



UNSW D14

College Walk, Kensington

Statement of Heritage Impact

UNSW owner and applicant
Lendlease D&C partner

Prepared for UNSW

November 2018 • Issue B
Project number 18 0724

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TABLE OF CONTENTS

1	Introduction	1
1.1	Background and purpose of the report	1
1.2	Methodology and terminology	1
1.3	Author identification	1
1.4	Site location and description	1
1.5	Documentation	2
1.6	Heritage management context	3
2	Historical Background	4
2.1	Kensington Racecourse	4
3	Heritage Significance	14
3.1	Statement of significance	14
4	Description of the Proposal	15
5	Assessment of Heritage Impact	16
5.1	NSW Heritage Office Model Questions	16
5.2	Randwick Local Environmental Plan 2012	18
6	Conclusions	20
APPENDIX A	Photographs	A-1

Document / Status Register

Issue	Date	Purpose	Written	Approved
P1	18 October 2018	Draft issue for review	RL	CMJ
A	7 November 2018	Final issue	RL	CMJ
B	8 November 2018	Revised Final Issue	RL	CMJ

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1 INTRODUCTION

1.1 Background and purpose of the report

This Heritage Impact Statement has been prepared on behalf of Lendlease. It has been prepared to accompany the Development Application for the UNSW D14 development to assess the impact of the proposals on the cultural significance of heritage items in the vicinity of the development site.

The proposed development is subject to the Secretary's Environmental Assessment Requirements (SEARS) for SSD 9606. Key issues relating to heritage in the SEARS are as follows:

- Provide a statement of significance and an assessment of the impact on the heritage significance of any adjacent heritage items or conservation area in accordance with the guidelines in the NSW Heritage Manual.
- Address any archaeological potential and significance on the site and the impacts the development may have on this significance.

The preparation of this statement of heritage impact is intended to fulfil the first SEARS heritage requirement.

Archaeological potential, significance and impacts are addressed in a separate report.

1.2 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996).

This report also follows the methodology and terminology described in *The Conservation Plan*, Sydney, National Trust of Australia (NSW), 7th edition 2013 by Dr J. S. Kerr and in the Australia ICOMOS *Burra Charter*, 1999 as described below. The methodology of these documents is combined with the State Heritage Register criteria to formulate an assessment of cultural significance (refer Section 3).

J.S. Kerr's *The Conservation Plan* considers the concept of cultural significance according to three qualities: The ability of a place to demonstrate a process, event, custom or style; associational (historical) links for which there may be no surviving evidence; and formal or aesthetic qualities.

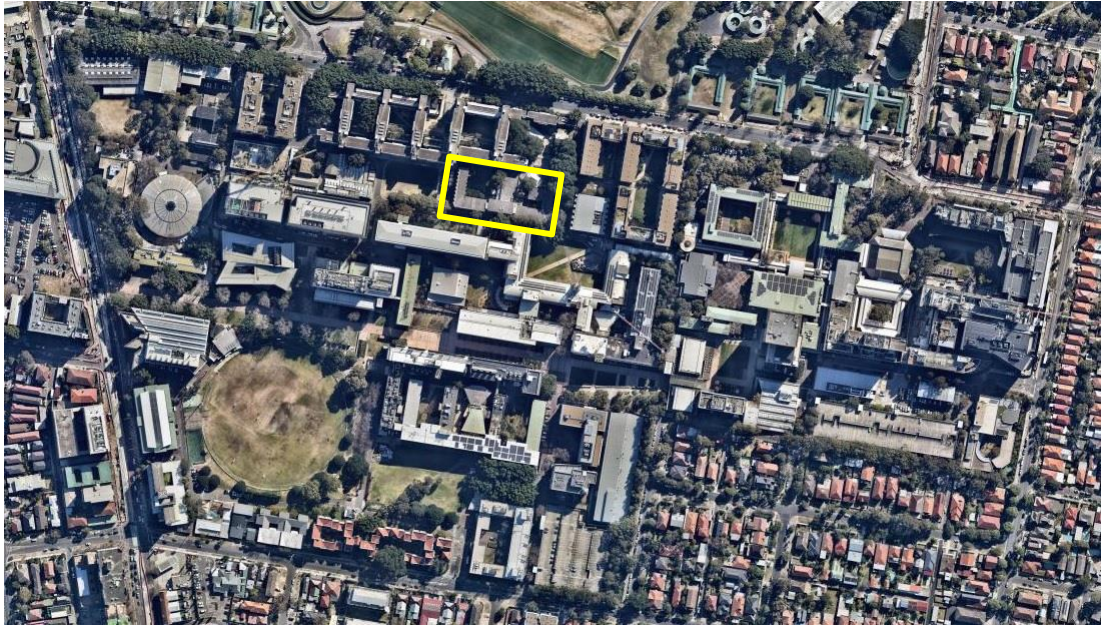
The process of assessment of culturally significant places set out in the Australia ICOMOS *Burra Charter* breaks the concept of significance into "historic", "aesthetic", "technical/scientific" and "social" categories.

1.3 Author identification

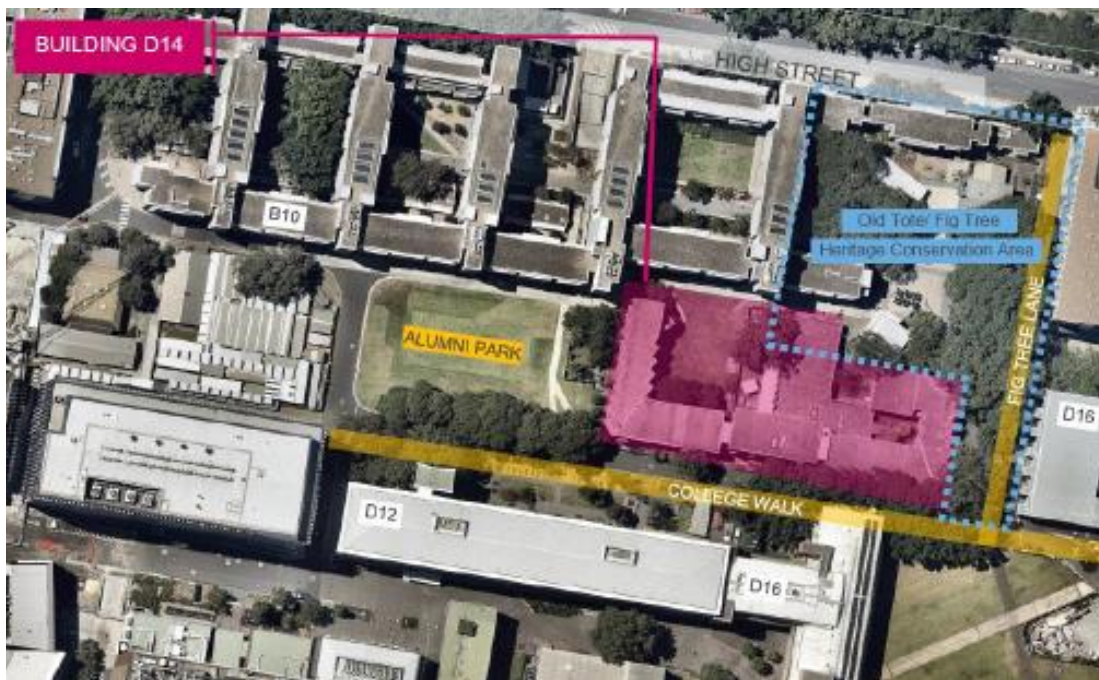
This document was prepared by Dr Roy Lumby, Senior Heritage Specialist of Tanner Kibble Denton Architects.

1.4 Site location and description

The subject site is located on the northern side of the University of NSW's Kensington campus.



1 Location plan, not to scale.
Source: Nearmap with TKD overlay.



2 Site plan, not to scale.
Source: University of NSW.



1.5 Documentation

Documents referred to in this report include drawings prepared in the architectural office of Tzannes:

- 18026 ADDA00001 Location Plan Lower Campus;
- 18026 ADDA00002 Site Plan;
- 18026 ADDA20000 Ground Plan;

- 18026 ADDA20M00 Upper Ground Plan;
- 18026 ADDA20100 Level 1 Plan;
- 18026 ADDA20200 Level 2 Plan;
- 18026 ADDA20300 Level 3-6 Plan;
- 18026 ADDA20700 Level 7 Plan;
- 18026 ADDA20800 Plant Plan;
- 18026 ADDA29000 Roof Plan;
- 18026 ADDA41000 Elevation South;
- 18026 ADDA42000 Elevation West;
- 18026 ADDA43000 Elevation North;
- 18026 ADDA44000 Elevation East;
- 18026 ADDA51000 Section E-W;
- 18026 ADDA52000 Section N-S;
- 18026 ADDA90000 Materials & Finishes Schedule.

1.6 Heritage management context

Although the subject site is not heritage listed, it is adjacent to the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area. Part of University Hall, which currently occupies the site, is situated in the conservation area. The proposed development is situated to the west of Goldstein Hall, which is not listed as a heritage item.

NSW State Heritage Register

The Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area is not included in the NSW State Heritage Register.

Randwick Local Environmental Plan 2012

The Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area is included in Schedule 5 Part 2 in the Randwick LEP. The individual buildings in the conservation area are not listed separately.

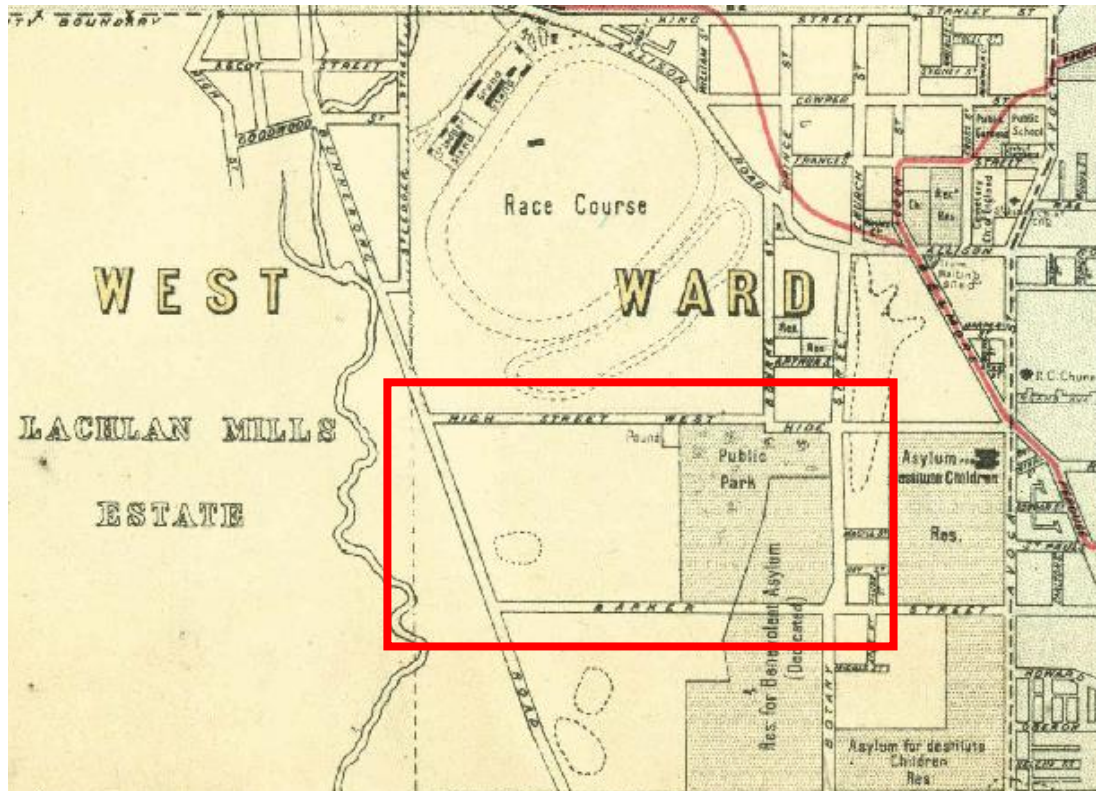
National Trust of Australia (NSW)

Neither the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area, nor individual items in the conservation area are classified by the National Trust of Australia (NSW).

2 HISTORICAL BACKGROUND

2.1 Kensington Racecourse

In August 1888 George Rowley, secretary of the Rosehill Racing Company, applied to the chairman of the Local Land Board to lease Crown land to the immediate south of Randwick Racecourse. Approval for the lease was granted in November 1889 and permission to lease 63 acres (about 25.5 hectares) was granted on 3 January 1890.



- 3 The site of the Kensington Racecourse prior to the 1889 lease grant
Source: City of Sydney Archives, Higginbotham & Robinson Map of the Borough of Randwick, circa 1885.

The Kensington Recreation Grounds Company, of which George Rowley was a shareholder, intended to establish a recreation ground where horseracing, football, cricket and other outdoor sports could be staged. It was by no means a level site – “rough hilly country, intersected by deep gullies and swamps”¹ – but after undertaking major earthworks a seven furlong racetrack, commodious grandstand, turfed areas and other facilities were completed and Moreton Bay Figs planted. The inaugural race meeting was held on 15 June 1893.² The improvements were planned and constructed under the direction of Rowley. The

¹ “Kensington Racecourse”, *Sydney Morning Herald*, 13 June 1893, p.6. The presumed links between the Company and the Rosehill Racing Company have not been investigated.

² Ibid.

lease was transferred to the Rosehill Racing Company on 6 August 1894, which assigned it to the Kensington Recreational Ground Company, which was incorporated in July 1895, during 1896.³

The Kensington Racecourse was a pony racing track and became a member of the Associated Racing Clubs, which included the facilities at Victoria Park in Zetland, Rosebery Park and Ascot. Meetings were held on weekdays, thus avoiding competition with Randwick Racecourse to the immediate north.

After the Racecourse had been established its site was associated on intermittent occasions with the military. In February 1896 the Medical Staff Corps completed its annual training with a general parade on the Racecourse.⁴ In 1899 the site became the camp of the New South Wales Bushmen's Contingent prior to its departure for the Boer War. Some years later the Racecourse was offered to the military, only a few days after Britain declared war in August 1914, but the camp was relocated to Liverpool two or three months later.⁵ Another military camp was established on the Racecourse site after leasing arrangements were not renewed in 1942 and the site reverted to the Crown two years later.



- 4 The New South Wales Bushmen's Contingent camped at Kensington Racecourse.
Source: NSW State Archives image 1254_a011_a011000019r.jpg.

In the interim, Kensington was one of a large number of racecourses across NSW that were directed by the State government to install a totalisator during the first quarter of 1917.⁶ Two temporary hand-

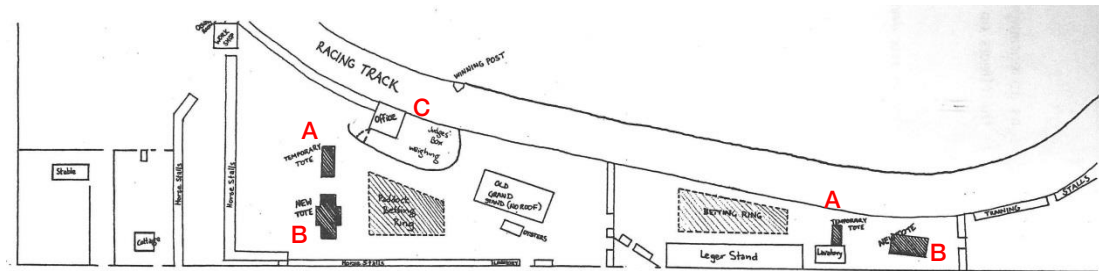
³ Ibid

⁴ "Military Intelligence", *Sydney Morning Herald*, 24 February 1896, p.6.

⁵ "Kensington Racecourse", *Sydney Morning Herald*, 14 August 1914, p.10; "Our Troops", *Sydney Morning Herald*, 10 October 1914, p.13. It has been claimed that the first troops left for Gallipoli from the site, which was also the campground for the 1st Battalion of the First AIF (*Report of the Council of the University of New South Wales for the year ended 31st December, 1963*, p.13).

⁶ "Totalisator To Be Installed. By March Next", *Sydney Sportsman*, 21 February 1917, p.7.

operated totalisators were installed at Kensington Racecourse, in what were termed “Leger and paddock”, and were in operation by Anzac Day. They were replaced by new totalisators designed by prominent architects Robertson & Marks, who were responsible for totalisators at other racecourses as well. A contract was let to Moodie Brothers in January 1918 and the new totalisators came into use at the end of June that year.⁷ The eastern totalisator, in the racecourse’s saddling paddock and court, has survived. Robertson & Marks designed the Leger stand at Kensington, which was constructed in 1915. It has not been ascertained when the building now known as the White House was constructed. It is noted as “office” on a plan of the Racecourse submitted to the Colonial Secretary in 1918.⁸ The building may have been designed by Robertson & Marks, whose work could be found at a number of racecourses across metropolitan Sydney.



5 Tracing of a plan of Kensington Racecourse submitted to the Colonial Secretary in 1918. Totalisators are shown hatched.

Source: reproduced in *Kensington Racecourse 1890-1942*.

- A Temporary totalisator
- B Permanent totalisator
- C Office

In more peaceful times the grounds served a variety of purposes – apart from horse racing they were used for sporting events, gatherings of community organisations and public demonstrations. During 1934 there was a great deal of opposition to renewing the lease for the Racecourse. Although Randwick Council wanted to convert the land to a park, some thought it could not afford such an endeavour while sporting groups and horse trainers supported maintaining the lease.⁹ The lease was renewed for a further seven years, and the site was extended to Barker Street. Playing fields and tennis courts were constructed for the use of amateur sporting groups (with preference given to women’s sports) and schools.¹⁰

The last race meeting was held at Kensington Racecourse in December 1941. From then it was used for training purposes. The State Government decided to not to renew its lease on 9 November 1942¹¹ and the site then resumed its intermittently alternative role as a military camp and was used by a military transport unit during 1946.¹²

⁷ “General Notes”, *Sydney Morning Herald*, 9 January 1918, p.8; Joseph Waugh, *Kensington Racecourse 1890-1942*, p.23.

⁸ Waugh, p.13.

⁹ “Kensington Racecourse. Trainers Oppose Closing”, *Sydney Morning Herald*, 29 September 1934, p.12.

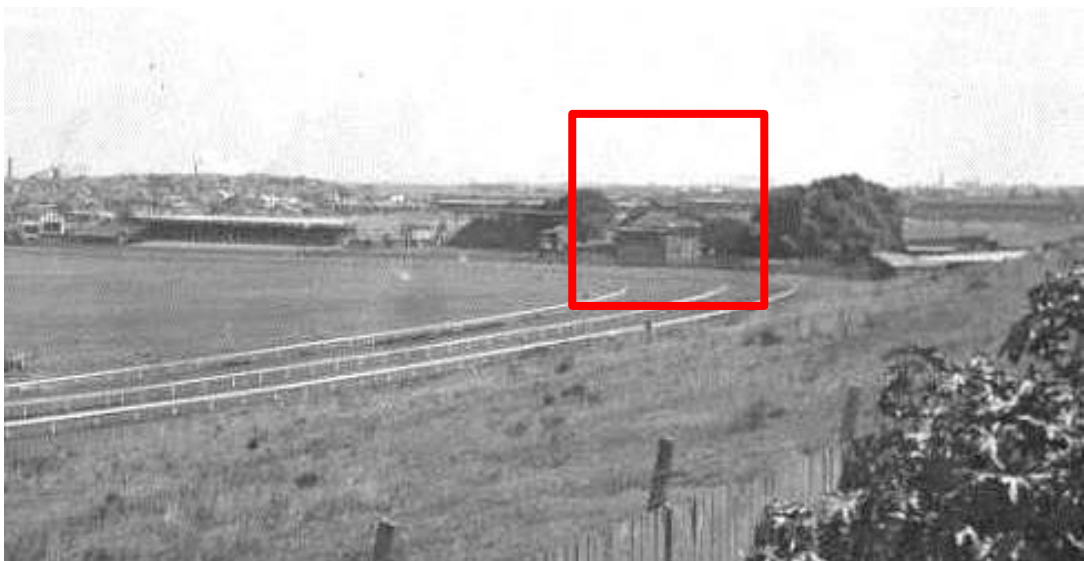
¹⁰ “Kensington Racecourse. New Playing Fields”, *Sydney Morning Herald*, 14 August 1935, p.18.

¹¹ “Kensington Race Course”, *Sydney Morning Herald*, 10 November 1942, p.7.

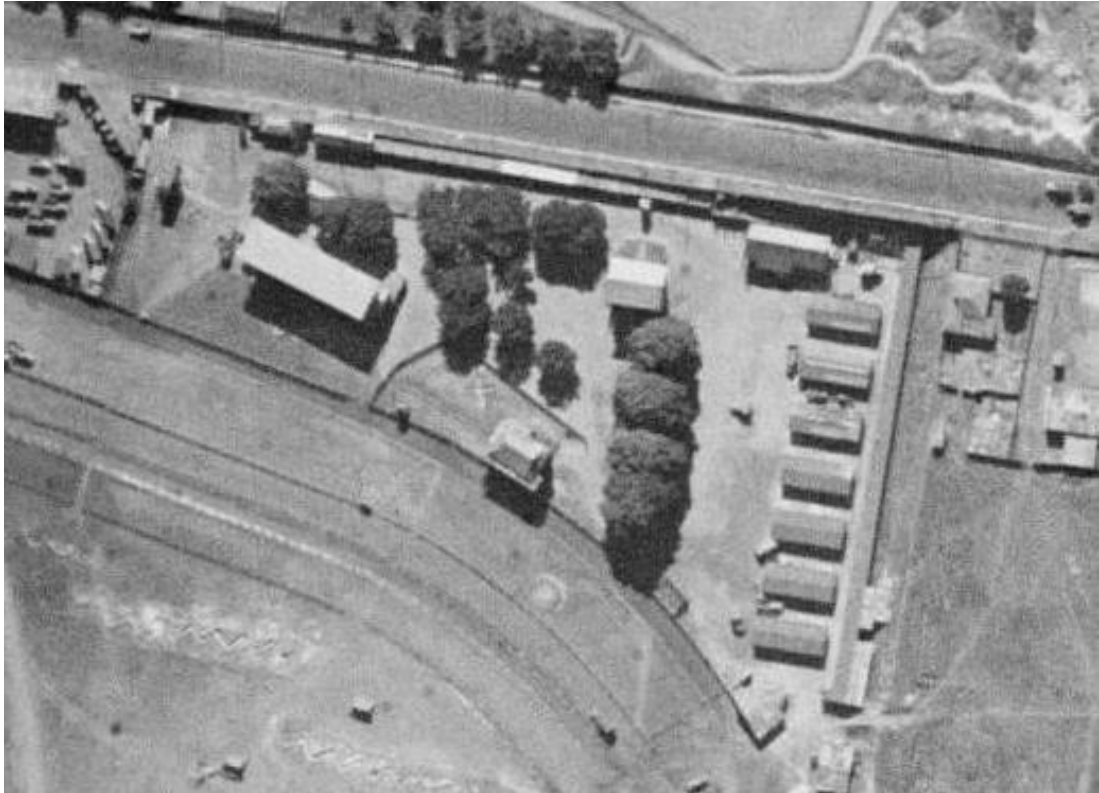
¹² “Proposed New Kensington Site for Sydney Hospital”, *Sydney Morning Herald*, 28 June 1946, p.3.



6 Circa 1910 photograph of a meeting at the Kensington Racecourse.
Source: SLNSW PXE 711/295.



7 Portion of a photograph taken in February 1932. The White House is highlighted.
Source: National Library of Australia PIC/15611/2499 LOC Cold store PIC/15611 Fairfax archive of glass plate negatives – John Raymond Elliott photograph.



8 Aerial photograph of Kensington Racecourse and Randwick Oval to its east, 1943
Source: Spatial Information Exchange.

2.2 Establishment of the University

In 1946 there were serious discussions held concerning relocation of Sydney Hospital from its historic Macquarie Street site in Sydney to the Kensington Racecourse once the military users vacated the place. The proposed relocation was announced by Premier William McKell on 16 July 1946. The planned hospital was a very large and comprehensive facility containing 800 general beds, a 400 bed maternity section, a cancer research institute and an eye hospital.¹³

On the same day Premier McKell announced the government's intention to establish a new "institute of technology" as an adjunct to the University of Sydney. Its principal function was envisaged as technological research and development.¹⁴ Land was set aside at the Kensington site for its construction a year later, in July 1947. At the end of July 1948 Cabinet directed the Minister for Education, R E Heffron, to submit a bill to establish a Technical University in Sydney.¹⁵ The former racecourse site was ultimately selected because it provided about 80 acres (about 32 hectares) of unencumbered land (a portion of which was available for immediate development), reasonable proximity to the City of Sydney, the University of Sydney and Sydney Technical College, and convenient access to public transport.¹⁶

¹³ "New Hospital Site. Racecourse Site Approved", *Sydney Morning Herald*, 17 July 1946, p.4; "1,800 Bed Centre Planned", *Sydney Morning Herald*, 16 October 1946, p.4.

¹⁴ "New Institute Planned to Aid Industry", *Sydney Morning Herald*, 17 July 1946, p.3.

¹⁵ "Technical University", SM, 27 July 1948, p.2. Only part of the Kensington Racecourse site had been set aside for the "new Institute of Technology" ("Racecourse Site for Institute", *Sydney Morning Herald*, 18 July 1947, p.4).

¹⁶ "Why Kensington Land was Chosen for University", *Sydney Morning Herald*, 1 February 1951, p.2.

In the meantime the Kensington migrant depot was opened around the beginning of 1948. It provided temporary housing for 250 persons¹⁷ but seems to have enjoyed a short life. The Totalisator was used as residential accommodation during the tenure of the hostel. The White House was utilised by the hostel and a recreation hall was erected between the two early buildings

The racecourse is understood to have been “leveled” during the second half of 1949.¹⁸ Only the Totalisator building and the two storey timber office building (the White House) remained from the racecourse. The establishing Act of Parliament was passed in April 1949 and the first enrolments were accepted during the year, students being accommodated at the Sydney Technical College. In November 1949 the Council of the New South Wales University of Technology decided to order commencement of work at Kensington. The first building to be constructed was the so-called Main Building, which was officially opened in April 1955 and housed several Schools, the University administration, a lecture theatre and a cafeteria.¹⁹ While construction was underway the 40 acres (16 hectares) earmarked for the hospital development were allocated to the University in June 1952 after the decision was made to locate the facility at the Prince of Wales Hospital at Randwick instead.²⁰

Although the School of Chemical Engineering had occupied temporary buildings at Kensington from February 1953, the Main Building allowed the University to make far greater use of its nascent campus. Several buildings were constructed between 1955 and 1960, including the University’s first residential college.

2.3 Student housing

The buildings associated with the migrant hostel were put to good use in February 1953 after the establishment of a student hostel on the university campus. In August 1957 a tender was let for the construction of the first residential college, although construction had already started the month before. Basser College, which was in large part financed by the benefaction of Adolph Basser, an optician and jeweller of Polish extraction who had migrated to Australia in 1908, was officially opened on 1 July 1959.

While the construction of Basser College was underway the name of the New South Wales University of Technology was changed to University of New South Wales, on 7 October 1958.

At the meeting of the University Council held on 9 November 1959 it was resolved to locate new residential development on a site at what was then the north-eastern corner of the campus, bounded to the west by maintenance workshops.²¹ It was also where the White House, the totalisator building and the migrant hostel’s recreation hall were located.

The Government Architect was then invited to inspect the site and discuss the proposed residential college and a brief was forwarded from the University Council in July 1960.²² A sketch design was subsequently accepted. It is understood to have been a comprehensive scheme arranged around a generous courtyard that consisted of what would be Goldstein Hall to the east, Baxter College to the west and a line of residential buildings to the north. Early buildings in this area were to be demolished. Approval

¹⁷ “Governor’s Advice to New Settlers”, *Sydney Morning Herald*, 18 November 1947, p.4. According to the article the Kensington depot was “not yet complete” at this time.

¹⁸ “Work is to Begin”, *Sydney Morning Herald*, 15 November 1949, p.3.

¹⁹ Desley Luscombe, *UNSW Campus: A guide to its architecture, landscape and public art*, p.25.

²⁰ “University on a Racecourse”, *Sydney Morning Herald*, 4 June 1952, p.3.

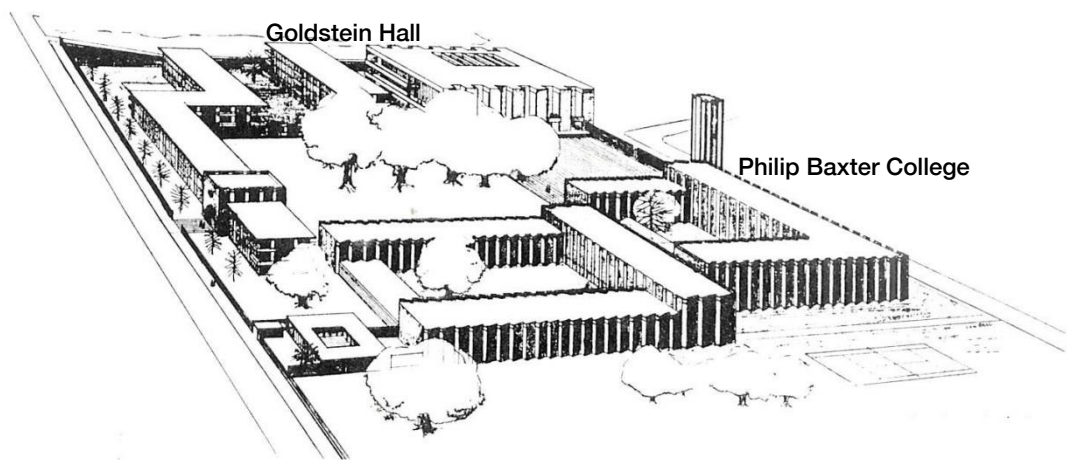
²¹ University of NSW Archive File 60/U24/2055: memorandum dated 17 November 1959.

²² University of NSW Archive File 60/U24/2055: undated correspondence Bursar to Government Architect; correspondence Bursar to Government Architect dated 14 July 1960.

was given to proceed with construction documentation of Goldstein Hall and its associated residential buildings in August 1961:²³

Goldstein Hall and the associated halls of residence were the first stage of a building group that was intended to house 650 students. The three buildings were organised about a series of enclosed courts linked by covered ways and arcades. This concept was intended to encourage students to stand and talk, and introduce a human scale within the larger campus. Goldstein Hall was designed to cater for two sittings of students accommodated by the halls of residence, the future college development, and Basser College.²⁴

Goldstein Hall, completed in 1964 was designed by the young architect Peter Hall, who had joined the Government Architect's Office in 1957 and is now better known for the interiors of the Sydney Opera House. He is also understood to have designed Philip Baxter College and International House at the University of NSW.



- 9 Perspective study of the residential colleges understood to have been accepted by the University Council at the beginning of the 1960s. Only Goldstein Hall and Phillip Baxter College were built. Source: UNSW archives – *University News*, 26 March 1962.

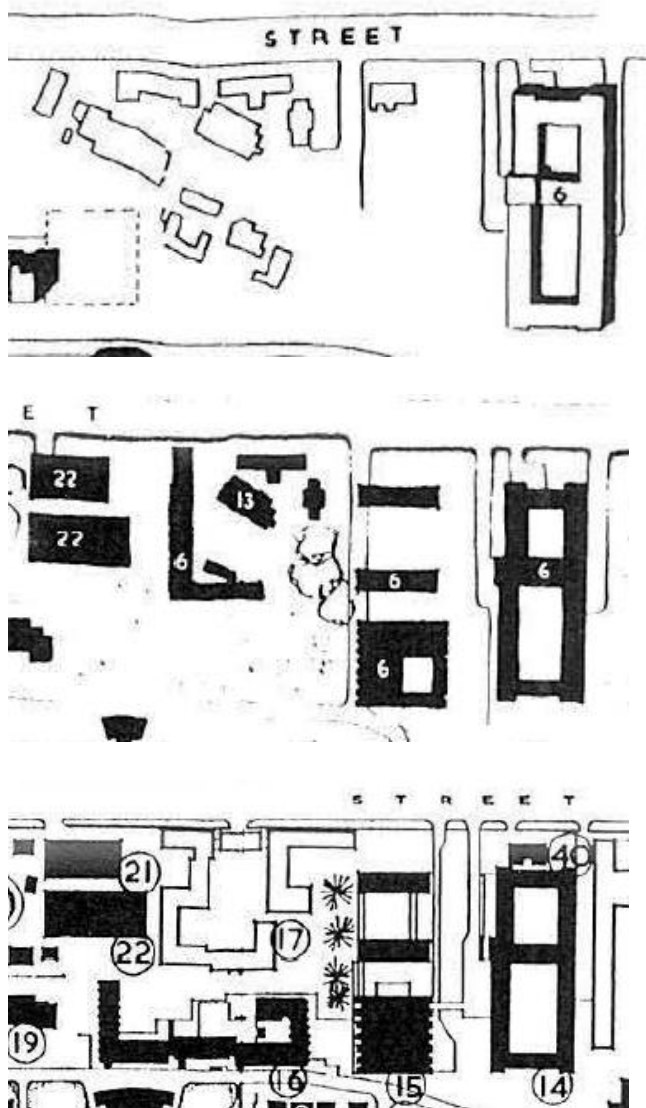
A company, Kensington Colleges Ltd, was established by the University during 1962 to receive Commonwealth funding for universities and colleges and to administer the University's own colleges. It intended to build four additional colleges.

Construction of the largest of The Kensington Colleges commenced towards the end of 1964. The completed college was officially opened by Senator John Gorton, then Minister in Charge of Commonwealth Activities in Education and Research, on 14 October 1966. The college was named in honour of chemical engineer Sir Philip Baxter (1905–1989), Professor of Chemical Engineering and university director and vice-chancellor from 1955 until 1969.²⁵ The development of Philip Baxter College required the demolition of some buildings on the site, including a house that had been part of early hostel development. The college has since been renamed University Hall.

²³ University of NSW Archive File 60/U24/2055: correspondence Bursar to Government Architect dated 21 August 1961.

²⁴ "Goldstein Hall", *Architecture in Australia*, September 1965, p.78.

²⁵ <https://www.recordkeeping.unsw.edu.au/historicalresources/onlineexhibitions/vice-chancellor.html#baxter>, accessed 5 October 2018.



10

Plan diagrams indicating development on and near the subject site in 1962 (top), 1964 (centre) and 1966 (bottom). The outline of buildings labelled 17 in the bottom diagram indicates the footprints of unrealised college buildings. University Hall is labelled 16 in the bottom diagram.

Source: Rae McLintock, *The Development of the Buildings and Grounds of the University of NSW*.



11 Circa 1963 photograph showing the subject site and buildings in the future conservation area. Source: reproduced in Claire Scobie, *Basser, Philip Baxter and Goldstein: the Kensington Colleges*.



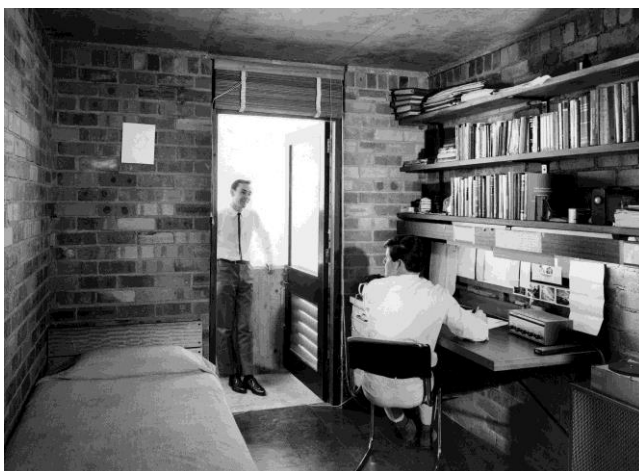
12 Early construction phase of Philip Baxter College, circa 1965.
Source UNSW Archives, Max Dupain photograph.



13 Philip Baxter College shortly after completion in 1966.
Source: University of NSW Archives, Max Dupain photographs.



14 Philip Baxter College shortly after completion in 1966.
Source: University of NSW Archives, Max Dupain photographs



15
A student room in Philip Baxter College.
Source: University of NSW Archives, Max Dupain photograph

3 HERITAGE SIGNIFICANCE

3.1 Statement of significance

The following statement of heritage significance for the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area has been extracted from Randwick Council's website at <http://www.randwick.nsw.gov.au/planning-and-building/heritage-conservation/heritage-conservation-areas> :

Aesthetic Significance:

The precinct's three period buildings are situated in an open space, surrounded by large fig trees and other campus buildings. The orientation of the Fig Tree Theatre and the White House, diagonal to the standard north/south building grid, identifies them as earlier structures. The orientation is also aesthetically distinctive. The space which is formed by the trees and the three buildings has visual qualities which are rare on the university campus. This quality is created by the traditional gabled and verandahed building forms, nestled between the larger masses of the fig trees.

The White House and the Old Tote have considerable individual aesthetic significance as rare examples of early Federation racecourse buildings. The design and detail of the White House verandah is outstanding.

The row of fig trees leading from the High Street entry gate is an important point of arrival and orientation for the university campus.

Historic Significance:

The White House, the Old Tote and the fig trees have historical significance as surviving evidence of the use of the university site as Kensington Racecourse, from 1893 to 1941. The orientation and location of the buildings and trees remain indicative of the layout of the racecourse.

The Fig Tree Theatre also provides evidence of the use of the site as an immigration barracks in the late 1940s.

The theatre was the original home of the National Institute of Dramatic Art (NIDA) prior to its relocation to the western side of Anzac Parade.

Social Significance:

The conservation area has social significance for the university and the wider community. It provides evidence of the historical continuity of human occupation and use of the site, which is absent in other parts of the campus.

4 DESCRIPTION OF THE PROPOSAL

The proposed development consists of the demolition of University Hall (D14) and the construction of a new eight level multi-purpose building, which will accommodate the following functions:

- Faculty Space
- Student Led Space
- Centralise Teaching Space
- Retail space
- End of Trip Facilities and general amenities
- Outdoors spaces that link to Alumni Park, College Walk and the old Tote/Figtree Precinct both on the ground plane and vertically throughout the whole building.

The building is to be constructed using cross laminated timber and is intended to achieve a 6 Star Green Star rating through its carbon-storing timber structure, photovoltaic cells on its roof, external solar shading and a high performance façade.

5 ASSESSMENT OF HERITAGE IMPACT

5.1 NSW Heritage Office Model Questions

The assessment of heritage impacts has been undertaken in reference to the model questions given in the NSW Heritage Office's publication '*Statements of Heritage Impacts*'.

Demolition of a building or structure	x
Minor partial demolition	x
Major partial demolition	x
Change of use	x
Minor additions	x
Major additions	x
New development adjacent to a heritage item	✓
Subdivision	x
Repainting	x
Re-roofing/re-cladding	x
New services	x
Fire upgrading	x
New landscape works and features	x
Tree removal or replacement	x
New signage	x

Question: How is the impact of the new development on the heritage significance of the item or area to be minimised?

The impact of the proposed development on the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area will be minimised by its siting relative to the conservation area, the building footprint and the high quality architectural design of the new building. Some screening will be provided by a wing of Colombo House, which has been built within the conservation area.

There will be no impact on the Racecourse Heritage Conservation Area because of its distance from the subject site and the screening effect of University buildings to the north of the subject site.

Question: Why is the new development required to be adjacent to a heritage item?

The proposed development is located on the site of an existing building, University Hall, which is to be demolished. A small part of University Hall is situated in the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area and the rest of the building is to its south.

Question: How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

The existing curtilage of the heritage item, which is the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area is to be retained. Open space at its southern edge will be increased, thus enhancing the item's curtilage. The curtilage allows an understanding of the architectural form and relationship of the three early buildings within it, which will not change.

Question: How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

The proposed development will have no impact on existing views to the conservation area, which is surrounded on all sides by buildings three storeys or more high.

Question: Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

The proposed development is not known to be sited on a known or potentially significant archaeological deposit.

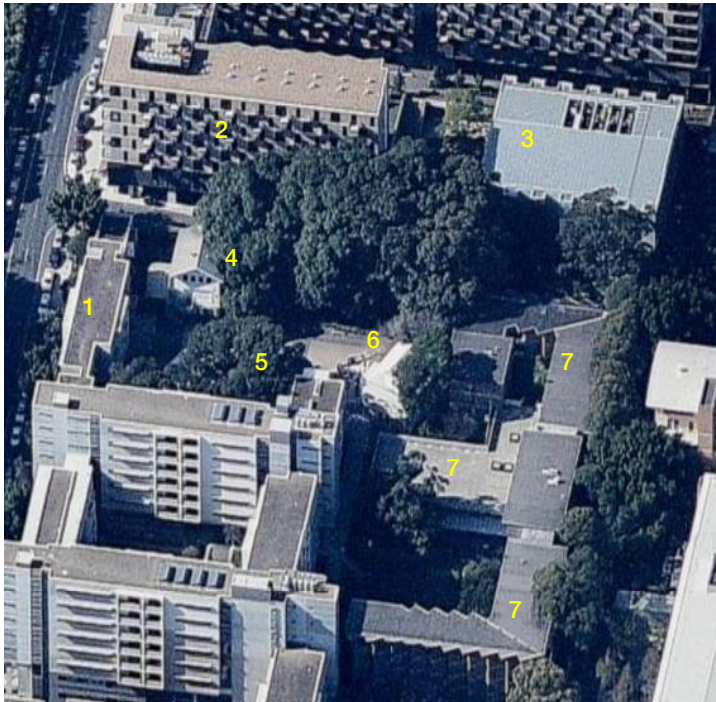
Question: Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

The proposed development is sympathetic to the conservation area because of:

- its siting, which provides additional open space between the conservation area and the new building;
- its massing;
- extensive use of timber in the building structure, which complements the two storey timber White House;
- the detailing of the façade, which modulates the mass of the proposed building and provides a sense of scale to this part of the campus.

Question: Will the additions visually dominate the heritage item? How has this been minimised?

The conservation area is presently enclosed on three sides by a range of multi-storey buildings. While the proposed development is taller than the building it replaces, impacts are offset by an increased distance away from the items in the conservation area, the massing of the building and its detailed resolution.



16

The context of the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area.

Source: Nearmap

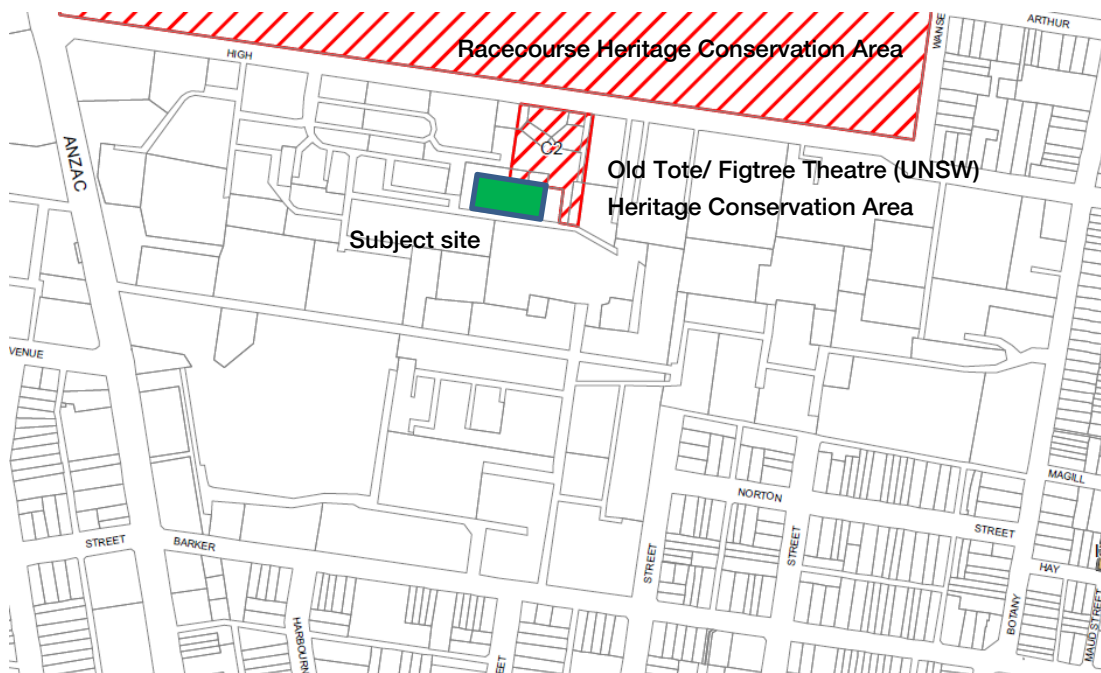
- 1 Colombo House
- 2 Goldstein College
- 3 Goldstein Hall
- 4 Old Tote
- 5 Fig Tree Theatre
- 6 White House
- 7 University Hall

Question: Will the public, and users of the item, still be able to view and appreciate its significance?

The proposed development will have no effect on the ability of the public and users to view and appreciate the significance of the conservation area and the individual items within it.

5.2 Randwick Local Environmental Plan 2012

The subject site is adjacent to the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area, which is included in Schedule 5 of the Randwick LEP. It is also in the vicinity of the Racecourse Heritage Conservation Area.



17 Relationship of the subject site to heritage items in its vicinity.

Source: Randwick LEP Heritage Map Sheet HER_002.

Clause 5.10 of the LEP contains heritage conservation provisions. This section of the report assesses the proposed development against the relevant heritage provisions contained in Clause 5.10 of Randwick Local Environmental Plan 2012.

Provisions	Assessment
<p>5.10(1) Objectives</p> <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (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. 	<p>The proposed development conserves the environmental heritage of Randwick and the heritage significance of the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area by minimally intruding into its boundaries and by the provision of additional open space in the vicinity of its southern section.</p> <p>There will be no impact on the Racecourse Heritage Conservation Area because of its distance from the subject site and screening resulting from University buildings to the north of the subject site.</p>

The subject site is not identified as an archaeological site in Schedule 5 Part 3 of the LEP

The subject site is not identified as an aboriginal site in Schedule 5 Part 4 of the DCP

(2) Requirement for consent Development consent is required for any of the following:

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

(iii) a building, work, relic or tree within a heritage conservation area.

(e) erecting a building on land:

(i) on which a heritage item is located or that is within a heritage conservation area.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

A small section of D14 lies in the conservation area.

A small section of the proposed development is also situated in the conservation area

This statement of heritage impact has been written to accompany a formal development application for the proposed works at UNSW.

This statement of Heritage Impact evaluates the potential impacts of the proposed development on the heritage significance of heritage items in the vicinity of the subject site.

5.10(5) Heritage assessment The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Refer to the previous assessment.

6 CONCLUSIONS

The proposed development can be supported on heritage grounds for the following reasons:

- It will increase the open space curtilage of the conservation area in the vicinity of the White House, enabling this building to be more fully appreciated by users and visitors to the campus;
- It will enhance the setting of the conservation area by the provision of open space and landscaping;
- The scale of the proposed building is consistent with recently completed development to the north, east and west of the conservation area;
- The high quality of architectural resolution of the proposed building and the extensive use of timber in its structure assist in mitigating any impacts on the conservation area.

APPENDIX A PHOTOGRAPHS



18 The Old Tote viewed from the western side of Goldstein Hall.



19 The White House viewed from the western side of Goldstein Hall. University Hall can be seen to the left, behind the White House.



20 The Fig Tree Theatre.



21 Looking north across the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area. The Fig Tree Theatre is at left, the Old Tote to the right.



- 22 Looking east towards Goldstein Hall from the northern side of the White House. The redevelopment of Basser College can be seen in the background.



- 23 This single storey Section of University Hall (D14) was designed to contain communal facilities for the college and is partly within the conservation area.



24 Relationship of the White House (left) and University Hall.



25 Western wing of University Hall.



26 Part of the southern section of University Hall.



27 Looking south-east across the western court of University Hall.



28 Looking east towards the White House. Part of University Hall can be seen at right.



29 Recently completed buildings to the west of Alumni Park, which forms the western edge of the proposed development.



30 Western section of University Hall. Part of University Village is visible at upper left.



31 Goldstein Hall and Basser College, which form part of the context of the proposed development, viewed from the Quadrangle Lawn.