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NSW Health Infrastructure  
c/o Matt Ellis  
PwC Australia  
One International Towers Sydney  
Waterman's Quay, Barangaroo, NSW, 2000

Dear Mr Ellis,

**HERITAGE IMPACT STATEMENT FOR THE RANDWICK CAMPUS REDEVELOPMENT (STAGE 1) AT RANDWICK**

Advisian has been engaged by NSW Health Infrastructure (HI) to prepare a Heritage Impact Statement (HIS) to accompany an Environmental Impact Statement (EIS) for the proposed Acute Services Building (ASB) and associated works (the proposed development), located within the land bound by part Eurimbla Avenue to the north, Botany Street to the west, Hospital Road to the east (including part of the Randwick Hospital Campus (the Campus)), and Magill Street to the south at Randwick (the site).

The HIS has been prepared in response to Item 8 of the Secretary's Environmental Assessment Requirements (SEARs) issued for the State Significant Development Application (SSDA) Number 9113, dated 12 March 2018. The EIS accompanies the SSDA pursuant to Part 4, Division 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The HIS provides an "*assessment of the impact to the heritage significance of any heritage items on the site and in the vicinity, and/or conservation areas...in accordance with the guidelines in the NSW Heritage Manual*"

It is noted that specialist historical archaeologists Casey and Lowe were commissioned by Advisian to prepare a Historical Archaeology Assessment (HAA) to accompany the EIS. The HAA provides an assessment of the impact to any "*potentially archaeologically significant areas*" in accordance with that component of Item 8 of the SEARs.

The HIS sets out:

1. The methodology for preparing the HIS;
2. The background to the preparation of the SSDA;
3. A brief history of the development of the site;
4. The identification of any heritage item(s) and heritage conservation area(s) (HCAs) located within the site or within the vicinity of the site;
5. The relevant statutory and non-statutory conservation planning controls; and
6. The assessment of the impacts, if any, of the proposed development on the conservation values that constitutes the heritage significance of any identified heritage item(s) and HCAs.



## 1 METHODOLOGY

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In preparing the HIS, the following methodology was used:

- Review of relevant legislative, regulatory, State and Local statutory and non-statutory planning controls;
- Review of the NSW State Heritage Inventory for Items listed on the State Heritage Register, Section 170 Heritage and Conservation Registers and Schedule 5 Environmental Heritage to *Randwick Local Environmental Plan 2012* (the LEP) that may be on the site or in the vicinity of the site;
- Review of the Register of the National Estate and the Commonwealth Heritage List and National Heritage List under the *Environmental Protection and Biodiversity Conservation Act, 1999* (EPBC Act);
- Review of the Perumal Murphy (1989) and City Plan (2015) Heritage Studies;
- Consideration of the Prince of Wales Hospital Campus Randwick Conservation Management Plan (CMP), August 1997, prepared by Graham Brooks and Associates;
- Consideration of the HAA, April 2018, prepared by Casey and Lowe;
- Consideration of the Review of Environmental Factors (REF), Randwick Campus Redevelopment – Early and Enabling Works, 14 March 2018, prepared by Advisian;
- Consideration of Statement of Environmental Effects – Randwick Campus Redevelopment – Demolition and Site Clearance, 16 April 2018, prepared by Advisian; and
- Review of architectural drawings, prepared by BVN, April 2018.

## 2 BACKGROUND

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Stage 1 of the Randwick Campus Redevelopment Project comprises the construction of a 13 level Acute Services Building (ASB) and associated works to the immediate west of the Campus.

The reason for the construction of the ASB arises from master planning which has demonstrated that the existing Campus is too confined and congested to meet the health needs of the community. Without expansion, there is little room for the creation and offering of additional health services, health related education, teaching and important research opportunities with the result being that the full promise of the Precinct as an integrated Health Precinct will not be realised.

To facilitate the delivery of the Project and the NSW Government's vision for the creation of the Randwick Health and Education Precinct, it has been decided to acquire the lands bounded by High, Botany and Magill Streets and Hospital Road and the land that constitutes the local road known as Eurimbla Avenue (the Project site). It is proposed that those lands will ultimately be consolidated with the lands on which the Campus is located.

A separate REF has been prepared under Part 5 of the EP&A Act to cover the early and enabling works which comprises the diversion of infrastructure services. A Development Application has been lodged with Randwick City Council (the Council) under Part 4, Division 4.1 of the EP&A Act seeking development consent for demolition of 92 buildings and associated ancillary structures on the site, site clearance and remediation to prepare the Project site for the construction of the ASB, which is the subject of SSDA 9113. As at the date of preparing this HIS, neither the REF nor the DA have been determined.



### 3 BRIEF HISTORY OF THE SITE AND ITS DEVELOPMENT

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A brief history of the site and phases of its development is set out in the HAA, prepared by Casey and Lowe (2018), especially at Section 3.2. A summary of which is as follows:

- The site's pre-European topographical nature was comprised of swamp, sand hills and scrubby heath.
- Simeon Henry Pearce and brother James Pearce were granted land at the site in 1850.
- The land was partly filled in and used as a rubbish dump during the 19<sup>th</sup> Century, however the precise location of this dump is unknown.
- The earliest known structure on the site is c1872 'Violet Hall' (4 Magill Street). Magill's Nursery operated from this building and surrounding land between c1878 and c1881 when the land was subdivided into 27 lots.
- Magill Street is first recorded in 1884.
- Eurimbla Avenue was created through a subdivision plan in 1914.
- The land was then developed for early 20<sup>th</sup> Century detached and semi-detached residences with outbuildings and plantings.

### 4 HERITAGE ITEMS AND HCAs LOCATED WITHIN THE SITE

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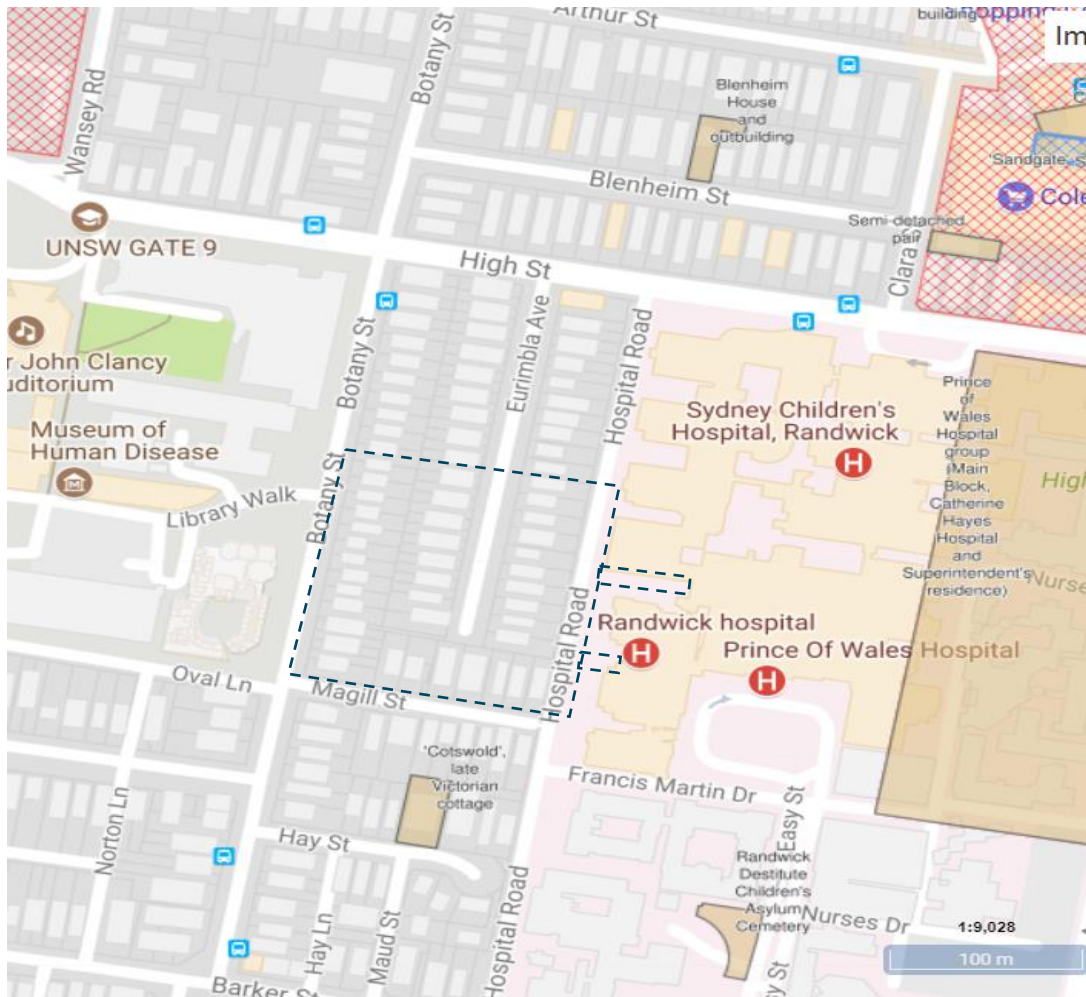
The NSW State Heritage Inventory and Schedule 5 to the LEP were reviewed as well as the Perumal Murphy and City Plan Heritage Studies. It is noted that the site is not referred to in either of the Studies. As at the date of review, no heritage item(s) or HCA(s) were listed on the Inventory or in Schedule 5 to the LEP, or that the site was within a HCA.

### 5 HERITAGE ITEMS AND ITEMS AND HCAs LOCATED WITHIN THE VICINITY OF THE SITE

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Further, the following heritage items, listed in the Inventory and on Schedule 5 to the LEP, are located at the Campus (Figure 1):

- *"Prince of Wales Hospital Group"* (Item No. I388), which is composed of:
  - c1856 Main Block (now known as the Edmund Blacket Building including the courtyard and the Norfolk Island Pine – planted by the Duke of Edinburgh c1868);
  - the c1870 Catherine Hayes Hospital Building; and
  - the c1870 Superintendents residence and the *"Prince of Wales Hospital gates and fence"* (Item No. I389)
- Part of the High Cross HCA 12.



**Figure 1: Extract of the Heritage Map with the indicative site location outlined in blue hatching (Base Map: the LEP)**

On 28 August 2007, the Council adopted a Register of Significant Trees which identifies and recognises the importance of significant trees in the Randwick landscape. Refer to figure 2 for the significant trees located within the Campus.



## Group A: Avoca Street frontage/ entry gates and vehicular access road

- 2 No Moreton Bay Figs (*Ficus macrophylla*)
- 2 No Port Jackson Figs (*Ficus rubiginosa* f. *rubiginosa* and f. *glabrescens*)
- 1 No Western Juniper (*Juniperus occidentalis*)
- 1 No Norfolk Island Pine (*Araucaria heterophylla*)

## Group B: Western courtyard to main sandstone building

- 1 No Norfolk Island Pine (*Araucaria heterophylla*)
- 3 No American Cotton Palms (*Washingtonia filifera*)
- 1 No Dragon's Blood Tree (*Dracaena draco*)
- 6 No Kentia Palms (*Howea forsteriana*)

## Group C: Northern courtyard to sandstone building

- 1 No Silky Oak (*Grevillea robusta*)

## Other tree and palm components/associates

- Brush Box (*Lophostemon confertus*)
- Illawarra Flame Tree (*Brachychiton acerifolius*)
- Umbrella Tree (*Schefflera actinophylla*)
- Canary Island Date Palms (*Phoenix canariensis*)
- Washington Palm (*Washingtonia robusta*)

## Figure 2 Summary of scheduled items (significant trees)(Source: Register of Significant Trees)

While the items, HCA and registered significant trees may be said to be "in the vicinity" of the proposed development, it is considered that due to the distance, location, form and scale of improvements in the space between the site and the heritage items and HCA, the proposed development will have no impact on the heritage values of the heritage items or HCA. Therefore, no further consideration will be given to these items in this HIS.

## 6 OTHER HERITAGE ITEMS AND HCAs LOCATED WITHIN THE VICINITY OF THE SITE

The site is located within the vicinity of "'Cotswold", late Victorian cottage" ("Cotswold") (Item No. I387) located approximately 100m south of the site (Figure 1) at 4 Hay Street, Randwick. It is listed as a heritage item (Figure 2) in Schedule 5 of the LEP, however does not include an entry listing in the State Heritage Inventory. The following physical description from the Randwick Heritage Study<sup>1</sup> is considered to be an appropriate description of the item:

*"The 'Cotswold' is a Victorian villa, constructed from rendered and painted masonry, with a slate roof and terracotta ridge tiles. It retains two intact chimneys with chimney pots. The house has a projecting bay, with faceted bay window. The property has an unsympathetic garage addition and dividing wall extending to the street boundary, which projects forward of the building line established by the Victorian house."*

<sup>1</sup> Randwick City Council (n.d.). Randwick Heritage Study (Heritage Data Form). Available online at [http://www.randwick.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0007/17269/4-Hay-Street.pdf](http://www.randwick.nsw.gov.au/__data/assets/pdf_file/0007/17269/4-Hay-Street.pdf)



**Figure 2 View looking north to the front elevation of "Cotswold" (Source: Advisian, 2017)**

## **7 STATUTORY AND NON-STATUTORY CONSERVATION PLANNING CONTROLS**

### ***Environment Protection and Biodiversity Conservation Act 1999***

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) a referral is required to the Australian Government for proposed actions that have the potential to significantly impact on matters of national environmental significance or the environment of Commonwealth Land.

The site does not contain any heritage items or HCAs that are identified on the World Heritage List, National Heritage List or Commonwealth Heritage List.

### ***Environmental Planning and Assessment Act 1979***

The EP&A Act is the principal planning legislation in NSW. The proposed development will be assessed under the matters for considerations under Section Part 4, Division 4.7 of the Act.

### ***Heritage Act 1977***

The *Heritage Act 1977* contains the provisions for listing sites or places on the State Heritage Register and the protection of relics. There are no sites or places listed on the State Heritage Register or covered by an Interim Heritage Order that are either within the site or within the vicinity of the site.

The HHA has addressed the protection of relics provisions of the *Heritage Act 1977*.

### ***Randwick Local Environmental Plan 2012***

The objectives under Clause 5.10(1) of the LEP are as follows:

- (a) *to conserve the environmental heritage of Randwick,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*



(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Clause 5.10(5)(c) states that a consent authority may require a heritage management document to be prepared that assesses the extent to which the proposed development would affect the significance of a heritage item or HCA that is "within the vicinity" of the site. This HIS is considered a heritage management document and has been prepared in accordance with this provision.

Further, the HIS has considered the relevant Articles of *The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (The Burra Charter) and the relevant questions outlined in the NSW Heritage Manual's 'Statements of Heritage Impact' Guidelines in Section 8 below.

## **8 THE ASSESSMENT**

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### ***Randwick Local Environmental Plan 2012***

#### ***Clause 5.10 – Heritage Conservation***

The proposed development is consistent with the objectives (a) and (b) as set out in Clause 5.10(1), including conserving heritage items, HCAs and their setting and views. In relation to objectives (c) and (d) these are addressed in the respective specialist reports.

In accordance with Clause 5.10(5)(c) and Item 8 of the SEARs, this HIS has considered the effect of the proposed development on the heritage significance of "Cotswold", located "within the vicinity" of the proposed development.

While the item may be said to be "in the vicinity of the proposed development", due to the form and scale of improvements located in the space between the site and "Cotswold", the proposed development is considered to have no impact on the heritage significance of the heritage item.

#### ***Statements of Heritage Impact (Heritage Office and Department of Urban Affairs and Planning, 2002)***

The 'Statements of Heritage Impact' guidelines do not contain specific guidelines with respect to development "within the vicinity" of a heritage item. The proposed development, through its siting, form and scale, will not impact the heritage item within the vicinity of the site.

#### ***The Burra Charter Articles***

Article 8 Setting and 15 Change of the Burra Charter Articles outlines the requirement to maintain the visual, sensory and spiritual setting of a place of cultural significance by minimising the degree of change. The proposed development will not impact the visual and sensory setting of "Cotswold" through its siting, form and scale, and as confirmed by the shadow diagrams prepared by BVN (2018) for the summer and winter solstice periods.



## 9 CONCLUSION

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The HIS has addressed the relevant statutory and non-statutory conservation planning controls identified in Section 8, including:

- Clause 5.10 (5)(c) of the LEP;
- The relevant requirements of the NSW Heritage Manual's *"Statement of Heritage Impacts" Guidelines*;
- The relevant Articles of The Burra Charter;
- Identification of heritage items and HCAs either within the site or within the vicinity of the site; and
- Identification and assessment of impacts, if any, of the proposed development on the conservation values of heritage items and HCAs that are within the vicinity of the site.

The consideration of historical archaeological matters is dealt with in the HAA.

The conclusions of the HIS are as follows:

- There are no heritage items or HCAs within the site; and
- The proposed development will not impact on the conservation values of the heritage items and HCAs located "within the vicinity" of the site.

Therefore, it is recommended that on heritage grounds, the proposed development is granted development consent.

Yours faithfully,

**Robert Power**  
**Principal Heritage and Statutory Planner**