



Heritage Impact Statement

Upgrade Works to Randwick High School

Final

August 2025

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Prepared by
Umwelt (Australia) Pty Limited

On behalf of
RPS Consulting Group

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Report No.: 32470/R02
Date: August 2025



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Umwelt acknowledges the Traditional Owners of Country throughout Australia and their continuing values, culture and connection to the land, waters and sky.

We pay our respects to Elders past and present.

The below image is from the artwork *Yapung Maryiyang* (Pathway Forward) by Saretta Fielding.



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Contents

| | | |
|------------|--|-----------|
| 1.0 | Introduction | 1 |
| 1.1 | Site Description | 1 |
| 1.2 | Proposed Activity | 1 |
| 1.3 | Objectives of the HIS | 4 |
| 1.4 | Limitations | 4 |
| 2.0 | Heritage Context | 5 |
| 3.0 | Historical Overview | 8 |
| 3.1 | Randwick High School and the Project Area | 8 |
| 3.2 | Relevant Heritage Items | 12 |
| 3.2.1 | Birds Gully Stormwater Channel No. 10 (Sydney Water s170 Heritage and Conservation Register (SHI 4574209)) | 12 |
| 3.2.2 | Coogee-Randwick Outfall (Sydney Water s170 Heritage and Conservation Register (SHI 4570801)) | 13 |
| 3.2.3 | Rainbow Street Public School (Randwick LEP ID I437) | 13 |
| 3.2.4 | Big Stable Newmarket (Randwick LEP I458 and SHR 00388) | 14 |
| 3.2.5 | Newmarket Sale Ring (Randwick LEP ID I292) | 14 |
| 3.2.6 | Late Edwardian House (Randwick LEP ID I290) | 14 |
| 3.2.7 | 'Canberra' Edwardian House (Randwick LEP ID I291) | 14 |
| 4.0 | Assessment of Significance | 15 |
| 4.1 | Assessment of Significance for the Project Area | 15 |
| 4.2 | Overview of Significance of Heritage Items in the Vicinity | 17 |
| 5.0 | Visual Inspection | 21 |
| 5.1 | Results of the Visual Inspection | 21 |
| 6.0 | Assessment of Impacts | 24 |
| 6.1 | Assessment of Impacts to the Project Area | 24 |
| 6.2 | Assessment of Impacts to Heritage Items in the Vicinity | 24 |
| 7.0 | Conclusion and Recommendations | 27 |
| 8.0 | References | 28 |

Figures

| | | |
|------------|---|----|
| Figure 1.1 | Aerial view of the school site | 2 |
| Figure 1.2 | Overview of proposed works (Bennett and Trimble JMD Design) | 3 |
| Figure 2.1 | Relevant Heritage Listings | 7 |
| Figure 3.1 | 1943 aerial showing the school site (centre frame) showing vacant land | 8 |
| Figure 3.2 | 1967 Parish Map | 9 |
| Figure 3.3 | 1955 aerial imagery showing recently introduced prefabricated buildings | 10 |
| Figure 3.4 | 1971 aerial imagery of the school site | 11 |
| Figure 3.5 | 1982 aerial imagery of the school site | 11 |
| Figure 3.6 | 1994 aerial imagery of the school site | 12 |

Tables

| | | |
|-----------|---|----|
| Table 2.1 | Overview of relevant heritage listings | 5 |
| Table 4.1 | Assessment of significance for the project area | 15 |
| Table 4.2 | Overview of relevant heritage listings | 17 |
| Table 6.1 | Assessment of impacts to heritage items in the vicinity | 24 |

Photos

| | | |
|-----------|---|----|
| Photo 5.1 | View of 'Newmarket Sale Ring', showing large-scale development in immediate vicinity | 22 |
| Photo 5.2 | View of 'Rainbow Public School' from Rainbow Street, showing existing development in immediate vicinity | 22 |
| Photo 5.3 | View of 'Big Stable Newmarket', showing large-scale development in immediate vicinity | 23 |
| Photo 5.4 | Approximate view of the project area (left of frame) from heritage items located to the northeast | 23 |

1.0 Introduction

This Heritage Impact Statement (HIS) has been prepared to support the Review of Environmental Factors (REF) being prepared on behalf of the NSW Department of Education (DoE) for the proposed Administration Building at Randwick High School (the activity).

The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP) as “development permitted without consent” on land carried out by or on behalf of a public authority (NSW DoE) under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Clause 3.37 of the T&I SEPP.

The purpose of this report is to assess the potential impact of the activity on built heritage items located in the vicinity.

1.1 Site Description

Randwick High School is located at Avoca Street, Randwick. The school comprises two addresses; 298 Avoca Street, Randwick and Part 90-98E Rainbow Street, Randwick. The real property descriptions are Lot 1 DP 121453 and Part Lot 1738 DP48455.

The school site is largely rectangular in shape with vehicular access provided from Rainbow Street in the south and Barker Street in the north. Pedestrian access is provided from the abovementioned roads, Avoca Street to the east and Fennelly Street to the west.

The school site is zoned SP2 Educational Establishment in accordance with Randwick Local Environmental Plan 2012. An aerial image of the school site is provided in **Figure 1.1**.

The proposed activity will be undertaken within a discrete area within the wider school grounds, which is herein referred to as the project area. The location of the project area is shown in Figure 2.1 in relation to heritage listings in the vicinity.

1.2 Proposed Activity

This report has been prepared to assess the potential built heritage impacts of the proposed activity. The proposed activity includes the following:

- Tree removal.
- Reconfiguration of existing staff carparks.
- Construction of a combined administration (ground floor) and permanent classroom building (first floor).
- Construction of a lecture theatre.
- New pedestrian pathway connections providing access to Block C and H.
- Service connections and new stormwater services.
- Site landscaping works.

- Demolition of ground slab of Block A (South).

The proposed activity is shown in Figure 1.2.



Figure 1.1 Aerial view of the school site

Source: RPS

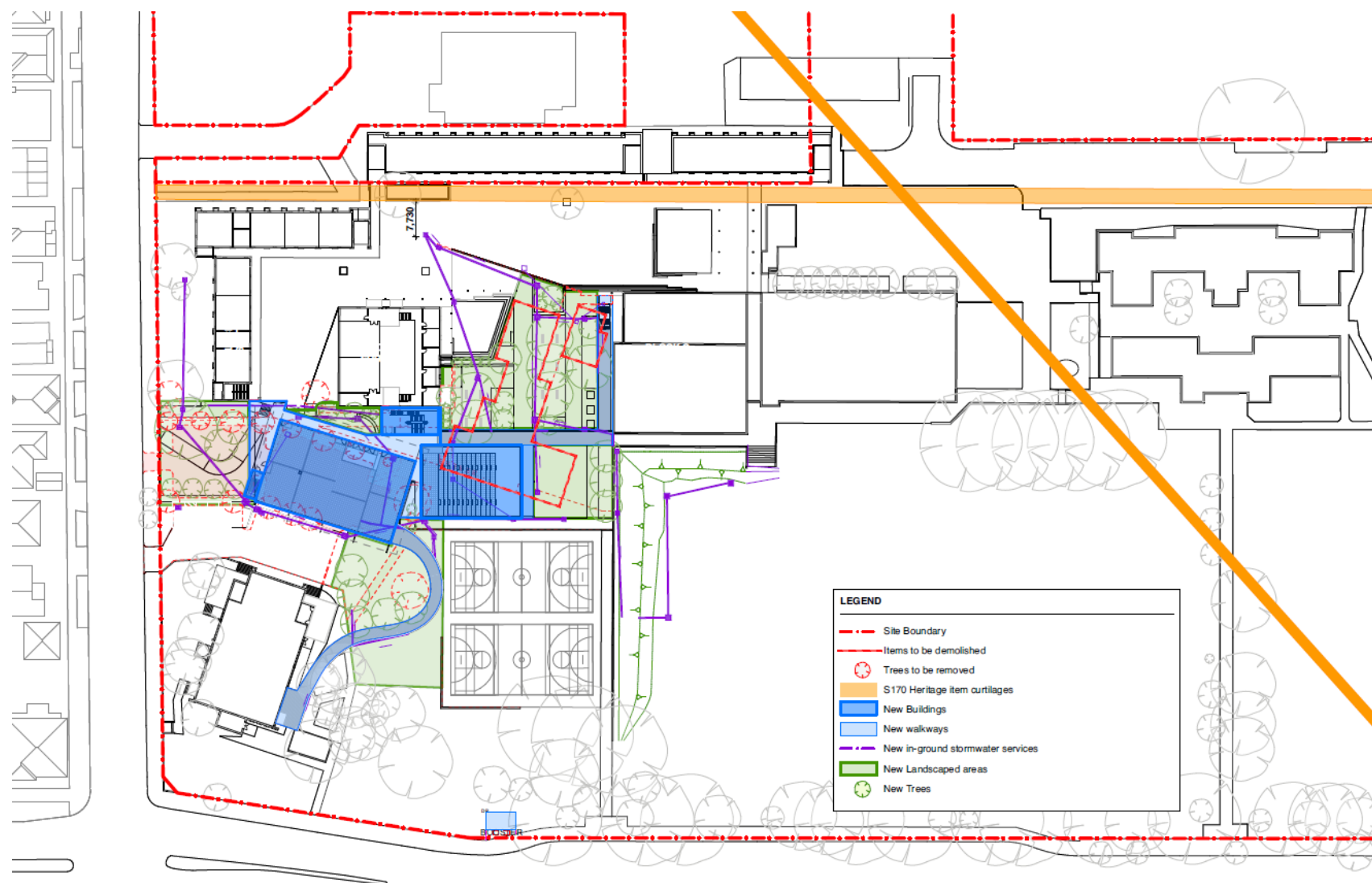


Figure 1.2 Overview of proposed works (Bennett and Trimble | JMD Design)

1.3 Objectives of the HIS

This HIS is required because the project area is located in the vicinity of a number of local and State listed heritage items. In addition to this, two items listed on Sydney Water's s170 Heritage and Conservation Register are located within the boundaries of the high school, but outside of the project area itself.

The objectives of this report are therefore to:

- Assess the potential heritage impacts of the project on the s170 items located within the school grounds but outside of the project area.
- Assess the potential heritage impacts of the project on listed heritage items in the vicinity.
- Confirm that the project area is not of heritage significance.

This report has been prepared with reference to pertinent Heritage NSW publications, including *'Guidelines for preparing a statement of heritage impact'* (Dept. of Planning and Environment 2023) and *'Assessing Heritage Significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria'* (Dept. of Planning and Environment 2025).

1.4 Limitations

It is noted that this HIS does not include:

- Any assessment or consideration of Aboriginal cultural heritage and/or archaeology.
- Any assessment or consideration of historical archaeology.

2.0 Heritage Context

The project area is not a listed heritage item, and is not located within a heritage conservation area (HCA). It is, however located in the vicinity of a number of local and State listed heritage items as defined in Schedule 5 of the Randwick Local Environmental Plan (LEP) 2012 and the State Heritage Register (SHR) respectively.

It is noted that Lot 1738 DP48455, which encompasses part of the high school (Block E and Block F) is a locally listed heritage item ('Rainbow Street Public School', Item ID I437). However, this listing is specific to the part of the lot utilised as a public school, and the public school buildings; the established significance of this item does not encompass the southwestern high school buildings (Block E and Block F) despite them being located within the listing curtilage. This is likely because the listing curtilage corresponds to allotment boundaries rather than physical fabric associated with the public school. Irrespective, the curtilage of this item does not extend into the project area.

In addition to this, two items listed on Sydney Water's s170 Heritage and Conservation Register are located within the boundaries of the high school, but outside of the project area.

The below table provides an overview of all heritage listings relevant to the project area. **Figure 2.1** demonstrates the physical relationship between the project area and relevant heritage listings.

Table 2.1 Overview of relevant heritage listings

| Heritage Item | Listing Detail | Relationship to Project Area |
|---------------------------------------|--|---|
| Birds Gully Stormwater Channel No. 10 | Sydney Water s170 Heritage and Conservation Register (SHI 4574209) | Sub-surface item located within the wider Randwick High School site but outside of the project area (to the north and west). Distance from proposed works: 7.73 m |
| Coogee-Randwick Outfall | Sydney Water s170 Heritage and Conservation Register (SHI 4570801) | Sub-surface item located within the wider Randwick High School site but outside and to the north of the project area. Distance from proposed works: 58 m |
| Rainbow Street Public School | Randwick LEP ID I437 NSW Dept. of Education s170 Heritage and Conservation Register (SHI 5065711 and 5065712) | Due to the listing boundaries corresponding to legal allotment boundaries, the curtilage of this item forms part of the western edge of the high school site (including Block E South and Block F South). It does not extend into the project area. Distance from project area: 11 m from item curtilage but 48 m from the main school building from which this item's significance is predominately derived. |
| Big Stable Newmarket | Randwick LEP I458 and SHR 00388 | Located outside of but in the vicinity of the project area, to the west across Yarraman Street. Distance from project area: 78 m |

| Heritage Item | Listing Detail | Relationship to Project Area |
|----------------------------|----------------------|--|
| Newmarket Sale Ring | Randwick LEP ID I292 | Located outside of but in the vicinity of the project area, to the west across Yarraman Street. Distance from project area: 198 m |
| Late Edwardian House | Randwick LEP ID I290 | Located outside of but in the vicinity of the project area, to the east across Avoca Street. Distance from project area: 118 m |
| 'Canberra' Edwardian House | Randwick LEP ID I291 | Located outside of but in the vicinity of the project area, to the east across Avoca Street. Distance from project area: 160 m |

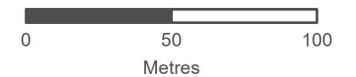
Further information regarding the heritage significance and historical context of these items is provided at **Section 3.0** and **4.0** of this report.



FIGURE 2.1
Relevant Heritage Listings

Legend

- Project Area
- Wider School Site
- State heritage items
- Local heritage items
- Birds Gully Stormwater Channel No. 10
- Coogee-Randwick Outfall



Scale 1:2,600 at A4
GDA2020 MGA Zone 56



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3.0 Historical Overview

The following historical overview considers Randwick High School and the project area specifically (**Section 3.1**) as well as the historical context of heritage items located in the vicinity (**Section 3.2**).

As this HIS does not include an assessment of historical archaeology, the historical overview presented at **Section 3.1** is specific to the establishment of the high school that occurred from the 1950s onwards.

3.1 Randwick High School and the Project Area

Randwick Boys' High school was originally located further north along Avoca Street, having been established as a public school (Randwick Public School) in the 1880s, and then expanded to a full high school by the late 1940s. By the early 1950s, community pressure emerged for a new location for the school based on several decades of ongoing concerns relating to 'overcrowding' (The Daily Mirror, 19 March 1951), the 'inadequacy' of the original high school, and the need for larger and more modern facilities to meet the demands of the district (Newcastle Morning Herald and Miners' Advocate, 10 September 1937). As a result, the high school was relocated to its current site at the corner of Rainbow and Avoca Streets in mid-1956. It continued to operate as a boys' high school following the relocation.

Prior to the relocation, within the project area and immediately surrounding land (which would become what is now defined as Randwick High School); the only elements visible on the land in aerial imagery from the 1940s were several dams, along with sub-surface infrastructure established by Sydney Water in the late 1880s and 1910s. A 1943 aerial demonstrating this is provided at **Figure 3.1**.



Figure 3.1 1943 aerial showing the school site (centre frame) showing vacant land

Source: <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>

A Parish Map of Alexandria, dated 1967, is provided at **Figure 3.2** shows the location of sub-surface Sydney Water infrastructure in relation to the project area.

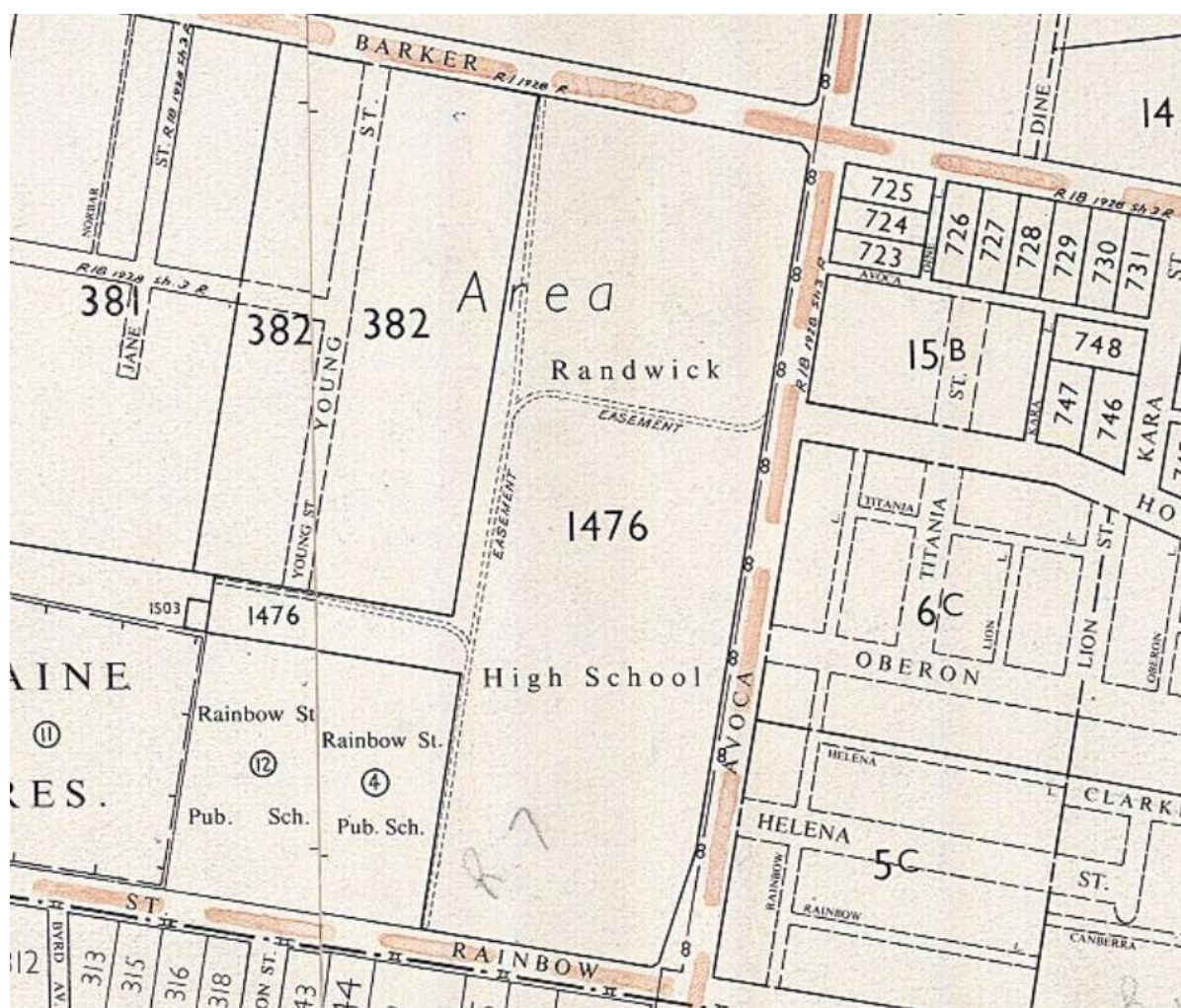


Figure 3.2 1967 Parish Map

Sub-surface Sydney Water infrastructure is shown in relation to the high school as 'easement'

Source: <https://hlrv.nswlrs.com.au/>

In July 1954, announcements were made in the local paper that contracts had been signed and construction on the school was to be completed within the year. The then acting Minister for Education Mr. J. F. McGrath stated that the entire school would be built in aluminium, and would be 'the most modern and most handsome aluminium school in Australia' (The Sydney Morning Herald, 17 July 1954). Construction was to utilise prefabricated materials made by the Hawkesly Company, based in England, to plans drafted by the NSW Government Architect's Branch (The Sydney Morning Herald, 17 July 1954).

Prefabricated materials sourced from this company and others in England were being used extensively at this time in response to the broader need for increased and improved public schools across NSW and Victoria throughout the 1950s and following the post-World War II 'baby boom' (Docomomo Australia, unknown date). Notable examples of public schools constructed in this way in that specific period include Beverly Hills High School, Belmont Primary School, Broken Hill Primary School, Bass Hill High School and Malvina Street High School (Docomomo Australia, unknown date).

Construction of these schools utilised prefabricated materials as well as, in some instances, design features influenced by the Sydney School aesthetic.

The 1956 relocation saw Randwick Boys' High School re-established within the southern portion of the current school grounds, in proximity to Rainbow Street. It was within this area that the prefabricated aluminium buildings were utilised (**Figure 3.3**). In 1959 it was joined by Randwick Girls' High School on the northern end of the block, in proximity to Barker Street. The two schools were amalgamated to form Randwick High School in 2025.

From 1955 onwards, buildings were variably introduced and removed from the site. Block E South, Block F South, Block D South and Block H South, which are extant and which are located in/within immediate vicinity of the project area, were constructed in the 1960s and are visible in aerial imagery from 1971 (**Figure 3.4**). Buildings from the 1950s were still present in the late 1980s and early 1990s (**Figure 3.5**) but had been demolished by 1994 (**Figure 3.6**).



Figure 3.3 1955 aerial imagery showing recently introduced prefabricated buildings

Source: <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>



Figure 3.4 1971 aerial imagery of the school site

Block E South, Block F South, Block D South and Block H South now present

Source: <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>



Figure 3.5 1982 aerial imagery of the school site

Block B South now present and some 1950s buildings removed

Source: <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>



Figure 3.6 1994 aerial imagery of the school site

1950s buildings no longer present

Source: <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccddda8075238cb>

The historical overview of presented in this section demonstrates that the school site, and the project area more specifically, has been subject to substantial change over time. Aerial imagery suggests that none of the original 1950s prefabricated buildings remain on site, with the earliest remaining buildings within the project area likely dating from the 1960s. This is limited to Block E South, Block F South, Block D South and Block H South, none of which are proposed for removal as part of the current project.

3.2 Relevant Heritage Items

3.2.1 Birds Gully Stormwater Channel No. 10 (Sydney Water s170 Heritage and Conservation Register (SHI 4574209))

The following historical summary was sourced directly from the s170 inventory sheet for this item.¹

The first section of the main channel was constructed by the PWD in 1913. This section extends from the outlet at Austrolabe Park upstream to eastern side of Bunnerong Road (Government Contract 1105).

Following this several sections of the main channel were constructed by PWD in 1934/1935. These included the following sections; (a) from Bunnerong Road upstream to Botany Street, Kensington - Gov. Contract 3 38/39, (b) from Botany Street, Kensington to the northern side of Rainbow Street - Gov.

¹ <https://www.sydneywater.com.au/water-the-environment/what-we-are-doing/heritage-conservation/heritage-search.html>

Contract 151 33/34, (c) from Rainbow Street to the termination in Randwick Boys High School - Gov.
Contract 130 34/35.

In addition, part of the main channel extending from Bunnerong Road upstream to the northern side of Anzac Parade was constructed by Council some time prior to 1934, the exact date is unknown. Finally, four branches were constructed between 1933 and 1935 by PWD and Randwick Council. These included the following branches; 1. Rainbow Street. 2. Bunnerong Road. 3. Eurimbla Avenue. 4. General Bridges Crescent to Rainbow Street.

3.2.2 Coogee-Randwick Outfall (Sydney Water s170 Heritage and Conservation Register (SHI 4570801))

The following historical summary was sourced directly from the s170 inventory sheet for this item.²

The Coogee - Randwick Outfall was constructed by the Public Works Department in 1889 for Randwick Municipal Council. The council was able to raise funds for partial completion of the sewer and the Government resumed the responsibility to complete the sewer. In 1892 the Board funded the completion of the main sewer which was transferred to the Board in 1902. The branch sewers were transferred to the Board in 1905.

The main function of this sewer was to drain the Randwick area. A disintegrator was installed at the outfall in 1928 due to complaints from the local community and beach goers about the pollution that was blown onto the beach by the summer prevailing winds. This was a palliative measure until the diversion sewer connecting to SWSOOS (now SWSOOS No.1) was completed in 1936. It is an example of the Government taking over council projects and handing them over to the newly formed Water Board.

3.2.3 Rainbow Street Public School (Randwick LEP ID I437)

The following historical summary was sourced directly from the SHI listing sheet for this item.³

The cost of the new school building was estimated to be £8,000 in February 1928. Presumably building commenced soon after this date. The Public School opened in August 1924.

A site of somewhat over 4 acres was appropriated or otherwise resumed for the purposes of a public School at South Randwick and vested in the Minister of Public Instruction on 30 August 1920. The school site, at the intersection of Rainbow and Avoca Streets, was formerly a part of the lands vested in the Society for the Relief of Destitute Children.

The buildings were apparently on the site by February 1923 but six months later were still waiting for their first young pupils. South Randwick Infants' school commenced operating in November 1923. It was officially opened by the Minister for Education, Albert Bruntnell, on 20 June 1924.

A new primary school building was documented during 1927, presumably by the architectural staff of the Department of Education. Tenders for construction closed on August 23, 1928 and the new school opened in August 1929. The existing infants' school buildings were demolished as there was an infants

² <https://www.sydneywater.com.au/water-the-environment/what-we-are-doing/heritage-conservation/heritage-search.html>

³ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310379>

department within the new building. Other development on the site included a weather shed with flanking lavatories and a new “closet” (toilet) block.

3.2.4 Big Stable Newmarket (Randwick LEP I458 and SHR 00388)

The following historical summary was sourced directly from the SHI listing sheet for this item as it relates to the LEP listing.⁴

The stable was built in the early 1880's by James White, on land at the rear of the original Newmarket Hotel. Its design has been attributed to 'an artist named Fowler' (possibly Fowles). The actual date of construction is not precisely known. Thomas Paynten was training at 'Newmarket' in 1889. In 1918 William Inglis and Son purchased the property which remained in the family for three generations. Today it provides a major market venue for Australian blood horse stock sales.

An exact date for the construction of the Big Stable at Newmarket is not known, although it is known it was in place by 1887. The building was 160 feet long, 68 feet wide and 43 feet high with eight stable or horse boxes on either side and three at the end. The description in the Town and Country Journal of 1888 also states the roof was of iron with glass skylights (these have since been removed). Water was connected for the horses and to connect a fire hose, and the stables were also connected to gas for lighting. Next to the stables a large circular rolling house was constructed, where horses could roll in sand after training. The house, the former omnibus stables, feed sheds and yards made up the remainder of the six-acre site.

3.2.5 Newmarket Sale Ring (Randwick LEP ID I292)

The following historical summary was sourced directly from the SHI listing sheet for this item.⁵

Constructed on site of John Dillon's Newmarket Hotel c1861. Single storey wing added in 1880-83 just after Fennelly and James White began the training of thoroughbred horses here for racing. Since then it has remained a residence and managerial centre. Today it provides host headquarters for at least four major selling events of Australian blood horse stock each year.

3.2.6 Late Edwardian House (Randwick LEP ID I290)

There is little information regarding this item's historical context within its SHI listing sheet.⁶ The sheet identifies the house has having been constructed c. 1925-1929.

3.2.7 'Canberra' Edwardian House (Randwick LEP ID I291)

There is little information regarding this item's historical context within its SHI listing sheet.⁷ The sheet identifies the house has having been constructed in the 1910s but also identifies a building date of c. 1929 or earlier.

⁴ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310473>

⁵ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310430>

⁶ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310079>

⁷ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310080>

4.0 Assessment of Significance

The heritage significance of the project area is assessed at **Section 4.1**, with reference to its broader context within Randwick High School. Summary statements of significance for heritage items in the vicinity are provided separately at **Section 4.2**.

4.1 Assessment of Significance for the Project Area

As described in **Section 2.0**, the project area is not subject to any heritage listings and does not fall within an HCA. Neither the wider school site nor the project area is known to have previously been identified to be of heritage significance.

To confirm that the project area is not of heritage significance, its significance has been assessed in **Table 4.1** below in accordance with the seven criteria for heritage significance assessments set out in the ‘*Assessing Heritage Significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria*’ (Dept. of Planning and Environment 2025).

It is noted that none of the buildings within the wider school site or project area more specifically will be removed or substantially altered as part of the current project. The purpose of the below assessment of significance is therefore to inform an assessment of impacts within the school site that will predominately be indirect/visual.

Table 4.1 Assessment of significance for the project area

| Assessment Criteria | Discussion |
|--|---|
| Historic significance An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area). | <p>Randwick High School, in its current form, was established in the 1950s and has continued in its original use as a typical public high school since that time. It comprises utilitarian school buildings of a standardised design and construction. Many changes have occurred to its built fabric in that time, obscuring its original configuration and design intent.</p> <p>It was established as part of a large-scale program in the 1950s that was focused on the construction and/or upgrade of public schools in response to the ‘baby boom’, with a focus on improving facilities and capacity. It is not, however, considered to be a particularly important example of this, having been subject to significant change over time, and not having originally incorporated any particularly notable design elements associated with that period and type of development (e.g. design elements of the Sydney School aesthetic).</p> <p>For these reasons, the project area is not particularly important in the course of pattern of the local area or State’s cultural or natural history.</p> <p>The project area does not meet this criterion.</p> |

| Assessment Criteria | Discussion |
|--|--|
| Historical association An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area). | Though the school is associated with current and former students and staff, this is not a particularly strong or special association. In particular, the built form of the school is not strongly associated with any personalities that are considered to be of particular importance in the local area or State's natural or cultural history. The project area does not meet this criterion. |
| Aesthetic/creative/technical achievement An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area). | Randwick High School, in its current form, was established in the 1950s, though none of the original 1950s buildings remain. The built form of the school is characterised by a variety of styles, with periods of development spanning the 1960s through to the 2000s. Though the former 1950s buildings were generally representative of the use of prefabricated building materials to improve the facilities and capacity of public schools in the post-World War II 'baby boom' period, they were not particularly good or notable examples of this. They are also no longer present within the project area specifically. Extant buildings within the project area are broadly utilitarian in design and construction, and are typical of education buildings of their period without being particularly important examples. They do not demonstrate a high degree of creative or technical achievement, and do not have landmark qualities. The project area does not meet this criterion. |
| Social, cultural, and spiritual An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons. | As above, the school site is associated with current and past students and staff. However, there is no information to suggest that these connections are particularly strong or special, or that they contribute to a greater understanding of the local area or NSW's cultural or natural heritage. The project area does not meet this criterion. |
| Research potential An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area). | The project area was developed from the 1950s onwards; this development is well documented, and is represented by utilitarian buildings of a standardised design and construction that are broadly typical of their age. Further investigation of these buildings is unlikely yield new information, or information that is not available via other sources. There is no evidence to suggest that further investigation of the project area's built form would yield information that would contribute meaningfully to an understanding of the local area or NSW's cultural or natural history. The project area does not meet this criterion. |

| Assessment Criteria | Discussion |
|--|--|
| Rare An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area). | For the reasons outlined above, the project area does not meet this criterion. |
| Representative An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments). | Though the buildings within the project area are broadly representative of the period within which they were constructed, as well as the dominant typology of education buildings, they are not considered to be particularly important or notable examples of this. The project area does not meet this criterion. |

For the reasons outlined in the above table, the project area is not assessed to meet any of the criteria for assessing heritage significance.

4.2 Overview of Significance of Heritage Items in the Vicinity

The heritage significance of listed items in the vicinity of the project area has been established and formalised through their inclusion within the various applicable heritage registers/databases. Significance information relating to heritage items in the vicinity is therefore summarised in the below table based on the statements of significance that are provided within each item's listing inventory/sheet.

Table 4.2 Overview of relevant heritage listings

| Heritage Item | Heritage Significance |
|---|---|
| Birds Gully Stormwater Channel No. 10 Sydney Water s170 Heritage and Conservation Register (SHI 4574209) | <i>The Birds Gully stormwater drainage system is representative of a stormwater channel constructed predominantly by the PWD between 1930-1935 as part of the Unemployment Relief Program. The Depression period saw one of the greatest expansions in Sydney's stormwater system due to the Prevention and Relief of Unemployment Act 1930 and the amendment of the Board's Act in 1935. The implementation of these acts led to the Minister for Public Works authorising the construction of many new stormwater channels within the Board's area of operations.</i> <i>Other examples of stormwater channels constructed during this period include Bunnerong, Haslam's Creek, Moore Park, Queens Park and Centennial Park to Park Road systems. Tremendous benefits followed this action by the State Government and large areas of inner and suburban Sydney gained widespread improvements in their stormwater drainage system.</i> <i>The initial section of the main channel from the outlet near Isaac Smith Street (Astrolabe Park, Daceyville) to the eastern side of Bunnerong Road was constructed in 1913. However, the remaining parts of the main channel and branches were predominantly constructed by PWD around 1934/1935 as part of this program. The</i> |

| Heritage Item | Heritage Significance |
|---|---|
| | <i>sections of drain constructed by PWD were transferred to the Water Board in 1947.⁸</i> |
| Coogee-Randwick Outfall Sydney Water s170 Heritage and Conservation Register (SHI 4570801) | <i>Coogee Outfall is significant to the local community as it was the local council that initiated its construction. It was transferred to the Board several years after its construction was completed. The outfall was not adequately designed as it did not take into consideration the prevailing winds and the effluent, that was disposed of via the Coogee Outfall, made its way onto the beach. Protests from local surf clubs eventually saw the sewer diverted to the Southern and Western Ocean Outfall Sewer in 1928. It is one of the short-lived sewer outfalls of Sydney.⁹</i> |
| Rainbow Street Public School Randwick LEP ID I437 NSW Dept. of Education s170 Heritage and Conservation Register (SHI 5065711 and 5065712) | <i>Good example of 'between the wars' school architecture. Attractively styled with a strong Classical influence.</i> <i>The school has historical significance as a 20th century school and social significance for its links with the local community.¹⁰</i> <i>This statement of significance strongly suggests that the significant elements of this listing are related to the principal 1929 school building that fronts Rainbow Street. This building is separated from the project area by contemporary buildings and does not have any direct physical or visual relationship with the Randwick High School site.</i> |
| Big Stable Newmarket Randwick LEP I458 and SHR 00388 | <i>The "Big Stable" is significant on the grounds of architectural quality, unusual function and building type of historic importance. The Newmarket Precinct (Big Stable, Newmarket House, Sale Ring and Training Stables) will assist in the preservation of an historic asset of unusual value to the national heritage and to the municipality of Randwick. The graceful, homely and unpretentious structure of this site survive almost intact from the 19th century amid well-kept trees, lawns and pavements.</i> <i>The occupants of the site survive continue today the horse breeding and training activities traditionally associated with Randwick and give support to complimentary activities in the neighbourhood, in complete harmony with the residential character of the area once known as 'Struggle Town'.</i> <i>Respect for Newmarket's prestige in its associations with Australia's thoroughbred horse breeding industry also extends beyond national borders.¹¹</i> |
| Newmarket Sale Ring Randwick LEP ID I292 | <i>Part of the historic Newmarket complex, a continuing focus of the State's racing industry. Also of interest for its long association with Struggletown, on land originally purchased by Simeon Pearce and his brother. A fine example of a Grand Victorian house in good condition. Newmarket site:</i> |

⁸ <https://www.sydneywater.com.au/water-the-environment/what-we-are-doing/heritage-conservation/heritage-search.html>

⁹ <https://www.sydneywater.com.au/water-the-environment/what-we-are-doing/heritage-conservation/heritage-search.html>

¹⁰ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310473>

¹¹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045439>

| Heritage Item | Heritage Significance |
|---|--|
| | <p><i>Newmarket is a place of high local significance for its association with the development of Randwick and with the racing industry. It has a rich and complex history linked back to Aboriginal occupation of the site and the development of Randwick as the site comprises the whole of the original 10 acres part owned by Simeon Pearce, the original developer and promoter of Randwick. The site played a significant role in the development of early local transport as the terminus for a horse drawn omnibus service in the 1870's, however remains of their occupation of the site no longer exists.</i></p> <p><i>The site has a number of historically significant associations with prominent figures of the local community and the Australian racing industry including its association with the famous racing personality James White and his trainer</i></p> <p><i>Michael Fennelly. It has had an ongoing association with the Inglis family since 1906 when the Company's first yearling sales were held there. With the purchase of the site by the Company in 1918, horse sales became the primary use of the site, which has continued to the present day.</i></p> <p><i>The sites remaining significant built fabric and landscape elements, reflects the history and adaption of the site. The collection of fabric on the site represents several phases of its occupation and development, including the Big Stable, Newmarket House, Moreton Bay Fig and 22 Young Street, all of which are aesthetically significant elements. The nature of the sites history and above ground fabric suggests some potential for archaeological remains.¹²</i></p> |
| Late Edwardian House Randwick LEP ID I290 | <p>There is no statement of significance for this item within its SHI listing sheet. The physical description of the item strongly suggests its significance is associated with its aesthetic and representative values, as described below:</p> <p><i>Late Edwardian style. Narrow frontage. Beautifully maintained. Almost immaculate. Outstanding feature is sympathetic garage addition at side. House has slate roof with pressed metal gable. Line of slatted timber pieces at gable base (above gutter line). Simple verandah posts with carved brackets. Casement windows with coloured glass panes in skylight above. Brick balustrade. Original tiles on steps, or sympathetic replacements. Excellent window below gable. Stop chamfered verandah posts on brick piers with stone cap. Balustrade probably not original. Original tiling on path. Stone base. Outstanding feature is simple front fence, or typical but unusual design.¹³</i></p> <p>Similar to 'Canberra' described below, it may also be significant for its association with a specific historical period, and may also be considered rare within the local context.</p> |

¹² <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310430>

¹³ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310079>

| Heritage Item | Heritage Significance |
|---|--|
| 'Canberra' Edwardian House Randwick LEP ID I291 | <i>The subject Edwardian dwelling at 311 Avoca Street, Randwick has some historical and aesthetic significance. The structure dates from the 1910s and as it stands is a good example of a dwelling of this era, given the sympathetic maintenance particularly to the street façade. It is representative of development of the era. Furthermore the dwelling is not typical within the suburb and as such its relative rarity increases its significance.¹⁴</i> |

¹⁴ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310080>

5.0 Visual Inspection

A visual inspection of the project area and heritage items located in the vicinity was undertaken by Umwelt in June 2025. Given that the project area is not subject to any heritage listings, this visual inspection focused largely on the relationship between the project area and heritage items located in the vicinity, so as to enable an assessment of the any potential impacts of the project on these items.

5.1 Results of the Visual Inspection

The visual inspection confirmed that the proposed site of the new buildings to be constructed as part of the project does not contain any fabric or buildings of heritage significance. The visual inspection confirmed the conclusions of the assessment of significance presented at **Section 4.1** of this report.

The visual inspection confirmed that there is no physical relationship between the project area and any heritage items located in the vicinity.

The visual inspection further confirmed that there is no discernible visual relationship between the project area and heritage items in the vicinity. All heritage items in the vicinity are situated within a developed context that features a range of building styles and scales; views to and from these items have therefore already been subject to change to varying degrees.

The 'Rainbow Street Public School', 'Big Stable Newmarket', and 'Newmarket Sale Ring' do not have clear or direct views to the proposed siting of the new buildings proposed within the project area, due to the presence of existing school buildings located along the western side of the school site, as well as the presence of large-scale residential buildings located between these items and the project area.

The 'Late Edwardian House' and 'Canberra' Edwardian House' do have views to the proposed new building locations. However, these views already contain a number of buildings of a comparable scale and typology to those proposed. Further, the distance between these heritage items and the proposed new buildings effectively limits their visibility from views from the heritage items, and means they will not form part of immediate views to these items.

The results of the visual inspection are demonstrated in the below photographs.



Photo 5.1 View of ‘Newmarket Sale Ring’, showing large-scale development in immediate vicinity

Note: there are no discernible views between this heritage item and the project area



Photo 5.2 View of ‘Rainbow Public School’ from Rainbow Street, showing existing development in immediate vicinity

Note: there are no discernible views between this heritage item and the project area, which is located further to the east at right of frame



Photo 5.3 View of 'Big Stable Newmarket', showing large-scale development in immediate vicinity

Note: there are no discernible views between this heritage item and the project area



Photo 5.4 Approximate view of the project area (left of frame) from heritage items located to the northeast

6.0 Assessment of Impacts

The following assessment of impacts considers impacts to Randwick High School and the project area specifically, as well as indirect (visual) impacts to heritage items located in the vicinity.

6.1 Assessment of Impacts to the Project Area

The project area is not a heritage listed item, does not form part of a heritage listed item, and is not located within an HCA. Further, the significance assessment presented at **Section 4.1** of this report has demonstrated that the project area does not meet any of the criteria for heritage significance.

For these reasons, the proposed project will not result in any direct or indirect heritage impacts in relation to the project area. Irrespective of this finding, it is noted that the proposed works assessed in this report do not involve the removal of any extant buildings within the project area.

6.2 Assessment of Impacts to Heritage Items in the Vicinity

Impacts to heritage items located in the vicinity of the project area are assessed in the below table.

Table 6.1 Assessment of impacts to heritage items in the vicinity

| Heritage Item | Heritage Significance |
|--|---|
| Birds Gully Stormwater Channel No. 10 Sydney Water s170 Heritage and Conservation Register (SHI 4574209) | This item is located outside of the project area, approximately 7.73 metres to the west of the proposed stormwater works, which represent the westernmost extent of works. As the stormwater works will utilise and connect to existing services, and as they are located at least 7 metres from the easement of the Stormwater Channel No. 10, it is not anticipated that the proposed works will physically interact with this heritage item. This has been confirmed by the civil engineer for the project. As this item is a sub-surface feature, it does not have any views to or from the project area. As such, no visual impacts will occur to this item as a result of the project. |
| Coogee-Randwick Outfall Sydney Water s170 Heritage and Conservation Register (SHI 4570801) | This item is located outside of the project area. As such, no physical impacts will occur to this item as a result of the project. As this item is a sub-surface feature, it does not have any views to or from the project area. As such, no visual impacts will occur to this item as a result of the project. |
| Rainbow Street Public School Randwick LEP ID I437 NSW Dept. of Education s170 Heritage and Conservation Register (SHI 5065711 and 5065712) | This item is located outside of the project area. As such, no physical impacts will occur to this item as a result of the project. This listing refers predominately to the 1929 school building which is located to the west of the proposed area of impact, with a principal elevation to Rainbow Street. Views between the proposed new building footprints and this heritage item are obscured by existing buildings of a comparable scale to those proposed. This heritage item does not have any discernible |

| Heritage Item | Heritage Significance |
|--|--|
| | <p>visual relationship with the project area and the project area does not form part of any intact, significant views to or from this heritage item. As such, no visual impacts will occur to this item as a result of the project.</p> |
| <p>Big Stable Newmarket Randwick LEP I458 and SHR 00388</p> | <p>This item is located outside of the project area. As such, no physical impacts will occur to this item as a result of the project.</p> <p>This item is located to the northwest of the project area. Views between the proposed new building footprints and this heritage item are obscured by existing buildings of a comparable scale to those proposed. This heritage item does not have any discernible visual relationship with the project area and the project area does not form part of any intact, significant views to or from this heritage item. As such, no visual impacts will occur to this item as a result of the project.</p> |
| <p>Newmarket Sale Ring Randwick LEP ID I292</p> | <p>This item is located outside of the project area. As such, no physical impacts will occur to this item as a result of the project.</p> <p>This item is located to the northwest of the project area. Views between the proposed new building footprints and this heritage item are obscured by existing buildings of a comparable scale to those proposed. This heritage item does not have any discernible visual relationship with the project area and the project area does not form part of any intact, significant views to or from this heritage item. As such, no visual impacts will occur to this item as a result of the project.</p> |
| <p>Late Edwardian House Randwick LEP ID I290</p> | <p>This item is located outside of the project area. As such, no physical impacts will occur to this item as a result of the project.</p> <p>This item is located to the northeast of the project area.</p> <p>Due to contemporary development and the siting of the heritage item on the eastern side of a busy road with a constrained curtilage based on allotment boundaries, intact and potentially significant views to this item are limited to immediate views to the front elevation from Avoca Street, of which the project area does not form part (being located to the rear, or southwest of this viewline).</p> <p>Views from this heritage item have already been impacted by contemporary development, much of which is of a comparable scale to that of the proposed new buildings. The proposed new buildings are not located any closer to this item than existing development is, and are therefore highly unlikely to result in any greater visual impact to this heritage item than existing development already has.</p> <p>With regards to views from this heritage item, the proposed new building footprints are only partially visible. This is due to the project area being a localised component within the wider Randwick School site that is partially obscured by surrounding buildings, vegetation and fencing and that is located a substantial distance from this heritage item.</p> <p>The project area therefore does not have any meaningful visual relationship with this heritage item. It also has no historical or physical connections to this item. As such, the proposed new</p> |

| Heritage Item | Heritage Significance |
|--|---|
| | <p>buildings will not result in any impacts to the setting or aesthetic significance of this item, including impacts to any significant or intact viewlines to or from this heritage item.</p> <p>As such, visual impacts to this item as a result of the project are negligible.</p> |
| <p>‘Canberra’ Edwardian House</p> <p>Randwick LEP ID I291</p> | <p>This item is located outside of the project area. As such, no physical impacts will occur to this item as a result of the project.</p> <p>This item is located to the northeast of the project area.</p> <p>Due to contemporary development and the siting of the heritage item on the eastern side of a busy road with a constrained curtilage based on allotment boundaries, intact and potentially significant views to this item are limited to immediate views to the front elevation from Avoca Street, of which the project area does not form part (being located to the rear, or southwest of this viewline).</p> <p>Views from this heritage item have already been impacted by contemporary development, much of which is of a comparable scale to that of the proposed new buildings. The proposed new buildings are not located any closer to this item than existing development is, and are therefore highly unlikely to result in any greater visual impact to this heritage item than existing development already has.</p> <p>With regards to views from this heritage item, the proposed new building footprints are only partially visible. This is due to the project area being a localised component within the wider Randwick School site that is partially obscured by surrounding buildings, vegetation and fencing and that is located a substantial distance from this heritage item.</p> <p>The project area therefore does not have any meaningful visual relationship with this heritage item. It also has no historical or physical connections to this item. As such, the proposed new buildings will not result in any impacts to the setting or aesthetic significance of this item, including impacts to any significant or intact viewlines to or from this heritage item.</p> <p>As such, visual impacts to this item as a result of the project are negligible.</p> |

7.0 Conclusion and Recommendations

This HIS has been prepared to assess the potential heritage impacts of proposed upgrade works within the project area, which is located within Randwick High School. Neither the project area nor Randwick High School is subject to any heritage listings or located within an HCA. Several listed heritage items are, however, located in the vicinity of the project area.

The significance assessment presented at **Section 4.1** of this report has determined that the project area does not meet any of the criteria for assessing heritage significance. As such, works within the project area will not result in any direct impacts to fabric or buildings of heritage significance.

Further, as none of the heritage items located in the vicinity of the project area extend into the project area, the proposed works will not result in any direct (physical) impacts to these items. Visual impacts to these items are assessed as being negligible, at most. This is due to the limited visual relationship between the project area and these items, the extent to which the visual context of these items has already been impacted by contemporary development, and the presence of existing buildings between some of these items and the project area.

Overall, the potential heritage impacts of the proposed project are assessed to be negligible at most, with any such impacts being limited to indirect, visual impacts to heritage items located to the northeast. As such, there are no identified heritage constraints to the proposed project, and no requirements for any further assessment or investigation of built heritage.

Mitigation Measures

As noted above, the proposed activity is not assessed to have any heritage impacts on any listed heritage items, or on any buildings or fabric of identified heritage significance. It is therefore recommended that the proposed works be able to proceed without any further heritage assessment or investigation provided that the impacts and extent of the proposed works are consistent with those discussed in this report. Works should, however, proceed with caution.

However, standard mitigation measures for the activity are included here in accordance with best practice.

Mitigation Measure 1

All relevant staff, contractors and subcontractors should be made aware of the heritage context of the proposed activity and their statutory obligations under relevant legislation. This information should form part of any inductions for the proposed works. Any inductions must include information on how to follow the unexpected finds protocol (Mitigation Measure 2) should they need to be enacted.

Mitigation Measure 2

In the event that historical archaeological remains are exposed during proposed works, work must cease, an appropriately qualified archaeologist consulted with to determine appropriate next steps.

8.0 References

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