

Mr. Andrew Beattie  
Team Leader  
School Infrastructure Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

By email: [Dimitri.Gotsis@planning.nsw.gov.au](mailto:Dimitri.Gotsis@planning.nsw.gov.au)

Dear Mr. Beattie

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**Notice of Exhibition: Moriah College, Queens Park Road, Queens Park (SSD 10352)**

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I am writing in reference to the above State Significant Development application for the proposed Moriah College Redevelopment, Queens Park Road, Queens Park currently undergoing a Public Authority Consultation.

Moriah College **is not** listed as an item on the State Heritage Register (SHR). The item is however, in the immediate vicinity of the following SHR listed item:

- Centennial Park, Moore Park and Queen Park (SHR No. 01384)

The site falls within the boundaries of following local listings under the Waverley Local Environment Plan 2012:

- Eastern Suburbs Banksia Scrub Landscape Conservation Area (Item No. C40)
- Remnant Bushland Landscape Conservation Area (Item No. C57).

It is also located within the vicinity of the following listed items under the Waverley Local Environment Plan 2012

- Queens Park Conservation Area – General (Item No. C14)
- Alt Street Landscape Conservation Area (Item No. C18)
- Centennial Park Landscape Conservation Area (Item No. C33)
- Queens Park Landscape Conservation Area (Item No. C55)
- Former Tram Shed (Item No. 428)

The proposed works have been divided into two stages. Stage 1 of the proposed works have been detailed, while Stage 2 of the project is still at a conceptual level. The proposal is as follows:

**Stage 1**

- Staged demolition of nine school buildings and structures (including demountables); removal of existing tennis court and trees;
- Construction of a new contemporary learning facility in Stage 1A and 1B to replace the existing building stock. The buildings would house updated environments for Science, Technology, Engineering, Art and Mathematics (STEAM) and an Independent Learning Centre including a new library. The facility would be partly three and partly four storeys;

- Reorientation of the Main Entrance to the High School away from the residential areas of Queen's Park. The High School Pedestrian Entrance would be located along Baronga Avenue (Gate 3);
- Provide on-site Drop-Off and Pick-Up at Gate 4 on York Road for the High School students and the Stage 2 Early Learning Centre;
- New staff parking – 17 car parking spaces; bicycle and bus parking;
- Introduction of a waste and service vehicle loading area;
- Construction of a new sports court complex; and
- Construction of new outdoor learning gardens and open spaces.

## **Stage 2**

- Construction of a new Early Learning Centre (ELC), college teaching rooms and associated amenities.

We have reviewed the following documentation in order to prepare this letter:

- Statement of Environmental Effects prepared by Urbis Pty Ltd, dated November 2019;
- Appendix E - Urban Design Report and Architectural Drawings prepared by FJMT dated;
- Appendix F - Landscape Report prepared by 360 dated 10 October 2019;
- Appendix I - Visual Impact Assessment prepared by Cardno dated 10 October 2019; and
- Appendix M - Heritage Impact Statement prepared by Urbis Pty Ltd, dated October 2019.

The subject property formed part of the broader Sydney Commons, but remained largely undeveloped until the 1930s construction of Eastern Suburbs Hospital. Prior to its construction, the site would have been used for rubbish dumping. Given the deep soil profile, it is highly unlikely that any deposits related to the earliest known use (1886 – 1930) of the site would be extant. While some of the original Eastern Suburbs Hospital buildings remain on the larger Moriah College Campus site, the subject area contains more recent structures only. The construction of these new buildings would have completely removed previous footings; thus, the archaeological potential is considered negligible. The proposed demolition of these early twentieth century structures would not result in a negative impact as they do not have a historical or aesthetic relationship with their surroundings.

Stage 1 and 2 works have been located to the south-eastern section of the site, limiting its visual impact to a comparatively isolated section. The design takes advantage of the existing topographical slope, reducing visual impacts. The proposed setbacks along Baronga Avenue is greater than existing, thus comparatively reducing the apparent height and volume of the facility from the SHR item. The reorientation of the school away from the residential area of Queens Park would result in a positive heritage outcome by reducing visual clutter and vehicular movement.

Recommended mitigation measures include the following:

- All excavation works shall be limited to areas of existing buildings;
- New landscape elements should be introduced within the subject area along Baronga Avenue and York Road to reduce visual impact;
- A detailed landscape maintenance plan shall be prepared and implemented to ensure that the new vegetation is maintained and retained in the future; and
- Close consultation with relevant local councils and state agencies shall be undertaken to mitigate impacts to the LEP listed heritage items in the vicinity and heritage conservation areas.

If you have any questions regarding the above advice please contact Mariyam Nizam, Senior Heritage Assessments Officer, at the Heritage NSW, Community Engagement, Department of Premier and Cabinet, on 9873 8521 or [Mariyam.Nizam@environment.nsw.gov.au](mailto:Mariyam.Nizam@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line drawn underneath.

**Rajeev Maini**

Senior Team Leader

Regional Heritage Assessments South

Heritage NSW, Community Engagement

Department of Premier and Cabinet

**As Delegate of the Heritage Council of NSW**

27 November 2019