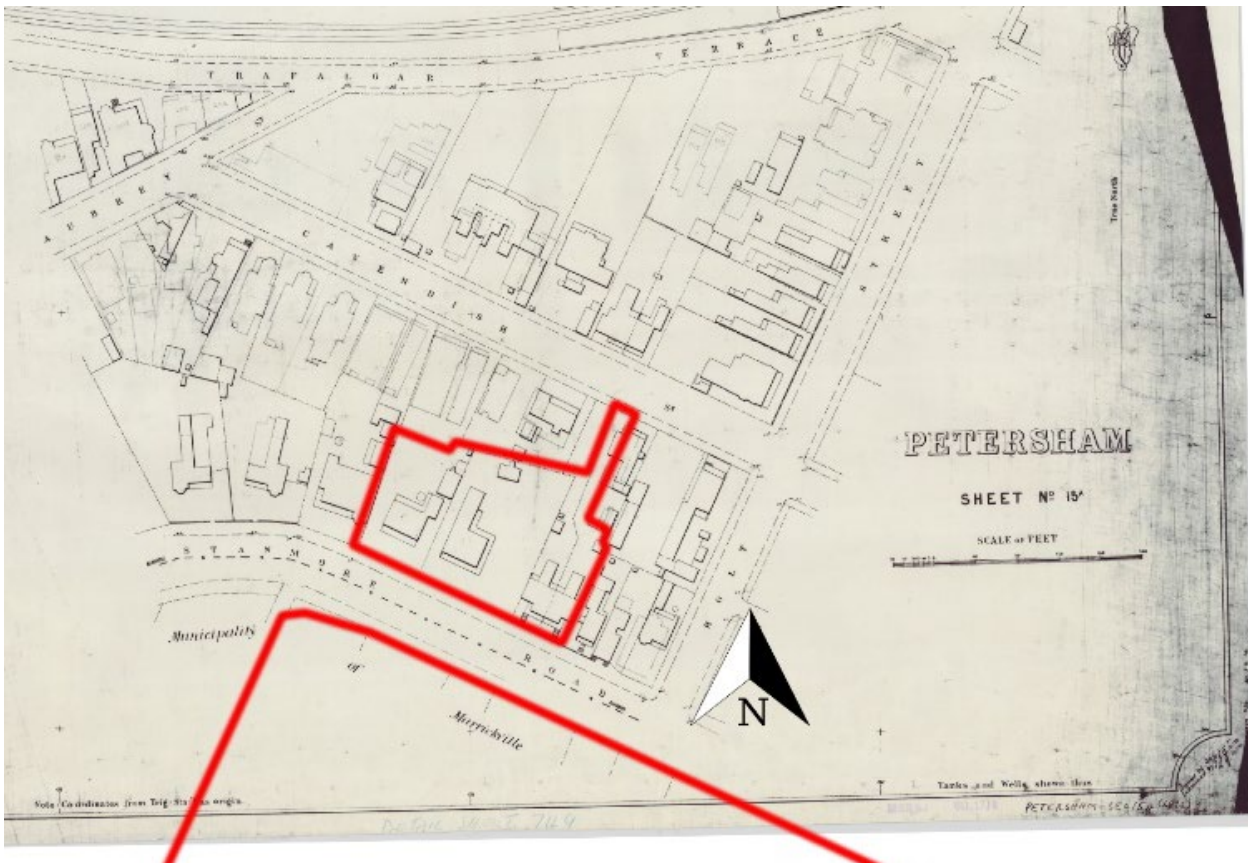


Figure 12 – Plan of the land occupied by the Concordia Building, 1893.

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

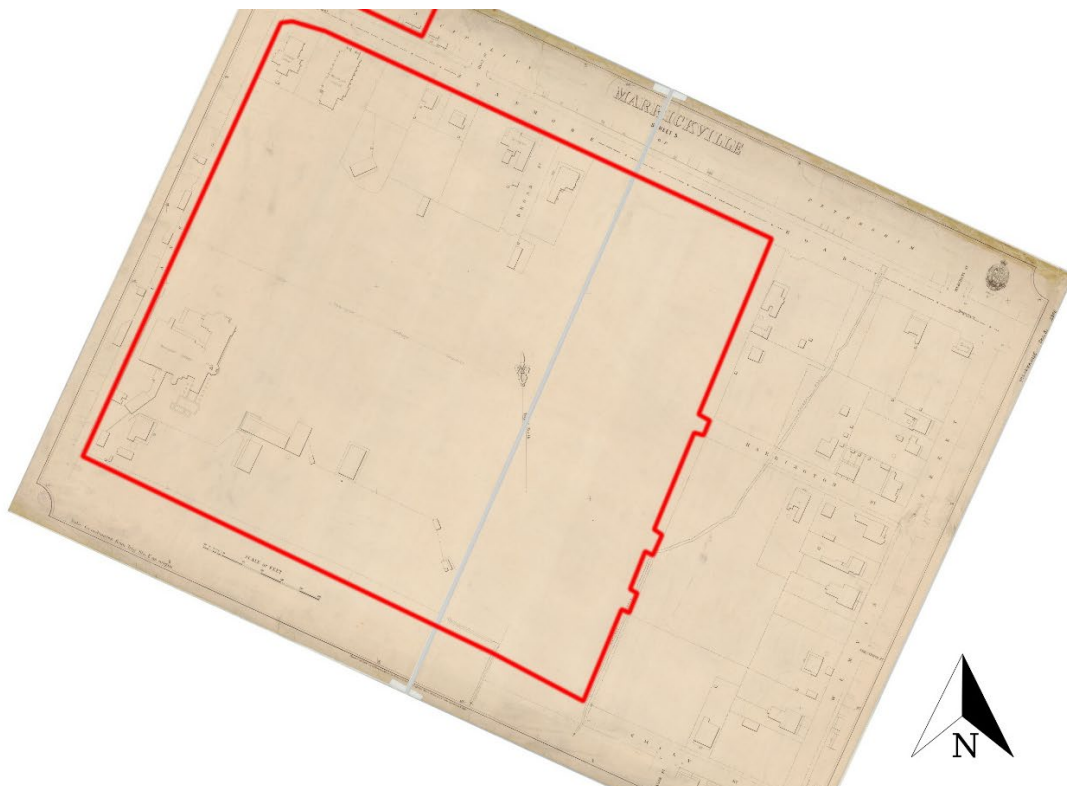


Figure 13 – Plan of Newington College from 1895.

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



Figure 14 : Historical image of 'Shaft 13' located at the site of the present tennis courts. Construction involved extensive ground disturbing processes.

Source: Sydney Water 2006, CMP.

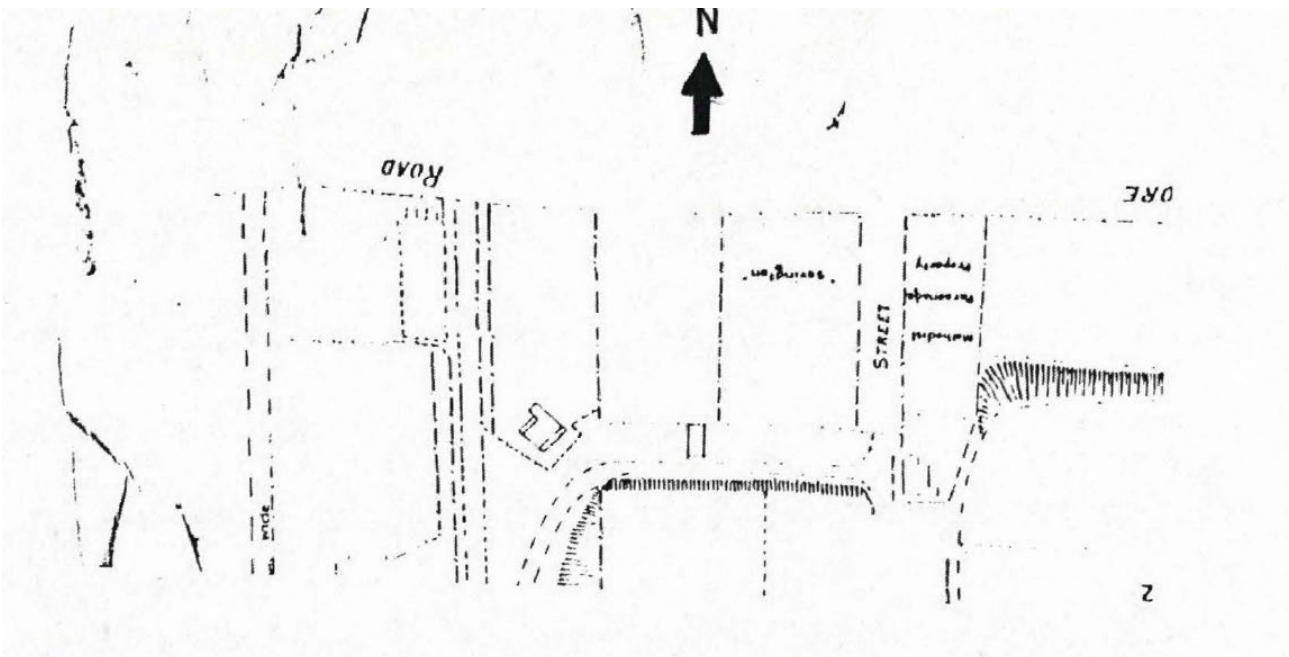


Figure 15 – The Jones' Cottage, outbuildings and Sevington, 1924.

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

3.1.4. Phase 4: Late Newington College Occupation, 1951-Present

During the mid-20th Century, the 'Concordia Centre' site encompasses residential, standalone dwellings whilst Newington College includes three sporting fields with educational buildings situated in an 'L' formation in the

southwestern corner of the site (Figure 16). The 'Shaft 13' site features silty trenches and ancillary buildings with war bunkers located in the southern portion. By 1955 (Figure 17), the war bunkers had been cleared from the site and residential dwellings remaining on the site of the Concordia Club. However Concordia Club was not owned by the school at this time.

By 1950, Sevington had also been substantially altered to facilitate its change of use to a classroom and dormitory for boarders (pictured in Figure 16). 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 (cf. Figure 17-Figure 19).

In 1997, archaeological investigations were undertaken in the south west corner of the college grounds, nearby The Cottage/Hermitage's associated outbuildings (Figure 22). These works identified sandstone footings of a large toilet block constructed in 1880 for The Cottage. The sandstone blocks from the toilet block were removed from the site and have been retained by Newington College. Archaeological investigations also identified a large underground cistern at the rear of The Cottage, located in the south-west corner of the site.²⁴ The 1877 cistern functioned as a water reservoir until c. 1920, when the school was connected to mains water. The cistern was emptied, filled with clean sand and has since been retained in-situ.

In 2001, archaeological monitoring was undertaken for the construction of two tennis courts on the site of Sevington, but revealed no archaeological remains due to substantial levels of fill across the area (Figure 22).²⁵ Additionally, in 2005, minor works were undertaken on the site of the former Marsh cottages, west of the tennis courts and staff carpark (Figure 22). These works were permitted to proceed with limited archaeological involvement and no archaeological remains were encountered.²⁶

Further archaeological monitoring took place in 2009 during electric cable trenching on the school's Stanmore Road frontage (Figure 22). These works confirmed that few archaeological remains of Sevington and the former Marsh cottages survive on the Stanmore Rd frontage.²⁷ Potential archaeological remains associated with Jones' 1840s residence were also identified at a diagonal to the Stanmore Rd frontage, indicating the terracing of the slope in the late 19th century.²⁸ In this year, additional archaeological monitoring took place during the construction of the New Technology Building. These works identified portions of the sandstone footings of the south wing of the Founders Block as well as a brick lined underground cistern.²⁹

In 2010 the College acquired Concordia Club for part of the current subject area. Finally, in 2012, archaeological monitoring on the site of the new Sesquicentenary Building revealed no archaeological remains of the former college buildings (Figure 22).³⁰

²⁴ Mider (1997: 7-14).

²⁵ DMA Archaeology (2006: 10).

²⁶ Archaeological Exception Permit issued by the New South Wales Heritage Office, 31 Marsh 2005.

²⁷ Edward Higginbotham & Associates Pty Ltd. (2010a).

²⁸ Edward Higginbotham & Associates Pty Ltd. (2010a).

²⁹ Edward Higginbotham & Associates Pty Ltd. (2010b).

³⁰ Edward Higginbotham & Associates Pty Ltd. (2012).



Figure 16 – Aerial imagery from 1943.

Source: NSW Government, Historical Imagery Viewer



Figure 17 – Aerial imagery from 1955.

Source: NSW Government, Historical Imagery Viewer



Figure 18 - Aerial imagery from 1975.

Source: NSW Government, Historical Imagery Viewer



Figure 19 - Aerial imagery from 1982.

Source: NSW Government, Historical Imagery Viewer



Figure 20 – Aerial imagery from 2013.

Source: NSW Government, Historical Imagery Viewer

3.2. DEVELOPMENT PHASES

The historical development of the subject area is depicted in Figure 21 below.

It should be noted that the mapping of features may not be exhaustive. Other structural or subsurface features that were not identified in the historical records reviewed for this assessment may exist within the subject area. Furthermore, non-structural features (e.g. discarded items) may occur anywhere within the subject area.



Figure 21 – Development phases of subject area

4. ARCHAEOLOGICAL CONTEXT

4.1. PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

Previous archaeological investigations may provide information on the potential nature and distribution of archaeological resources in each area. A summary of relevant assessments is provided below.

4.1.1. Archaeological Investigations of the Subject area

Previous archaeological investigations of similar contexts to the subject area may provide information on the potential nature and distribution of archaeological resources. Numerous historical archaeological investigations have been undertaken within the subject area from 1995 to 2012, as has been mapped in Figure 22.

Previous investigations of the subject area include:

- **Conybeare Morrison & Partners & ors. (CMP) 1995; Dana Mider & Associates (DMA) 1996, 1997** 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.
- **DMA 2000 & 2001** 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.
- **DMA 2005 & 2006** 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.
- **Edward Higginbotham & Associates (EHA) 2009, 2010, 2011 & 2012** 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.

4.1.2. Conclusions from Previous Investigations

The following conclusions are drawn from previous archaeological investigations relevant to the subject area:

- Previous archaeological investigations of the subject area have identified structural remains of 19th century buildings within the south-west corner of the site. These remains were not identified within any of the proposed impact areas.
- Previous archaeological monitoring within Impact Area 1 (EHA, 2009) did not identify any structural remains of former buildings due to changes to topography including terracing into the original slope.
- Previous archaeological excavations undertaken within Impact Area 1 (DMA, 2000-2001) revealed no archaeological remains due to substantial levels of fill across the area.
- Previous archaeological investigations in the vicinity of Impact Area 1 (DMA, 2005&2006) identified no archaeological deposits.



Figure 22 – Location of previous archaeological investigations within the subject area.

4.2. VISUAL INSPECTION

A visual inspection of the subject area was undertaken to confirm the assessment of archaeological potential within the subject area and to investigate whether there was any observable evidence of archaeological remains on site. The visual inspection of the subject area was undertaken on 5th February 2025 by Ginger-Rose Harrington (Urbis Archaeologist) and Jordan Gilbert (Urbis Assistant Archaeologist).

The existing buildings on the site mostly occupy the western and southern boundaries and were mostly multi storey. The visual inspection was undertaken in clear conditions with very light ground surface being visible across the subject area due to the presence of paving (Figure 32-Figure 36), garden beds (Figure 30-Figure 32), sports courts (Figure 23-Figure 28) and hardstand (Figure 28-Figure 29).

The visual inspection confirmed significant levels of ground disturbance across the subject area. The majority of the subject area has been impacted by levelling to accommodate the construction of sports courts (Figure 23-Figure 28). Retaining walls surrounding the courts indicate that the depth of excavation approximated 1.5 meters along the northern boundary of the area (Figure 25-Figure 27). Additional ground disturbance has been caused by the construction of terraced gardens (Figure 29, Figure 31-Figure 32), installation of underground services (Figure 28, Figure 30) and paving works (Figure 33-Figure 36).

No archaeological evidence was observed, and no observable surface expressions indicated the presence of archaeological relics beneath the ground surface.

It is evident from inspection that the subject area has been significantly modified by recent construction activities. Disturbance will have been significant in the naturally shallow soil profiles due to the terracing of the slope, construction and demolition of buildings, landscaping and installation of services. These disturbances may have involved the removal or disturbance of potential historical deposits located within the Sevington Courts and in their vicinity. Such conclusions are supported by the findings of previous archaeological investigations of the area which identified no historical archaeological relics in this area, likely due to changes to topography such as terracing.



Figure 23 – North-West view of Sevington Courts entrance.



Figure 24 – South-West view of Sevington Courts.



Figure 25 – West view of Sevington Courts. Note presence of retaining walls along the Northern and Western bounds of the site.



Figure 26 – Retaining wall along the northern boundary of the Sevington Courts.



Figure 27 – Retaining wall along the north-western boundary of the Sevington Courts.



Figure 28 – North-eastern view of Sevington Courts Entrance. Note the terraced slope, presence of paving and underground services.



Figure 29 – North view of retaining wall for the terraced garden to the west and south-west of Sevington Courts.



Figure 30 – Area of exposure within the garden to the west and south-west of Sevington Courts. Note the presence of service connections and modern imported topsoil.



Figure 31 – Turfed garden area to the south-west of the Sevington Courts.



Figure 32 – Overview of level changes between terraced gardens and turfed areas, Sevington Courts and the main (paved) walkway.



Figure 33 – North-east view of the main (paved) walkway to the west of the Sevington Courts (visible behind).

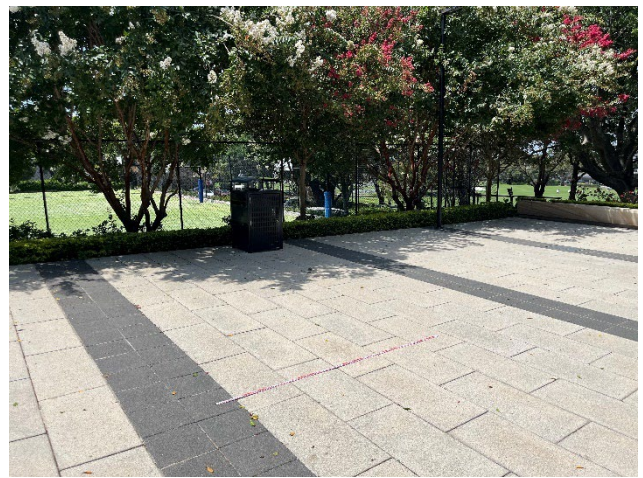


Figure 34 – North-east view of the main (paved) walkway to the west of the Sevington Courts (visible behind).



Figure 35 – South-east view of the main (paved) walkway accessible from Stanmore Road (west of Sevington Courts).

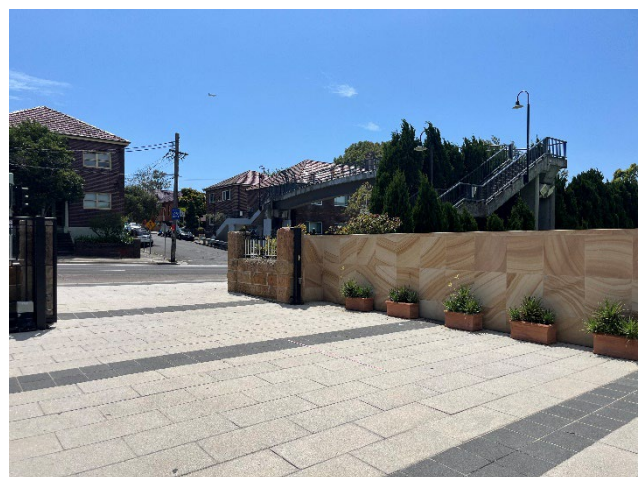


Figure 36 – Northward view of the main (paved) walkway accessible from Stanmore Road (west of Sevington Courts).

5. ARCHAEOLOGICAL POTENTIAL

5.1. FRAMEWORK FOR ASSESSMENT

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

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

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.

The archaeological potential of the subject area is assessed based on the background information presented in Section 3 and graded according to the following scheme:

- **Nil Potential:** the land use history demonstrates that high levels of ground disturbance have occurred that would have destroyed any archaeological remains; or archaeological excavation has already occurred and removed any potential resource.
- **Low Potential:** the land use history suggests limited development or use, or there is likely to be quite high impacts in these areas; however, deeper sub-surface features such as wells, cesspits and their artefact bearing deposits may survive.
- **Moderate Potential:** the land use history suggests limited phases of low to moderate development intensity, or there have been some impacts in the area. Some archaeological remains are likely to survive, including building footings and shallower remains, in addition to deeper sub-surface features.
- **High Potential:** substantially intact archaeological deposits could survive in these areas.

The potential for archaeological remains or 'relics' to survive in a particular place is significantly affected by land use activities that may have caused ground disturbance. These processes include the physical development of the site (e.g. phases of building construction) and the activities that occurred there. The following definitions are used to consider the levels of disturbance:

- **Low Disturbance:** the area or feature has been subject to activities that are likely to have had a minor effect on the integrity and survival of archaeological remains.
- **Moderate Disturbance:** the area or feature has been subject to activities that may have affected the integrity and survival of archaeological remains. While archaeological evidence may be present, they are likely to have been disturbed.
- **High Disturbance:** the area or feature has been subject to activities that would have had a major effect on the integrity and survival of archaeological remains. Archaeological evidence are likely to be significantly disturbed or destroyed.

The following assessment of archaeological potential of the present subject area has been undertaken based on the above framework.

5.2. ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

An assessment of archaeological potential associated with each phase of development of the subject area is provide in Table 2 below. The assessment of archaeological potential within the subject area is mapped in Figure 37 below.

Table 2 – Assessment of Archaeological Potential

Phase	Potential Archaeological Resource	Integrity	Archaeological Potential
1. Early Land Grants (1794-1840)	Archaeobotanical evidence of the original environment and landscape, postholes from early fence lines, and occupational deposits	Later phases of building construction, building demolition, landscaping and earthworks are likely to have removed or destroyed most or all physical evidence of this phase of land use.	Nil-Low
2. Further Subdivision & Early Settlement (1840-1873)	Structural remains of buildings, deep features possibly including wells, and occupational deposits.	The structure of Sevington remains extant at the site, despite substantial renovations. Archaeological evidence associated with the structure, such as underfloor deposits within its footprint, would likely have been removed by later upgrading works. Additionally, subsequent development and landscaping around Sevington would have significantly impacted any unmapped occupational deposits. Truncated and disturbed structural remains of both Jones' and Marsh's cottages (and associated outbuildings) could occur throughout the site. However, these would all be highly disturbed and/or truncated by subsequent developments. While unmapped deep features (such as wells or cesspits) could occur within the site from this period, these deposits would be truncated and/or highly disturbed by subsequent developments. Where identified with sufficient intactness, such features hold potential to retain in situ artefact-rich deposits.	Low
3. Early Newington	Archaeobotanical evidence of tree planting and fencing	Later phases of building construction, building demolition, landscaping and earthworks are likely to	Low-Moderate

Phase	Potential Archaeological Resource	Integrity	Archaeological Potential
College Occupation (1874-1950)	and structural remains of buildings.	have removed or destroyed archaeobotanical evidence of tree planting and fencing associated with the early establishment of Newington College. The structure of a parsonage (now the headmaster's residence) remains extant at the site, despite substantial renovations. Archaeological evidence associated with the structure, such as underfloor deposits within its footprint, would likely have been removed by later upgrading works. Additionally, subsequent development and landscaping along Stanmore Road would have significantly impacted any unmapped occupational deposits. Truncated and disturbed structural remains of the boarders' day room, cloak and box room, a gymnasium and swimming baths could occur off Broad Street. However, these would all be highly disturbed and/or truncated by subsequent developments.	
4. Late Newington College Occupation (1951-Present)	Construction debris	Construction debris may occur within the vicinity of Sevington, due to its recurrent structure and fabric upgrades to facilitate its change of use to a classroom and dormitory for boarders. Due to the contemporaneity of the campus, and regularisation of rubbish disposal during this phase, it is not anticipated that occupational debris would be retained from this phase.	Low

5.3. STATEMENT OF ARCHAEOLOGICAL POTENTIAL

There is **nil-low potential** for archaeological resources to occur associated with Phase 1, since there is no historical indication of substantial development within the site during this time. Archaeological evidence would be restricted to discarded items, with some potential for ephemeral remains such as postholes associated with informal fencing. Such deposits may occur throughout the subject area in unmapped locations; however, given their cursory nature and the extent of subsequent ground disturbance, these remains would be significantly disturbed or entirely removed, and thus hold very low integrity.

There is **low potential** for archaeological resources to occur associated with Phase 2. Structural remains of Sevington may occur along the site's Stanmore Road frontage but are likely to be truncated or disturbed by subsequent construction works. Truncated and disturbed structural remains of both Jones' and Marsh's cottages (and associated outbuildings) could also occur throughout the site but are likely to have been truncated and/or removed by subsequent developments. Archaeological evidence associated with these structures, such as underfloor deposits, would likely have been removed by later upgrading works and are therefore unlikely to occur. While unmapped deep features possibly containing intact artefactual fills could occur throughout the site, these deposits would be truncated and/or highly disturbed.

There is **low-moderate potential** for archaeological resources to occur associated with Phase 3. Structural remains of the boarders' day room, cloak and box room, a gymnasium and swimming baths could occur off Broad Street but are expected to have been truncated or removed by subsequent developments. Additionally, archaeobotanical evidence of the original tree planting and fencing associated with the establishment of Newington College could occur throughout the campus in unmapped locations; however, given their cursory nature and the extent of subsequent ground disturbance, these remains would likely be significantly disturbed or entirely removed.

There is **moderate potential** for archaeological resources to occur associated with Phase 4. Archaeological evidence is anticipated to include construction debris, which, due to its recurrent structure and fabric upgrades in this phase, could occur in the vicinity of Sevington. Such deposits are, however, unlikely to be in situ and may not be definitively attributable to this phase.



Figure 37 – Map of historical archaeological potential within the subject area

6. SIGNIFICANCE ASSESSMENT

6.1. FRAMEWORK FOR ASSESSMENT

The concept of archaeological significance is independent of archaeological potential. For example, there may be 'low potential' for certain relics to survive, but if they do, they may be assessed as being of (State) significance.

Archaeological significance has long been accepted as linked directly to archaeological (or scientific) research potential: a site or resource is said to be scientifically significant when its further study may be expected to help answer questions. Whilst the research potential of an archaeological site is an essential consideration, it is one of a number of potential heritage values which a site or 'relic' may possess. Recent changes to the *Heritage Act 1977* (Section 33(3) (a)) reflect this broader understanding of what constitutes archaeological significance by making it imperative that more than one criterion be considered.

The below assessment of archaeological significance considers the criteria, as outlined in the NSW Heritage Branch publication *Assessing Significance for Historical Archaeological Sites and 'Relics'*. Sections which are extracted verbatim from this document are italicized.

For the purposes of this assessment, significance is ranked as follows:

- **No Significance** – it is unlikely that any archaeological resources recovered will be attributed significance in accordance with the assessment criteria on a state or local level.
- **Local Significance** – it is likely that archaeological resources recovered will be significant on a local level in accordance with one or more of the assessment criteria.
- **State Significance** – it is likely that archaeological resources recovered will be significant on a state level in accordance with one or more of the assessment criteria.

The following Criteria are used to assess archaeological significance (from *Assessing Significance for Historical Archaeological Sites and Relics'*, Heritage Branch NSW).

Table 3 Significance Criteria

Criterion Letter	Criterion	Definition
A	Historical Significance	An item is important in the course or pattern of the local area's cultural or natural history.
B	Associative Significance	An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.
C	Aesthetic or technical significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
D	Social Significance	An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.
E	Research Potential	An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.
F	Rarity	An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.

Criterion Letter	Criterion	Definition
G	Representativeness	An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's) ▪ cultural or natural places; or ▪ cultural or natural environments

6.1. ASSESSMENT OF SIGNIFICANCE

An assessment of archaeological significance associated with each phase of development of the subject area is provided in Table 4 below.

Table 4 Assessment of Significance

Criterion	Discussion
A - Historical Significance	This assessment has identified nil-low potential for archaeological resources associated with the early ownership of the subject area (Phase 1). While archaeological resources associated with Phase 1 occupation might be historically significant for their association with the development of early local economies it is not anticipated that any evidence of this use would have been deposited due to the cursory use of the subject area or that it has survived with sufficient integrity to be associated with this phase. Phase 2 structural remains of Sevington may occur along the site's Stanmore Road frontage but are likely to be truncated or disturbed by subsequent construction works. Truncated and disturbed structural remains of both Jones' and Marsh's cottages (and associated outbuildings) could also occur throughout the site but are likely to have been truncated and/or removed by subsequent developments. While unmapped deep features possibly containing intact artefactual fills could occur throughout the site, these deposits would be truncated and/or highly disturbed. Phase 3 occupation of the site includes the formative years of Newington College which began operating in 1881. As one of Sydney's oldest schools the subject area is a clear example of the historic theme 6 – Educating, Education. However, archaeological remains associated with this phase would likely include truncated and disturbed structural remains of the boarders' day room, cloak and box room, a gymnasium and swimming baths could occur off Broad Street. However, these would all be highly disturbed and/or truncated by subsequent developments. Based on the above assessment, anticipated archaeological resources associated with Phases 1- 3 would likely meet the threshold of Local significance should they occur with sufficient integrity. Phase 4 archaeological remains are unlikely to meet the threshold of local significance.
B – Associative Significance	The Cottage/Hermitage was the residence of saddler John Jones, who was the first landholder in the area to residentially occupy the subject area. The relatively long occupation by John Jones holds potential for the accumulation of archaeological deposits which might provide additional information on the everyday life of the occupants. Such deposits may include unmapped occupational deposits, structural remains of The Cottage/Hermitage and other market gardens, and deep features such as wells. Should such relics be identified with sufficient intactness, they would

Criterion	Discussion
	meet the threshold for Local significance under this criterion by tangibly expressing Jones' association with the subject area. Likewise, Sevington was originally constructed to be the residence of William Prior Marsh, who purchased the land along Stanmore Road from John Jones. Given the building's subsequent and recurrent upgrades since its construction by Marsh, it is unlikely for highly intact archaeological deposits to occur which tangibly express Marsh's association with the subject area. Such deposits could include unmapped occupational deposits and construction debris. In the unlikely event deep features are identified with stratified, in situ archaeological deposits, these would meet the threshold for Local significance under this criterion for their potential to provide additional information on the everyday life of the occupants. However, the subsequent development of the site, multiple renovations and works to the structure might have lowered the potential for the survival of archaeological resources. On the basis of the above assessment, anticipated archaeological resources structural remains of Sevington, The Cottage/Hermitage and any associated in situ occupational deposits satisfy this criterion on a Local level. Phase 4 archaeological remains are unlikely to meet the threshold of local significance.
C – Aesthetic Significance	Despite the potential for structural remains of Sevington, The Cottage/Hermitage and other market garden/residences constructed by both Jones and Marsh to occur, it is not anticipated that such relics would demonstrate aesthetic or technical significance, being typical examples of the foundations for stone, brick and weatherboard residential buildings at the time. Additionally, despite potential for deposits of occupational debris to occur throughout the site, such relics are not anticipated to occur with enough integrity to satisfy this criterion on a Local or State level. Altogether, it is not anticipated for archaeological resources would occur at the site which satisfy this criterion on a Local or State level.
D – Social Significance	Archaeological remains of the early Newington College would hold social significance to former graduates and staff of the College. Archaeological deposits anticipated to occur at the subject area which express its social values may include structural remains of former College buildings (especially, the boarders' day room, cloak and box room, a gymnasium and swimming baths), and occupational debris associated with the site's occupation as an educational facility. In the event that such deposits are recovered with sufficient spatial and physical intactness, these relics would satisfy the threshold for Local significance under this criterion for their ability to tangibly document the lifeways of former Newington College students and staff. However, subsequent phases of building construction, building demolition, landscaping and earthworks are likely to have removed or truncated structural remains of the former College buildings. Additionally, given their ephemeral nature, such ground impacting works are also likely to have significantly disturbed or entirely removed artefactual deposits.

Criterion	Discussion
	Altogether, while structural remains of former College buildings and associated occupational deposits would satisfy this criterion on a Local level, it is not anticipated that relics would occur with sufficient intactness.
E – Research potential	There is nil-low potential for archaeological resources to occur associated with Phase 1, since there is no historical indication of substantial development within the site during this time. Archaeological evidence would be restricted to discarded items, with some potential for ephemeral remains such as postholes associated with informal fencing. Such deposits may occur throughout the subject area in unmapped locations; however, given their cursory nature and the extent of subsequent ground disturbance, these remains would be significantly disturbed or entirely removed, and thus hold very low integrity. There is low potential for archaeological resources to occur associated with Phase 2. Structural remains of Sevington may occur along the site's Stanmore Road frontage but are likely to be truncated or disturbed by subsequent construction works. Truncated and disturbed structural remains of both Jones' and Marsh's cottages (and associated outbuildings) could also occur throughout the site but are likely to have been truncated and/or removed by subsequent developments. Structural remains associated with the former cottages are unlikely to provide much additional information since they are well documented and would serve as an example of a standard market garden building from this era. Additionally, archaeological evidence associated with these structures, such as underfloor deposits, would likely have been removed by later upgrading works and are therefore unlikely to occur. However, unmapped deep features possibly containing intact artefactual fills could occur throughout the site, these deposits would be likely truncated and/or highly disturbed but intact features containing occupational deposits could provide significant information on the daily lives of the inhabitants. There is low-moderate potential for archaeological resources to occur associated with Phase 3. In the event, that well preserved structural remains related to the early establishment of Newington College in the late 19th century are encountered in association with intact occupational deposits it may provide additional evidence relating to the social and economic standing of the occupants. If sufficient data is recovered, this might contribute towards our understanding of living and working conditions in suburban Sydney in the 19th century. In general, there is varying levels of documentary evidence regarding the utilisation of the subject area during phases 1-3. Therefore, should archaeological resources occur with sufficient integrity to be clearly attributable to these phases, they would hold research potential for their ability to provide information regarding the early development and occupation of the subject area which would likely reach the threshold of local significance. Phase 4 archaeological remains are unlikely to meet the threshold of local significance.
F - Rarity	There is nil-low potential for archaeological resources associated with the site's earliest use phase, including archaeobotanical evidence of the original landscape. There is, however, low potential for archaeological resources associated with residential development and occupation of the subject area during the mid-to-late

Criterion	Discussion
	19th century. These remains are likely to include structural remains of the Jones and Marsh cottages (including The Cottage/Hermitage and Sevington), unmapped deep features (such as wells and cess pits) and occupational deposits. There are several surviving examples of contemporary dwellings within the subject area and Stanmore area more broadly which remain extant to the present day. As such resources are not considered rare in the Local or State context, with excavations at comparable sites identifying similar material cultures and dwellings of the same period remaining extant. Archaeological resources associate with Phase 3 occupation at the subject area such as structural remains associated with the early development of Newington College are unlikely to be considered rare. Altogether, it is unlikely that structural remains and occupational debris recovered at the subject area would satisfy this criterion on a Local or State level. However, cesspit deposits, should they occur, could be considered rare in a local context.
G - Representativeness	It is unlikely that other archaeological resources which may occur would be considered representative beyond their general ability to represent past occupation of the subject area through material remains, which can be said of any archaeological deposits. It is therefore unlikely that archaeological resources would occur at the site which would satisfy this criterion on a Local or State level.

6.2. STATEMENT OF SIGNIFICANCE

The subject area may retain archaeological resources related to the 19th and early-20th century development and use of the subject area. This assessment has identified nil-low potential for archaeological resources associated with the early ownership of the subject area (Phase 1). While archaeological resources associated with Phase 1 occupation might be historically significant for their association with the development of early local economies it is not anticipated that any evidence of this use would have been deposited due to the cursory use of the subject area or that it has survived with sufficient integrity to be associated with this phase.

There is low potential for archaeological resources to occur associated with Phase 2. Structural remains of Sevington may occur along the site's Stanmore Road frontage but are likely to be truncated or disturbed by subsequent construction works. Truncated and disturbed structural remains of both Jones' and Marsh's cottages (and associated outbuildings) could also occur throughout the site but are likely to have been truncated and/or removed by subsequent developments. Structural remains associated with the former cottages are unlikely to provide much additional information since they are well documented and are a common example of a market garden building from this era. However, unmapped deep features possibly containing intact artefactual fills could occur throughout the site, these deposits would be likely truncated and/or highly disturbed but intact features containing occupational deposits could provide significant information on the daily lives of the local inhabitants.

Phase 3 occupation of the site includes the formative years of Newington College which began operating in 1881. There is low-moderate potential for archaeological resources to occur associated with Phase 3. In the event, that well preserved structural remains related to the early establishment of Newington College in the late 19th century are encountered in association with intact occupational deposits it may provide additional evidence relating to the social and economic standing of the occupants. If sufficient data is recovered, this might contribute towards our understanding of living and working conditions in suburban Sydney in the 19th century.

As a result, should archaeological resources occur with sufficient integrity to be clearly attributable to Phase 1-3 occupation of the site they are likely to meet the threshold of local significance. Phase 4 archaeological remains are unlikely to meet the threshold of local significance. The assessment of significance should be updated following further archaeological investigation (see Section 7.2).



Figure 38 – Map of historical archaeological potential and significance within the subject area

7. IMPACT ASSESSMENT

The following is an assessment of the likely impact of the proposed works on potential archaeological resources within the subject area.

The SSDA seeks consent for staged alterations and additions to the Newington College Senior Campus illustrated in Figure 39 to Figure 42 and comprising:

Concept Proposal for the provision of new and upgraded facilities, including:

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

Detailed Stage 1 Works, including:

- Earthworks and the associated demolition of Sevington Courts.
- Construction, fit-out and operation of 3 storey building comprising multi-purpose indoor and rooftop courts, fitness centre, multi-purpose teaching spaces, amenities and basement car parking.
- Construction, fit-out and operation of 4 storey building comprising multi-purpose teaching spaces, administrative functions and amenities.
- Alterations to the existing driveway within the site to facilitate vehicle access to the new basement car park.
- Temporary car park during construction phase of Stage 1 Works.
- Tree removal and new landscaping adjacent to the Stage 1 development site.
- Increase of 368 students and 45 FTE staff.

The construction of the Sevington development will involve excavation for two below ground levels to approximately 7 metres (Figure 39 and Figure 40).

7.1. POTENTIAL IMPACTS

The Concept Proposal and Stage 1 Works described above include deep excavations and the erection of new multi-storey buildings within the subject area.

It is understood that ground disturbing works will be limited to the construction of foundations and creation of new carparks to support the new multi-storey buildings (indicated in yellow in Figure 43). Some of those ground disturbing works are anticipated to occur in an area of low-moderate archaeological sensitivity (Figure 43), meaning that there is low-moderate potential for locally significant archaeological resources to be uncovered within the area of proposed ground disturbance.

While the Concept Proposal also involves landscaping (indicated in green in Figure 43) and demolition of the demountable classrooms (indicated in pink in Figure 43) it is not anticipated that these activities would substantially impact the ground. Therefore, it is unlikely that these works would affect the potential archaeological resources identified in these locations.

It is proposed that all staff car parking removed during construction of the Sevington development (approximately 31 spaces) will be temporarily relocated to two tennis courts in the north-eastern corner of the College (Figure 41 and Figure 42). Ground disturbance will be limited to the new temporary vehicle access point from Stanmore Road and will require the removal of two small street trees and four hedge plants. It is

unlikely that the proposed works would impact any potential archaeological resources at this location. The assessment has not identified archaeological potential in this area, no past structures have been recorded through research, and the ground disturbing works are isolated in nature.

7.2. MITIGATION MEASURES

To mitigate harm to potential archaeological resources within the subject area, the following is recommended for the proposed works, particularly in the vicinity of Sevington Courts (Stage 1 Works) illustrated in Figure 43.

- 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.
- Any archaeological fieldwork that results from the HARDEM should be undertaken by a qualified archaeologist to oversee any ground disturbing works in any area identified in this report as a zone of 'low' or 'low-moderate archaeological potential'. The Archaeological Research Design may recommend a range of measures, including a heritage induction and archaeological monitoring of excavation works likely to impact significant archaeology. Any archaeological fieldwork 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.

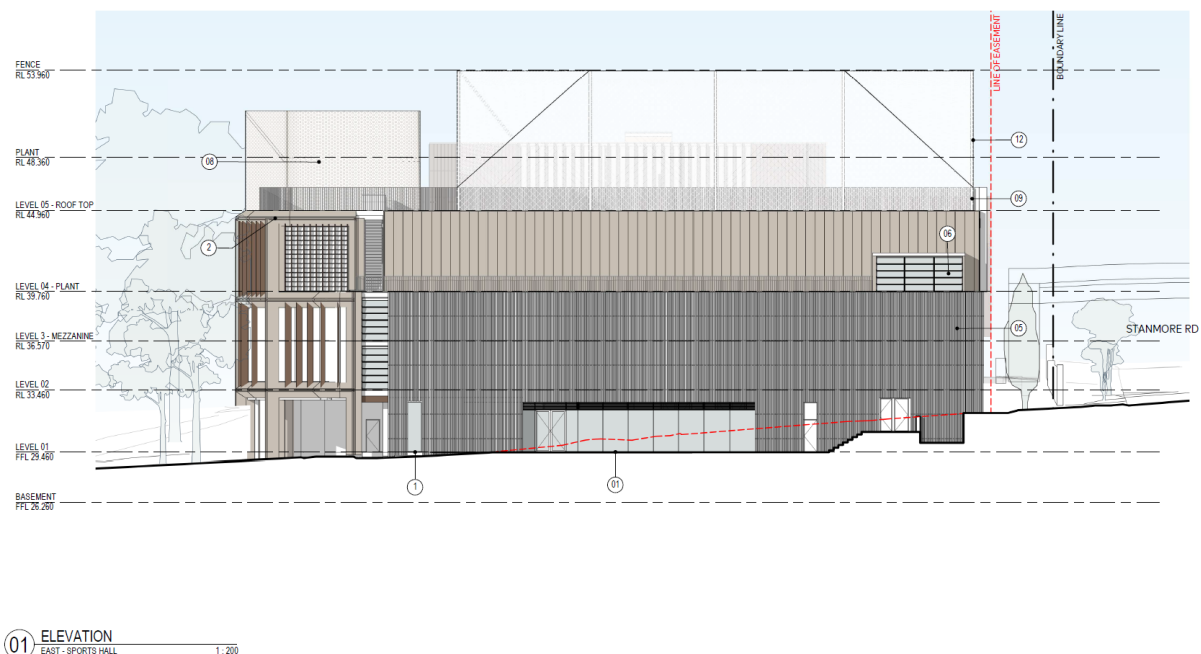


Figure 39 – East Section Plan of the Sevington Building. The basement is indicated as the lower dotted line.

Source: *AJC Architects*, 1 December 2025.

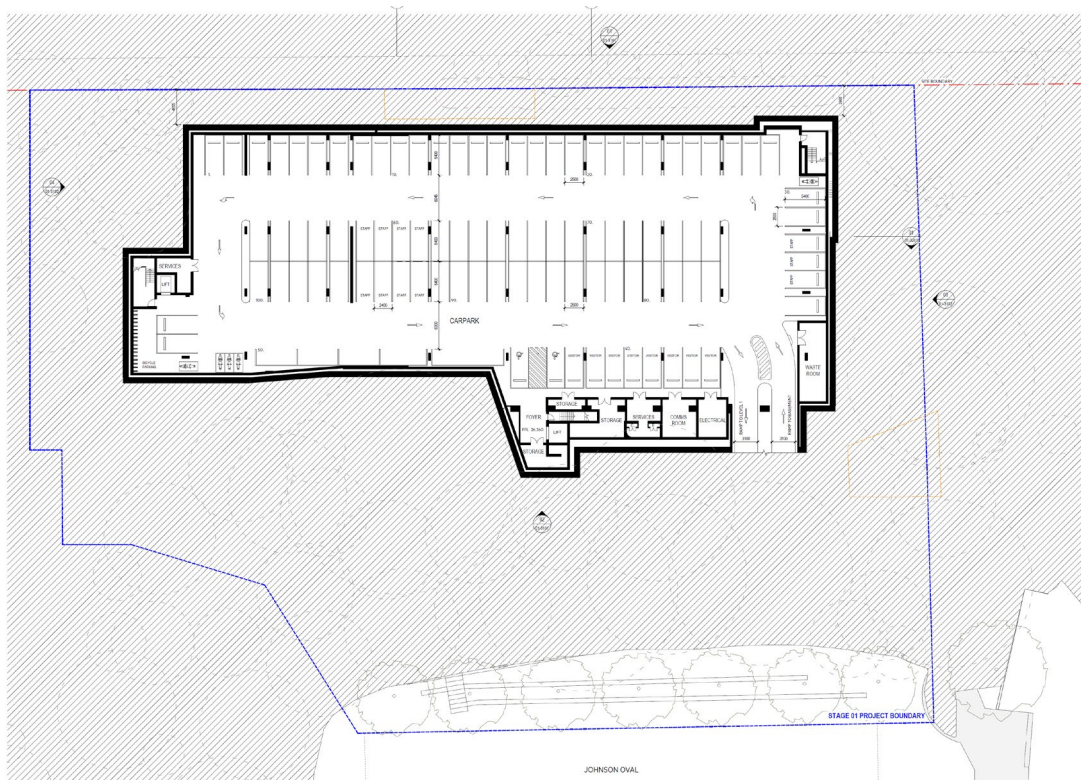


Figure 40 – Basement Floor Plan, Sevington Building.

Source: *AJC Architects*, 1 December 2025.



Figure 41 – Proposed works across the site.

Source: *AJC Architects*, 1 April 2026.



Figure 43 – Map of proposal relative to areas of archaeological potential

8. CONCLUSIONS & RECOMMENDATIONS

8.1. ARCHAEOLOGICAL POTENTIAL

This HAIA has concluded the following in relation to the historical archaeological potential of the subject area:

- The historical development and use of the subject is broadly categorised according to the following development and use phases:
 - 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)
- No known historical archaeological items have been identified within the subject area.
- There is **nil-low potential** for archaeological resources to occur dating to Phase 1. These resources, where identifiable, would include general discard items and ephemeral remains, which may survive in disturbed deposits and therefore hold very low integrity.
- There is **low potential** for archaeological resources to occur associated with Phase 2. Structural remains of Sevington may occur along the site's Stanmore Road frontage but are likely to be truncated or disturbed by subsequent construction works. Truncated and disturbed structural remains of both Jones' and Marsh's cottages (and associated outbuildings) could also occur throughout the site but are likely to have been truncated and/or removed by subsequent developments.
- There is **low-moderate potential** for archaeological resources to occur associated with Phase 3. Structural remains of the boarders' day room, cloak and box room, a gymnasium and swimming baths could occur off Broad Street but are expected to have been truncated or removed by subsequent developments.
- There is **moderate potential** for archaeological resources to occur associated with Phase 4. Archaeological evidence is anticipated to include structural remains associated with later construction phases and upgrade works which are likely to have occurred in the vicinity of Sevington Court.
- As the proposed works include ground disturbance in the area of Sevington Court, which has been identified as an area with low-moderate potential to contain Phase 2-3 archaeological remains there is reasonable cause to suspect that the proposed works will impact potentially locally significant archaeological resources.

8.2. RECOMMENDATIONS

In view of the above conclusions, Urbis makes the following recommendations:

- **Recommendation 1 – Submission of Report**

A copy of this report should be submitted with the Environmental Impact Statement (EIS) in support of SSDA-78268465.

- **Recommendation 2 – Prepare a HARDEM**

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.

- **Recommendation 3 – Archaeological Fieldwork**

Any archaeological fieldwork that results from the HARDEM should be undertaken by a qualified archaeologist to oversee any ground disturbing works in any area identified in this report as a zone of 'low' or 'low-moderate archaeological potential'. The Archaeological Research Design may recommend a range of measures, including a heritage induction and archaeological monitoring of excavation works likely to impact significant

archaeology. Any archaeological fieldwork must meet the guidelines endorsed by the Heritage Council of NSW.

- **Recommendation 4 – Final Archaeological Report**

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.

- **Recommendation 5 – Unexpected Finds Procedure**

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.

9. REFERENCES

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