

# HERITAGE IMPACT STATEMENT

**Moore College  
1 King Street  
Newtown**



No. 1 King Street from Carillion Avenue, August 2013.

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**August 2013**

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## EXECUTIVE SUMMARY

This Heritage Impact Statement (HIS) has been prepared to accompany a s75W submission to addresses a revised Project Application for the new Resource and Research Building, Moore College, Newtown Campus, No. 1 King Street, Newtown, New South Wales.

The Redevelopment of Moore College Concept Plan, submitted under Section 75O of the *Environmental Planning & Assessment Act 1979*, was approved on 27 November, 2010 (Application No. MP09\_0005). The Stage 1 Resource and Research Building Project Application, submitted under Section 75J of the *Environmental Planning & Assessment Act 1979*, was approved on 27 November, 2010 (Application No. MP09\_0007).

That part of the Campus included in the Concept Site includes heritage items listed by Schedule 5 Part 1 of the *Sydney LEP 2012*. Part of the Concept Site lies within Bligh and Camperdown Terrace Heritage Conservation Area (C38) and part lies within the King Street Heritage Conservation Area (C47), as defined by Schedule 5 Part 2 of this plan. In addition, the Concept Site lies within the immediate vicinity of other heritage items and heritage conservation areas identified by the *Sydney LEP 2012*.

The proposed revisions to the design for the Resource and Research Centre will have no additional impact on heritage items and conservation areas part of the site, or heritage or conservation areas within the vicinity of the site, for the following reasons:

- The proposed revisions support the use of the site for educational purposes by Moore College. It is in this use that part of the significance of the site lies.
- The overall height of the revised design is similar to the approved design. There are only minor changes to the footprint of the approved design. As a result, the building will be of a similar massing and scale as the approved design.
- The ground and first floors of the building will extend closer to the retained terrace at No. 11 King Street. This will have no additional impact because, as outlined below, these levels have a masonry frame that relates to the height of No. 11 King Street and adjoining buildings; the upper levels remain set back. The pattern along King Street is for rows of abutting buildings. A gap in the streetscape would create an anomaly. In any event, views towards the side elevation of No. 11 King Street are not significant.
- The proposed design is similar in character to the approved design. For example, the ground and first floors continue to be expressed in elevation by means of a masonry frame, which relates in height and proportion to the two storey terraces that characterise King Street. The upper floors of the King Street and Carillion Avenue elevations are stepped in and extensive glazing is used to make them a recessive element. It is appropriate that the design continue to be contemporary in character. Replicating the form and detailing of the Victorian and Federation period heritage items close to the site would be inappropriate in a building of this massing and scale.
- The palette of materials and colours is similar to the approved design.
- The proposed landscaping will help integrate the building into the streetscape and create a human scale.

As a result of the above, there will be no changes in the impacts on view corridors towards heritage items/conservation areas part of the site or within its immediate vicinity. There will be no additional impacts on the setting of heritage items/conservation areas part of the site or within its immediate vicinity.

The consolidation of the approved car parks off Carillion Avenue and Campbell Street will have no further heritage impact on heritage items and conservation areas.

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## **1.0 INTRODUCTION**

### **1.1 Preamble**

This Heritage Impact Statement (HIS) has been prepared to accompany a s75W submission to addresses a revised Project Application for the new Resource and Research Building, Moore College, Newtown Campus, No. 1 King Street, Newtown, New South Wales.

The Redevelopment of Moore College Concept Plan, submitted under Section 75O of the *Environmental Planning & Assessment Act 1979*, was approved on 27 November, 2010 (Application No. MP09\_0005). The Stage 1 Resource and Research Building Project Application, submitted under Section 75J of the *Environmental Planning & Assessment Act 1979*, was approved on 27 November, 2010 (Application No. MP09\_0007).

Two documents prepared by NBRSPartners Architects in association with the Concept Plan and Project Application are relied upon for this statement. These documents are as follows:

- NBRSPartners, *Moore College, Conservation Management Strategy: Moore College, Newtown Campus, Part 3A Concept Plan Site*. Revised 6 August, 2010. This report is hereafter referred to as the *CMS 2010*.
- NBRSPartners, *Statement of Heritage Impact: Preferred Project Report, Moore College, Newtown Campus, Part 3A Concept Plan Site*. Revised 27 August, 2010. This statement is hereafter referred to as the *HIS 2010*.

Moore College, Newtown Campus, is located in the City of Sydney. Since 2010, when the Project Application was approved, the *Sydney Local Environmental Plan 2012* has been exhibited and gazetted by the City of Sydney, replacing the *South Sydney LEP 1998* as the principal planning control for the site. That part of the Campus included in the Concept Site includes heritage items listed by Schedule 5 Part 1 of the *Sydney LEP 2012*. Part of the Concept Site lies within Bligh and Camperdown Terrace Heritage Conservation Area (C38) and part lies within the King Street Heritage Conservation Area (C47), as defined by Schedule 5 Part 2 of this plan. In addition, the Concept Site lies within the immediate vicinity of other heritage items and heritage conservation areas identified by the *Sydney LEP 2012*.

This statement been prepared at the request of Moore College and accompanies plans prepared by Allen Jack + Cottier.

### **1.2 Authorship**

This HIS was prepared by Alice Fuller, B.App.Sc. (CCM), M.Hert.Cons. (Hons), and James Phillips, B.Sc. (Arch.), B. Arch., M.Herit.Cons. (Hons), of Weir Phillips, Architects and Heritage Consultants.

### **1.3 Limitations**

No additional research or heritage assessment was provided for. The research and assessment contained in the *CMS 2010* and *HIS 2010* were relied upon.

An archaeological assessment was not provided for.

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## **1.4 Guiding Methodologies**

This statement was prepared with reference to the NSW Heritage Office (now Branch) publication *Statements of Heritage Impact* (2002) and with reference to the Council documents listed under Section 1.6 below.

## **1.5 Physical Evidence**

A site inspection took place in August 2013. Unless otherwise indicated, the photographs in this statement were taken at that time.

## **1.6 Documentary Evidence**

The following resources were accessed for the preparation of this statement:

### **1.6.1 Principal References**

- NBRS+Partners, *Moore College, Conservation Management Strategy: Moore College, Newtown Campus, Part 3A Concept Plan Site*. Revised 6 August, 2010.
- NBRS+ Partners, *Statement of Heritage Impact: Preferred Project Report, Moore College, Newtown Campus, Part 3A Concept Plan Site*. Revised 27 August, 2010.

### **1.6.2 Planning Documents**

- *City of Sydney Development Control Plan 2012*.
- *City of Sydney Local Environmental Plan 2012*.

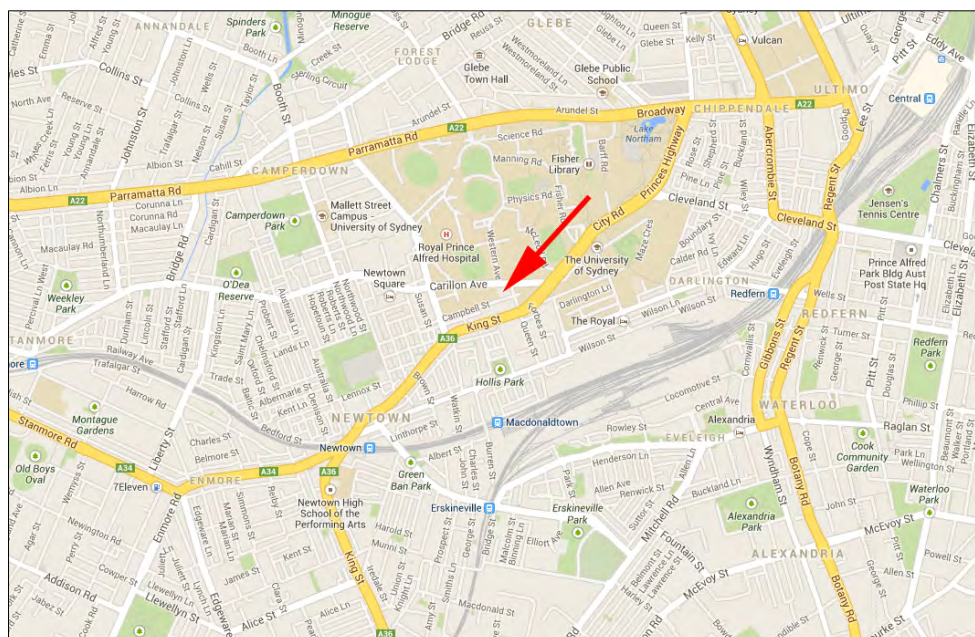
### **1.6.3 State Heritage Inventory Listing Sheets**

- Bligh and Camperdown Terrace Heritage Conservation Area, Newtown. NSW Heritage Inventory Database No.: 2421459.
- Cottage group, including interiors and front fences, No. 33-35 King Street, Newtown. State Heritage Inventory Database No.: 2423020.
- *Deaconess House*, including interior, No. 24-28 Carillion Avenue, Newtown. State Heritage Inventory Database No.: 2431099.
- Former *White House Hotel*, including interior, No. 21 King Street, Newtown. State Heritage Inventory Database No.: 2423017
- King Street Heritage Conservation Area, Newtown/Ersleville. NSW Heritage Inventory Database No.: 2421485.
- Service Station *Malcolm Motors*, including interior, No. 23-25 King Street, Newtown. State Heritage Inventory Database No.: 2423018.
- Terrace group, including interiors, Nos. 6-20 Little Queen Street, Newtown. State Heritage Inventory Database No.: 2420902.



## 1.7 Site Location

Figure 1 locates Moore College, Newtown Campus, within the wider area.



**Figure 1: Location of Moore College**  
Google Maps; annotations by WP.

Figure 2 identifies that part of the College Campus referred to in the *CMS 2010* and *HIS 2010* as the Part 3A Concept Site. This area is shaded red. The numbers relate to the table that follows.

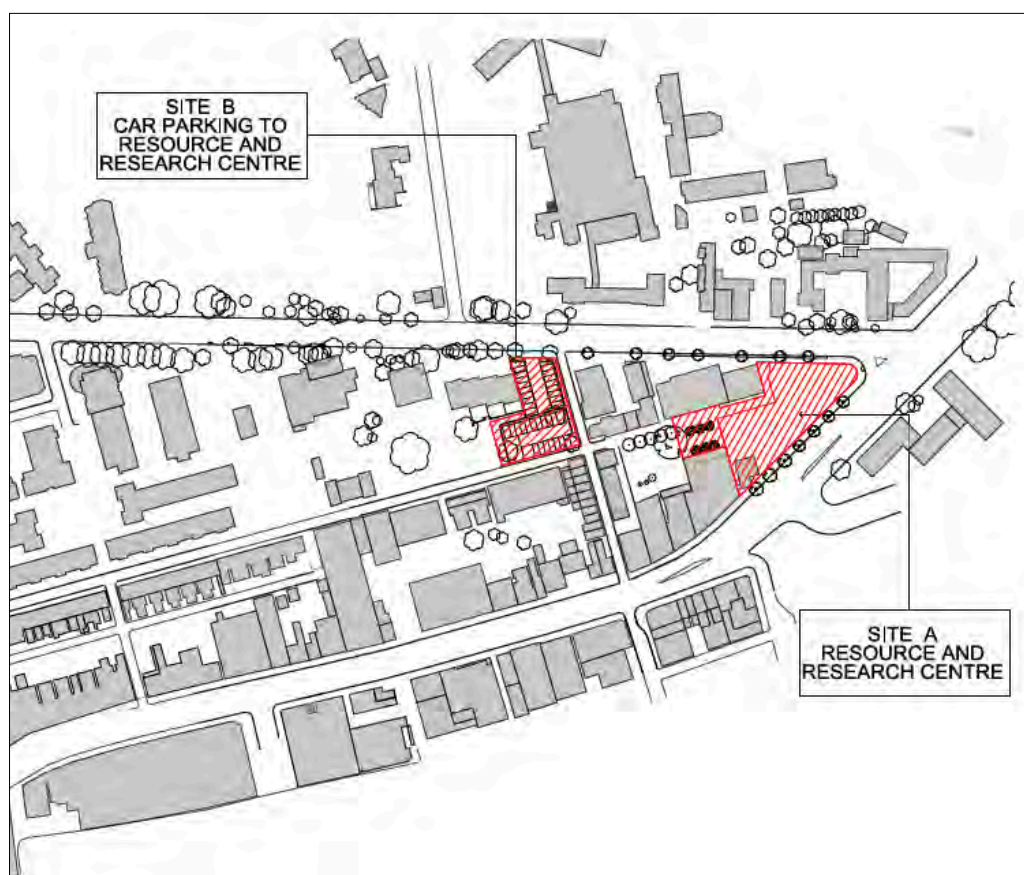


**Figure 2: Site Location and definition of the subject site.**  
NBRS+Partners, *CMS 2010*.

The following elements are located within the Concept Site. The numbers relate to Figure 2 above.

No.	Address
1	1 King Street
2	3-5 King Street
3	7 King Street
4	9 King Street
5	11 King Street
6	13-15 and 17-19 King Street
7	21 King Street
8	23-25 King Street
9	27-31 King Street
10	33-35 King Street
11	2-16 Carillion Avenue
12	18-28 Carillion Avenue
13	30-44 Carillion Avenue & 84-86 Campbell Street
14	48 Carillion Avenue
15	1-17 Little Queen Street
16	2-20 Little Queen Street
17	College Green

Figure 3 identifies the areas within the Concept Site where design revisions are proposed.



**Figure 3: Areas where design revisions are proposed.**

AJ+C; red line WP. Detail of S75W-0000 P1, accompanying this application. Refer to this plan for an enlarged copy.

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## **2.0 HISTORICAL DEVELOPMENT OF THE SITE**

It is not the purpose of this statement to provide a history of the site. A site history was provided by the *CMS 2010* and should be referred to. The following provides a summary of this history.

### **2.1 Moore College and the Deaconess Institute**

Moore College was established in Liverpool in 1856. The College was relocated to land on the northern side of Carillion Avenue, Newtown 1886, opposite the University of Sydney. The College opened on this site in 1889 and continued to purchase land on either side of their original campus. Although owning Nos.10-16 Carillion Avenue (purchased in 1916) and Nos. 2-8 Carillion Avenue (purchased in 1923), the College operated solely on the northern side of Carillion Avenue until the 1960s.

The Deaconess Institute, founded to develop and promote the ministry of women, purchased Nos. 18-28 Carillion Avenue, upon which they constructed Deaconess House in 1916 and later Mary Andrews College (1961). Over the ensuing years, the Institute developed a close relationship with Moore College.

After World War II, Moore College began to purchase properties within Newtown, particularly along King Street and Little Queen Street. The *CMS 2010* lists these purchases. In 2009, Moore College took full responsibility for the training and pastoral care of women.

### **2.2 Site History**

The Concept Site lies on lands owned by Moore College, the Deaconess Institute and the University of Sydney.

The Concept Site lies on the traditional lands of the Cadigal people, of the Dharug language group. The site was part of a 240 acre grant made to Governor Bligh in 1806 and subsequently subdivided as the Camperdown Terrace Subdivision of 1841. The site also includes a small triangular portion of land, on the corner of City Road and Carillion Avenue, initially set aside for the Church of England but when, un-utilised, re-granted to Christopher Rolletson, Thomas Breillat, Stephen Brown and William Crane in 1871. This land was subdivided two years later in 1871.

Building on the Camperdown Terrace Subdivision of 1841 commenced almost immediately. Most of these early buildings were demolished and replaced in the 1880s. Land that had been left vacant until the 1880s was also built upon at this time. Moore College now own the majority of the original Camperdown Terrace Subdivision. Deaconess House (1916) and Mary Andrews College (1961) also stand on part of this subdivision.

A variety of cottages, terraces and sheds were constructed on the land subdivided in 1873 by Rolleston and his partners. This land was gradually acquired by Moore College from 1916 onwards. What are now Nos. 3, 5, 7, 9, and 11 King Street were constructed between 1873 and 1874 and still stand. Other Victorian period buildings that stood on this subdivision were modified (for example, No. 21 King Street) or demolished by Moore College or by others. Moore College, for example, built a dining and lecture hall in the 1950s on a part of this subdivision at No. 2-16 Carillion Avenue; the Master Builders Association erected a new building in 1960 at No. 1 King Street, which was later acquired by the College.<sup>1</sup>

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<sup>1</sup> For greater detail refer to Section 2.3.6 of the NBRSP+Partners, *Moore College, Conservation Management Strategy: Moore College, Newtown Campus, Part 3A Concept Plan Site*. Revised 6 August, 2010. This report is hereafter referred to as the *CMS 2010*.



### 3.0 SITE ASSESSMENT

#### 3.1 The Site

A detailed description of the Concept Site can be found in the *CMS 2010*. The site comprises a variety of building types and styles, ranging in date from the Late Victorian through to the Post World War II period. Heights range from one to four storeys. The condition, integrity and architectural merit of buildings varies considerably and is detailed in the *CMS 2010*. The following table summarises the site description provided by the *CMS 2010*. Refer back to Figure 2 for the location of each building.

No.	Address	Lot and D.P.	Description	Figure No.
1	1 King Street	Lot 1 D.P. 106825.	Substantial three storey face red brick building, erected by the Master Builder's Association in 1960.	4 and 5
2	3-5 King Street	Lot 1 D.P. 171499.	Pair of two storey Victorian terraces, c.1874, with painted brick walls and a high pitched roof clad in corrugated iron; central chimney. The first floor verandahs have been enclosed. The building is setback from King Street.	6 and 7
3	7 King Street	Lot 6 D.P. 664096.	Free standing Victorian terrace, c.1874, with rendered and painted masonry walls. A two storey shop component extends forward of the traditional pitched roof terrace form to the street boundary.	6
4	9 King Street	Lot A D.P. 314368	Two storey semi-detached Victorian terrace, erected c.1873, constructed of painted brickwork with a side chimney. The roof is pitched and clad in iron. The first floor verandah has been enclosed. The building is set back from King Street.	6
5	11 King Street	Lot B D.P. 314368	Two storey semi-detached Victorian terrace, erected c.1873. The walls are of painted brick; the first floor verandah is enclosed. The roof is concealed by a high parapet, with urns to either end. The building is set back from the street boundary.	6
6	13-15 and 17-19 King Street	Lot 17 D.P. 830070	Knox Building. Nos. 13-15 King Street comprise a two storey rendered and painted building, constructed in the late nineteenth/early twentieth century as shop-residences. It is substantially intact above the suspended awning, with an elaborate parapet. Nos. 17-19 King Street is later in date and more simply detailed.	8 and 9
7	21 King Street	Lots 26-28 D.P. 939363	Moore Books, part of the Knox Building. A late nineteenth century hotel with a three storey face brick interwar period façade.	10

No.	Address	Lot and D.P.	Description	Figure No.
8	23-25 King Street	Lot 21 D.P. 1041490	Previously Moore Motors. The building on the site presents as a single storey Interwar period Spanish Mission Style garage, with high parapet, set back from the street beneath a deep awning.	11
9	27-31 King Street	Lot 18 D.P. 1041490	Terrace of three c.1890s shop-residences with rendered walls and high, simply detailed, parapets. The building is substantially intact above the awning.	12
10	33-35 King Street	Lots 11 and 12 D.P. 33414	Pair of two mid nineteenth century single storey terraces with attic accommodation. The common hipped roof lies behind a low parapet that is pierced by two dormer windows.	13
11	2-16 Carillion Avenue	Lot 29 D.P. 1117009	Two storey mid twentieth century face brick building, with concealed roof form and concrete detailing.	14
12	18-28 Carillion Avenue	AC 7737-41	Two buildings. Deaconess House is a two storey Federation Style building with a hipped and gabled slate roof. Mary Andrews College is a substantial four storey c.1960 brick building.	15 and 16
13	30-44 Carillion Avenue & 84-86 Campbell Street	Lot 1 D.P. 547291	No. 38-44 are two storey c.1970s town houses set back behind a high brick wall. No. 30-36 Carillion Avenue and No. 84-86 Campbell Street is a vacant site, with approval for a car park.	17 and 18
13	48 Carillion Avenue	Lot 2 D.P. 866089	Sydney University Childcare Centre. A single storey relocated, timber clad building.	19
15	1-17 Little Queen Street	Lots 19 and 20 D.P. 1041490; Lots 22-27 and Lots 15-17 D.P. 1117009.	Row of two storey painted brick bald-face terraces, with a parapet concealing the roof, erected c.1890. These terraces are built to their street boundary and step down with the fall of the street from King Street.	20 and 21
16	2-20 Little Queen Street	Lots 1-10 D.P. 33414	A row of two storey painted brick bald-face terraces, c.1845, with a concealed roof form. Nos. 2 and 4 have been rebuilt and No. 20 demolished. These terraces are built to their street boundary and step down with the fall of the street from King Street.	20 and 22
17	College Green		The College Green is an open area to the rear of No. 1 King Street, the buildings addressing King Street and Carillion Avenue and Nos. 1-17 Little Queen Street. An area of lawn has been created by brick retaining walls. Concrete paths provide access to the surrounding buildings and Little Queen Street.	23



**Figure 4:**  
**No. 1 King Street**  
**from King Street.**



**Figure 5:**  
**No. 1 King Street,**  
**from Carillion**  
**Avenue.**



**Figure 6:**  
**From left to right:**  
**Nos. 3, 5; 7, 9 and**  
**11 King Street.**



**Figure 7:**  
Side wall and rear  
wing of No. 3  
King Street.



**Figure 8:**  
Nos. 13-15 King  
Street.

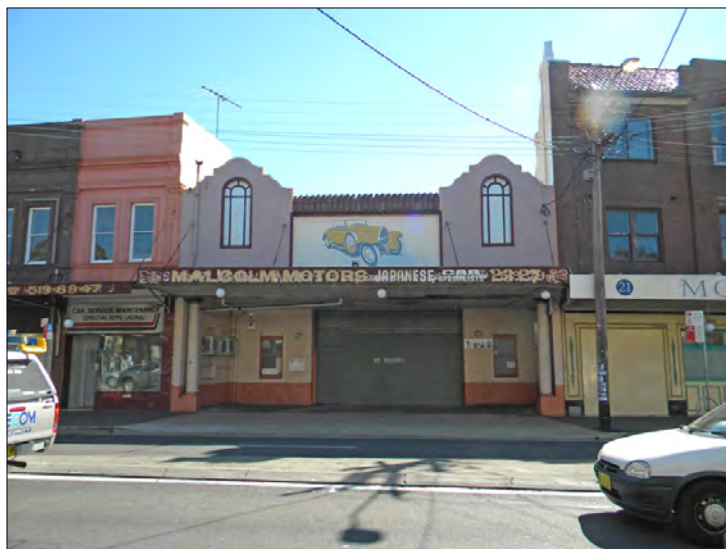


**Figure 9:**  
Nos. 17-19 King  
Street.





**Figure 10:**  
**No. 21 King**  
**Street.**



**Figure 11:**  
**No. 23-25 King**  
**Street.**



**Figure 12:**  
**No. 27-31 King**  
**Street.**





**Figure 13:**  
Nos. 33 and 35  
King Street.



**Figure 14:**  
Nos. 2-16  
Carillion Avenue,  
with Mary  
Andrews College  
in the  
background.



**Figure 15:**  
Mary Andrews  
College, Nos. 18-  
28 Carillion  
Avenue.  
*CMS 2010.*



**Figure 16:**  
Deaconess House,  
with Mary  
Andrews College  
on the LHS, Nos.  
18-28 Carillion  
Avenue.



**Figure 17:**  
Car park at Nos.  
30-36 Carillion  
Avenue and Nos.  
84-86 Campbell  
Street.



**Figure 18:**  
Nos. 38-44  
Carillion Avenue.

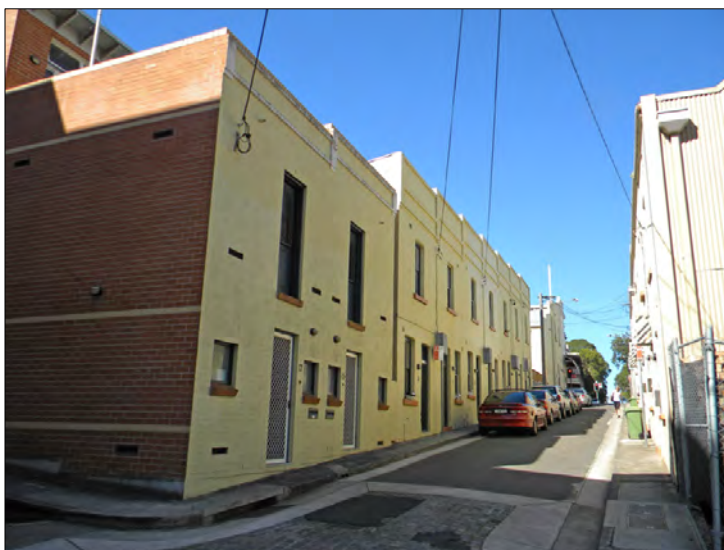




**Figure 19:**  
No. 48 Carillion  
Avenue.



**Figure 20:**  
View along Little  
Queen Street,  
looking towards  
King Street,  
showing Nos. 1-17  
and 2-20 Little  
Queen Street.



**Figure 21:**  
Nos. 1-17 Little  
Queen Street.



**Figure 22:**  
**Nos. 2-20 Little**  
**Queen Street.**



**Figure 23:**  
**College Green.**

### **3.2 The Surrounding Area**

As demonstrated by Figure 24, the Concept Site is located within an area that is mixed in character. To the north of Carillion Avenue and the east of City Road lie the extensive grounds of the University of Sydney. To the south and west lie the densely developed suburbs of Newtown, Macdonaldtown and Camperdown.





**Figure 24: Aerial photograph over the site and surrounding area.**  
Google Maps; annotation WP.

### 3.2.1 Carillion Avenue

Carillion Avenue, which defines the northern boundary of the Concept Site, is a wide street that falls to the west from its junction with King Street. It has footpaths and street trees to either side. Adjoining the Concept Site to the west is the Former Newtown Public School. The principal building on this site is two and three storey Federation Arts and Crafts Style building. There are also a number of detached single storey buildings on the site. The site is listed as a heritage item by City of Sydney.

Directly opposite the western end of the Concept Site, on the northern side of Carillion Avenue, lies Women's College, University of Sydney, and its grounds, which are defined by a high brick wall to Carillion Avenue. Continuing east towards City Road/Princes Highway, there are a series of two storey Late Victorian through to Interwar period buildings of varying styles, the property of Moore College or the University of Sydney. These buildings are listed as heritage items by the City of Sydney and/or are located within a Conservation Area. A two storey Interwar red brick building, with a later two storey addition, occupies the corner with the City Road.

Figures 25 to 28 illustrate the character of Carillion Avenue.





**Figure 25:**  
Looking east along  
Carillion Avenue  
towards the Princess  
Highway.



**Figure 26:**  
The former Newtown  
Public School,  
adjoining the site to  
the west.

This photograph was  
taken by WP in 2006.  
The building has not  
been substantially  
altered since this time.



**Figure 27:**  
The northern side of  
Carillion Avenue,  
opposite the site.



**Figure 28:**  
Looking towards the corner of the Princes Highway and Carillion Avenue, opposite the site.

### 3.2.2 City Road and King Street

The Concept Site is located at the point where the City Road/Princes Highway becomes King Street. City Road carries multiple lanes of traffic in either direction. On the north eastern side of the road, beyond the building on the corner with Carillion Avenue visible in Figure 28, lies the playing field of St. Paul's College and the buildings of the University of Sydney. Opposite the site on the south eastern side of City Road lies the c.1960s building of the Sydney University Regiment. Continuing north east, lies the imposing Victorian period building, formerly the Deaf, Dumb and Blind Institute Building, now part of the City of Sydney. This building is listed as a heritage item by the City of Sydney. Figures 29 and 30 show the view towards Moore College from City Road and from the site along City Road.



**Figure 29:**  
View south west toward the site (No. 1 King Street) from City Road. Taken from outside the grounds of the former Deaf, Dumb and Blind Institute. Note Alpha House, a multi-storey building in King Street visible behind Moore College.



**Figure 30:**  
View south east  
along City Road  
from outside No. 1  
King Street. The  
University  
Regiment Building  
is visible on the  
LHS. The former  
Deaf, Dumb and  
Blind Institute  
Building is  
screened by trees.

King Street is four lanes wide and curves gently as it continues to the south west. There are narrow footpaths to both sides and few street trees. The street is lined to either side by predominately one to three storey shop-residences and hotels dating from the mid-Victorian period to the Interwar period. The style and integrity of these buildings varies considerably. Buildings of greater height punctuated the streetscape at some points at the eastern most end of King Street. Figures 31 to 33 illustrate King Street in the vicinity of the site.



**Figure 31:**  
View north east  
along King  
Street from just  
beyond the  
Concept Site.





**Figure 32:**  
King Street, directly  
opposite Concept Site.



**Figure 33:**  
South west of the  
Concept Site, showing  
a building of greater  
massing and scale  
within the streetscape.  
C

### 3.2.3 Little Queen Street

Little Queen Street is a narrow, one way street that falls to the north from King Street to Carillion Avenue. The southern end of the street was illustrated by Figures 20 to 22 in Section 3.1 above and comprises the two storey c.1845 and c.1890 bald face terraces Nos. 2-20 Little Queen Street and Nos. 1-17 Queen Street. The northern end of the streets is occupied, on the western side by a vacant site owned by Moore College and approved for use as a car park (Figure 17 in Section 3.1) and on the eastern side by the side elevation of Mary Andrews College.

### 3.2.4 Campbell Street

Campbell Street is a narrow street that falls towards its intersection with Little Queen Street. There are narrow footpaths to either side; there is no street planting. The eastern end of the street opposite the Concept Site is lined with one and two storey Victorian period terraces, with a shallow setback from the street. Figures 34 and 35

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illustrate the eastern end of Campbell Street and the view towards the Concept Site from near Little Queen Street.



**Figure 34:**  
Looking east along  
Campbell Street  
towards Moore  
College.



**Figure 35:**  
Looking east along  
Campbell Street into  
Moore College.

## **4.0 ASSESSMENT OF SIGNIFICANCE**

### **4.1 The Site**

#### **4.1.1 Existing Statutory Listings**

##### **4.1.1.1 Commonwealth and National Heritage Lists**

No part of the Concept Site is listed on the Commonwealth or National Heritage Lists under the auspices of the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

##### **4.1.1.2 State Heritage Register**

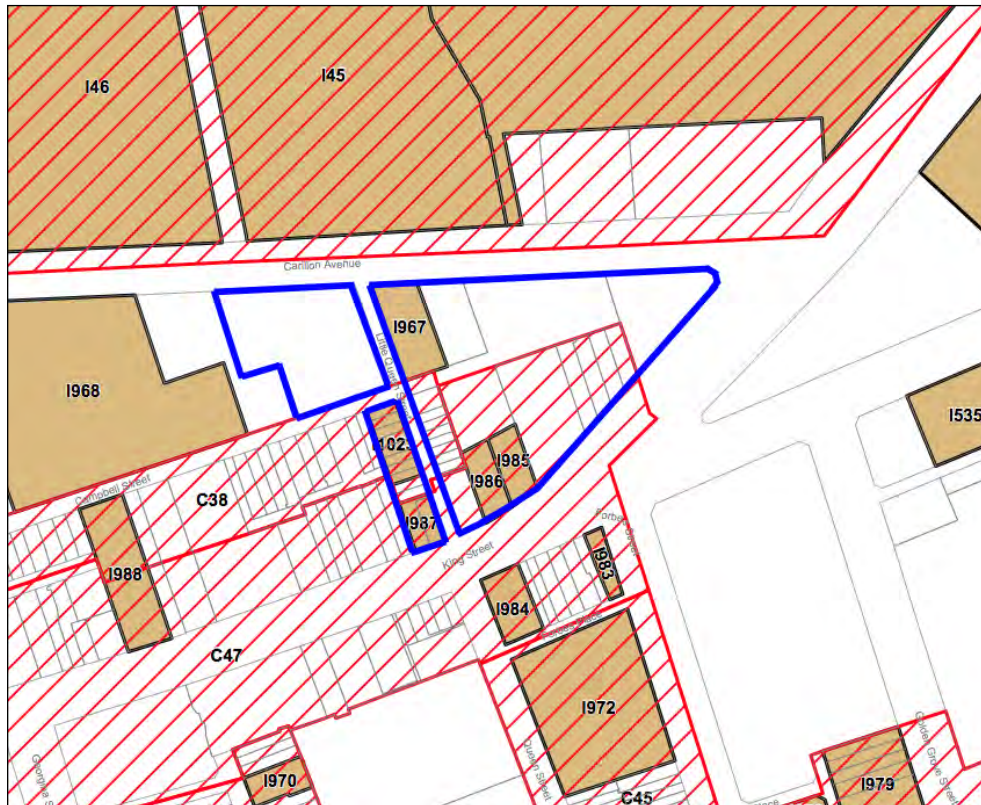
No part of the Concept Site is listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.



#### 4.1.1.3 City of Sydney

##### **Sydney LEP 2010: Schedule 5 Part 1 Heritage Items**

Figure 36, a detail from the *Sydney LEP 2010* Heritage Plan, shows the buildings on the Concept Site (outlined in blue) that are listed as heritage items (coloured brown and numbered) and which are located within Conservation Areas (outlined in red and shaded). Figure 37 provides a detail from the Building Contributions Plan, showing the relative contribution of each building to the Conservation Area(s).



**Figure 36: Detail from City of Sydney Heritage Plan.**  
*Sydney LEP 2012.*



**Figure 37: Buildings Contributions Plan.**  
City of Sydney Council.

The following table summarises the significance of individual buildings part of the Concept Site under the *Sydney LEP 2012* (Figure 36) and/or the Contributions Plan (Figure 37).

No.	Address	<i>Sydney LEP 2012:</i> Heritage Item	Listing Boundary (where applicable)	<i>Sydney LEP 2012:</i> Conservation Area	Contribution to Area
1	1 King Street	No		No	Not ranked
2	3-5 King Street	No		C47	Contributing
3	7 King Street	No		C47	Contributing
4	9 King Street	No		C47	Contributing
5	11 King Street	No		C47	Contributing
6	13-15 and 17-19 King Street	No		C47	Contributing, part neutral
7	21 King Street	Item I985 (Local)	Lot 27, DP 939363	C47	Contributing
8	23-25 King Street	Item I986 (Local)	Lot 21, DP 1041490	C47	Contributing
9	27-31 King Street	No		C4	Contributing
10	33-35 King Street	Item I987 (Local)	Lots 11 and 12, DP 33414	C47	Contributing
11	2-16 Carillion Avenue	No		No	Detracting
12	18-28 Carillion Avenue	Item I967 (Local) Deaconess House only	Lot 1, DP 66008	No	Deaconess House: Contributing Mary Andrews: Detracting
13	30-44 Carillion Avenue & 84-86 Campbell Street	No		No	No. 38-44: Detracting. Rest of Site: demolished (now neutral).
13	48 Carillion Avenue	No		No	Not ranked
15	1-17 Little Queen Street	No		C38	Contributing or neutral
16	2-20 Little Queen Street	Item I1023 (Local)	Lots 1-10 D.P. 33414	C38	Contributing
17	College Green	No		C47	Contributing or neutral

#### ***Sydney LEP 2010: Schedule 5 Part 2 Conservation Areas***

The following Conservation Areas, listed by this Schedule, are located within the Concept Site:

- Bligh and Camperdown Terrace Heritage Conservation Area (C38). Local significance.
- King Street Heritage Conservation Area (C47). Local significance.

See Figure 37 above.

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## 4.1.2 Significance

### 4.1.2.1 Individual Items on the Site

The following identifies the significance of each of the listed buildings on the Concept Site. Refer back to the photographs in Section 3.1 above.

#### ***Deaconess House, including interior, No. 24-28 Carillion Avenue***

The State Heritage Inventory provides the following statement of significance for this item:

‘Deaconess House (now part of Mary Andrews College) is of historical and social significance for its former use as the headquarters and training college of the Anglican Deaconess Institution since 1916. Established in 1891, the Anglican Deaconess Institution provides services directed towards ministry training (for women) and care of the aged, sick and destitute. For many years, Deaconess House was the only training centre of its kind in Australia. It provides a rare example of a building constructed for the training of women for the Anglican ministry.

Deaconess House has historical associational significance for its association with many notable individuals, including Mary Andrews, Head Deaconess and Principal of Deaconess House (1951-1975), for whom Deaconess House was renamed in 1997. Deaconess House has close and significant links with Moore Theological College.

Deaconess House has local aesthetic significance as a good example of a Federation Arts and Crafts Style building. With its arched openings and stone detailing, the building provides a more modest example of the ecclesiastical style influenced buildings that characterise Carillion Avenue.’<sup>2</sup>

#### ***Former White Horse Hotel, including interior, No. 21 King Street***

The State Heritage Inventory provides the following statement of significance for this item:

‘The former White Horse Hotel is a good example of an Inter-War Hotel which dates from the key period of Hotel rebuilding by the major breweries in NSW. The former White Horse Hotel is part of an important group of Inter-War Hotels in King Street which also includes the Marlborough Hotel, the Bank Hotel and the Town Hall Hotel.’<sup>3</sup>

#### ***Service Station, Malcolm Motors, including interior, No. 23-25 King Street***

The State Heritage Inventory provides the following statement of significance for this item:

‘The building is significant as a good example of an Inter-War service station which is intact, in the most prevalent Spanish Mission style and dates from the key period of development of service stations in NSW.’<sup>4</sup>

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<sup>2</sup> *Deaconess House*, including interior, No. 24-28 Carillion Avenue, Newtown. State Heritage Inventory Database No.: 2431099.

<sup>3</sup> *Former White Horse Hotel*, including interior, No. 21 King Street, Newtown. State Heritage Inventory Database No.: 2423017

<sup>4</sup> *Service Station Malcolm Motors*, including interior, No. 23-25 King Street, Newtown. State Heritage Inventory Database No.: 2423018.

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***Cottage group, including interiors and front fences, No. 33-35 King Street***

The State Heritage Inventory provides the following statement of significance for this item:

‘The buildings have significance dating from the key period of development of King Street and the Newtown area as a result of industrial expansion and the development of workers housing. They are a rare example of mid Victorian housing that still survives in King Street.’<sup>5</sup>

***Terrace group, including interiors, Nos. 6-20 Little Queen Street***

The State Heritage Inventory provides the following statement of significance for this item:

‘Nos. 6-20 Little Queen Street dates from one of the key period of layers for the development of Newtown as a direct result of subdivision of the Camperdown Estate. It is a good example of a mid - Victorian terrace, that steps in line with the topography and which makes a positive contribution to the streetscape.’<sup>6</sup>

**4.1.2.2 Conservation Areas**

The following identifies the significance of each of the Conservation Areas that forms part of the Concept Site.

***Bligh and Camperdown Terrace Heritage Conservation Area (C38)***

The State Heritage Inventory provides the following statement of significance for this Conservation Area:

‘The Bligh and Camperdown Terrace Estate Heritage Conservation Area has historic significance as an early Victorian working class subdivision developed with small scale terrace housing for the working class from the mid nineteenth century through to the early twentieth century. The area contains several highly intact rows of terraces in the Victoria Regency and second Empire style. The area shows the influence of the expansion of Sydney University and Moore College.’<sup>7</sup>

***King Street Heritage Conservation Area (C47)***

The State Heritage Inventory provides the following statement of significance for this item:

‘King Street and Enmore Road retail strip is of state historical, social and aesthetic significance as it provides an evocative physical record of significant historical phases which shaped the "New Town" from the late 19th to the early 20th Century, and has high regard in the community. The retail strip provides evidence of the working class residential boom of the late 1870s -1880s, and the economic boom of the late 19th century, exemplified by the quality and quantity of late-Victorian period building stock. Many of the buildings are impressive reminders of the area's role as a civic, retail and

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<sup>5</sup> Cottage group, including interiors and front fences, No. 33-35 King Street, Newtown. State Heritage Inventory Database No.: 2423020.

<sup>6</sup> Terrace group, including interiors, Nos. 6-20 Little Queen Street, Newtown. State Heritage Inventory Database No.: 2420902.

<sup>7</sup> Bligh and Camperdown Terrace Heritage Conservation Area, Newtown. NSW Heritage Inventory Database No.: 2421459.

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entertainment hub. The continuous two and three storey facades and the general uniformity of scale in the area create a distinct visual impression and outstanding townscape qualities, particularly in the central King Street precinct. The consistency and relative intactness of the late 19th and early 20th century building stock is unique in the Sydney region and the State as a whole. A large number of Art Deco and Interwar period hotels demonstrate the highly populated, working class nature of the suburb in the early 20th century. The streetscape has high aesthetic value which is enhanced by the closed vistas created by street curves and by the views over the surrounding areas afforded by the alignment following the ridge line. Mixed retail uses, including delicatessens, and changes to shopfronts dating from the 1950s and 1960s reflect the strong influence of post-war migrants on the area.<sup>8</sup>

#### 4.1.2.3 The Site as a Whole

In addition to the above, the *CMS 2010* provides the following statement of significance for the Concept Site as a whole:

‘The Moore Theological College Newtown Campus Part 3A Concept Plan Site is of cultural significance because:

- It contains two of the earliest buildings on King Street (No. 33 and 35 King Street) and the substantially intact Little Queen Street south which together demonstrate the first phase of residential subdivision and development of the Camperdown Terrace Subdivision;
- Little Queen Street is an enclosed laneway streetscape with simple and austere two storey row houses with bald face facades which is rare in the locality and provides an intimate ambience and distinct sense of place;
- The site contains Deaconess House which was established on Carillion Avenue in 1916 and has continuing significance in the history of theological education of Anglican women as well as aesthetic significance as a two storey brick and slate building with characteristics of the Federation Queen Anne Style;
- The corner position at Carillion Avenue and King Street has landmark significance as the principal gateway from the city into Newtown; and
- The site demonstrates the expansion and development of Moore Theological College on the southern side of Carillion Avenue following the 1939-1945 war.<sup>9</sup>

The *CMS 2012* concluded the following with regard to levels of heritage significance:

- Exceptional significance: there are no elements of exceptional significance.
- High significance: there are no elements of high significance.
- Moderate significance: Nos. 9, 11, 33 and 35 King Street; No. 28 Carillion Avenue (Deaconess House); Nos. 6-18 and Nos. 1-13 Little Queen Street.
- Little significance: Nos. 1, 3-5, 7, 13-15 and 17-19 (Knox Building), 21, 23-25, 27-31 King Street; 2-16, 18-26 Carillion Avenue (Former Mary Andrews College); 30-44 (and No. 84-86 Campbell Street) and 48 Carillion Avenue; and Nos. 15-17 and 2-4 Little Queen Street.<sup>10</sup>
- Intrusive elements: there are no intrusive elements on the site.

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<sup>8</sup> King Street Heritage Conservation Area, Newtown/Erskineville. NSW Heritage Inventory Database No.: 2421485.

<sup>9</sup> *CMS 2010*, Section 2.2.

<sup>10</sup> *CMS 2010*, Section 2.2.1.



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## 4.2 Heritage Items/Areas within the Immediate Vicinity of the Site

The heritage items regarded as being 'within the vicinity of the site' are identified based on distance between the site and the item, view corridors, the character of intervening development and the nature of the proposed works.

As demonstrated by Figure 36 in Section 4.1.1 above, the site is located within the vicinity of numerous heritage items and conservation areas listed by Schedule 5 Part 1 and 2 of the *Sydney LEP 2012*. The nature of the proposed works may make them visible beyond the immediate area. The closest heritage items to the site are as follows:

- Women's College Group, University of Sydney, including building interior and grounds, No. 15 Carillion Avenue, Camperdown. State significance. Item No. I45. Note this site is not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- St. Andrews College, University of Sydney, including main building and interior, quadrangle and grounds, No. 19 Carillion Avenue, Camperdown. Local significance. Item No. I46.
- University of Sydney Heritage Conservation Area (C5). Local significance.
- Former Newtown Public School Group, including buildings and their interiors, fencing and grounds, No. 50 Carillion Avenue, Newtown. Local significance. Item No. 968.
- Commercial Building, Trocadero Hall, including interiors, No. 69-77 King Street, Newtown. Local significance. Item No. 988.
- Commercial Building, J. Palmer Building, including interior. No. 18-20 King Street, Newtown. Local significance. Item No. 984.
- Commercial Building, Victoria Buildings, including interior, No. 2-4 King Street, Newtown. Local significance. No. 983.
- Terrace Group, University Terrace, including interiors, No. 124-131 Darlington Road, Darlington. Local significance. No. I535.
- Former Institute of the Deaf, Dumb and Blind Group, University of Sydney, including interiors. No. 96-148 City Road, Darlington. Local significance. No. I524.

## 5.0 HERITAGE IMPACT STATEMENT

### 5.1 Scope of Works

The following should be read in conjunction with the plans prepared by AJ+C that accompany this application.

The approved Stage 1 Resource and Research Building Project Application includes the following:

- Construction of a 6 storey Resource and Research Centre at the corner of King Street and Carillion Avenue (Site A0, including a library, teaching and administration spaces, and 3 basement levels including Automatic Storage Retrieval System (ASRS), archive/storage spaces, and plant;
- Site preparation works including: demolition of the existing structures on the site; removal of 10 trees; and excavation;
- Associated landscaping and public domain works;
- Construction of a temporary car park containing 36 spaces on part of Site B to facilitate the staging of the development; and
- Provision of 40 bicycle spaces and associated facilities.

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The current proposal revises the approved Project Application for the Moore College Resource and Research Centre located on the King Street/Carillion Avenue corner of the site. The revised proposal is for a six storey building, with one basement level and one plant level. Landscaping is as set out by plans attached as part of an Appendix by JBA Planning.

This proposal also seeks revision to the approved car park at No. 30-36 Carillion Avenue and No. 83-84 Campbell Street. The revised proposal is for a single level car park with entry/exit points to both Carillion Avenue and Campbell Street.

## **5.2 Effect of Works**

### **5.2.1 Method of Assessment**

The plans are assessed against the existing approval.

The following guidelines and controls have been read and understood:

- Heritage Office (now Branch), *Statement of Heritage Impacts* (2002).
- *Sydney LEP 2012 and the Development Control Plan 2012* (Sydney DCP 2012).
- 'Recommended Management,' for each heritage item and Conservation Area.

### **5.2.2 Demolition of Buildings**

The current approval provides for the demolition of the following buildings: Mary Andrews College (No. 18-26 Carillion Avenue); MTC Dining Hall (No. 2-16 Carillion Avenue); the terraces Nos. 3-5 King Street; the terrace No. 7 King Street; the rear of the terraces or mixed use buildings at 9-11 King Street, No. 21 King Street and No. 23-25 King Street; 30-44 Carillion Avenue; and the weatherboard childcare centre at No. 48 Carillion Avenue.

The impact of demolishing these buildings was assessed by the *HIS 2010* and has been accepted. The revised plans do not involve the demolition of any other structures.

### **5.2.3 Impact of the Proposal on Heritage Items and Conservation Areas Part of the Site**

The *HIS 2010* considered the impact of the proposed Concept Plan on heritage items and conservation areas part of the site. These impacts have been accepted as part of the approval.

The revisions to the design for the Resource and Research Centre will have no additional impact on heritage items and conservation areas part of the site for the following reasons:

- The proposed revisions support the use of the site for educational purposes by Moore College. It is in this use that part of the significance of the site lies.
- The overall height of the revised design is similar to the approved design. There are only minor changes to the footprint of the approved design. As a result, the building will be of a similar massing and scale as the approved design.
- The ground and first floors of the building will extend closer to the retained terrace at No. 11 King Street. This will have no additional impact because,

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as outlined below, these levels have a masonry frame that relates to the height of No. 11 King Street and adjoining buildings; the upper levels remain set back. The pattern along King Street is for rows of abutting buildings. A gap in the streetscape would create an anomaly. In any event, views towards the side elevation of No. 11 King Street are not significant.

- The proposed design is similar in character to the approved design. For example, the ground and first floors continue to be expressed in elevation by means of a masonry frame, which relates in height and proportion to the two storey terraces that characterise King Street. The upper floors of the King Street and Carillion Avenue elevations are stepped in and extensive glazing is used to make them a recessive element. It is appropriate that the design continue to be contemporary in character. Replicating the form and detailing of the Victorian and Federation period heritage items close to the site would be inappropriate in a building of this massing and scale.
- The palette of materials and colours is similar to the approved design.
- The proposed landscaping will help integrate the building into the streetscape and create a human scale.

As a result of the above, there will be no changes in the impacts on view corridors towards heritage items/conservation areas part of the site. There will be no additional impacts on the setting of heritage items/conservation areas part of the site.

The change to the approved car park on Carillion Avenue/Campbell Street will have no further heritage impact on heritage items and conservation areas part of the site because it involves the consolidation of two car parks under the current approval.

#### **5.2.4 Impact of the Proposal on Adjacent Heritage Items and Conservation Areas**

The *HIS 2010* considered the impact of the proposed Concept Plan on heritage items and conservation areas part of the site. These impacts have been accepted as part of the approval.

The revisions to the design for the Resource and Research Centre will have no additional impact on heritage items and conservation areas within the vicinity of the site for the same reasons given above, that is:

- The overall height of the revised design is similar to the approved design.
- There are only minor changes to the footprint of the approved design.
- As a result of the above, the building will be of a similar massing and scale as the approved design and there will be no changes in the impacts on view corridors towards heritage items/conservation areas within the vicinity of the site.
- The proposed design is similar in character to the approved design and uses a similar palette of materials, finishes and colours.
- As a result of the above, there will be no additional impacts on the setting of heritage items/conservation areas part of the site.

The changes to the layout of the approved car park on Carillion Avenue/Campbell Street will have no further heritage impact on heritage items and conservation areas part of the site because it involves the consolidation of two car parks under the current approval.

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## 6.0 CONCLUSION

This Heritage Impact Statement (HIS) has considered the heritage impact of revisions to the approved Stage 1 Resource and Research Building Project Application, for Moore College, Newtown Campus, No. 1 King Street, Newtown, New South Wales.

Since approval was granted in November 2010, the City of Sydney have gazetted a new local environmental plan, being the *Sydney LEP 2010*. This statement has established the heritage items and conservation areas part of the site, and within the immediate vicinity of the site, as listed by this plan.

The proposed revisions to the Resource and Research Centre will have no further impact than those impacts already accepted by the approval because the height, footprint and overall character of the proposed building are similar to the approved building. There will be no additional impacts on the view corridors or the setting of items and conservation areas part of the site or within the immediate vicinity than those already accepted as part of the approval.

The changes to the approved car park on Carillion Avenue/Campbell Street will have no further impact because it involves the consolidation of two car parks under the current approval.