

HERITAGE IMPACT STATEMENT

**1408 ANZAC PARADE,
LITTLE BAY NSW**

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Jonathan Bryant, B Sc Arch (Hons), B Arch Hons, M Herit Cons, M.ICOMOS
Senior Consultant	Ashleigh Persian, B Property Economics, Grad Dip Herit Cons
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EXECUTIVE SUMMARY

Background

Urbis has been engaged by Karimbla Properties (No. 50) Pty Ltd to prepare the following Heritage Impact Statement in relation to a Planning Proposal for the subject site at 1408 Anzac Parade, Little Bay. The site is a large parcel of vacant land which has been prepared for future subdivision under a previous approval and provides base ground works including roads, kerbs and guttering.

The Planning Proposal seeks to retain the existing zoning across the site. The site will remain zoned R1 General Residential with a central corridor of E2 Environmental Conservation surrounding the central landscaped corridor and adjacent buffer. It is proposed to add the site to Schedule 1 Additional Permitted Uses of the *Randwick Local Environmental Plan (LEP) 2012*. This is to facilitate the permissibility of the hotel and commercial land uses of the proposal. The Planning Proposal also seeks to change the maximum building heights across the site to between RL45 – RL105 and seeks to remove the individual Floor Space Ratios (FSRs) across the site and implement a maximum FSR of 2:1 across developable area of the site (i.e. area zoned R1).

Existing Heritage Context

The subject site is not an individual listed heritage item under any statutory heritage list. However, the eastern portion of the site is located within the wider C6 Prince Henry Hospital Heritage Conservation Area (HCA) under Schedule 5 of the *Randwick LEP 2012*.

None of the identified significant elements associated with the former Prince Henry Hospital relate to or are located on the subject site. Further, the site does not contain any built or landscape elements which demonstrate its association with UNSW as a medical teaching facility following its acquisition by the university in the 1950s. The inclusion of the eastern portion of the subject site within the Prince Henry Hospital HCA does not reflect any site-specific built (European) heritage values of the subject site, but instead only reflects the historic larger land holding of the former Hospital prior to the divestment of the subject site and eventual closure of the Hospital facility. The HCA boundary is considered to be a legacy listing which does not reflect the current site context or recent development approvals which have permitted the redevelopment of the subject site as a whole.

The subject site includes an area of geological significance (refer to the discussion below at Section 5.3). This area of geological significance is located in the centre of the site and has already been formalised as an open space community area under a community title agreement and the previous site preparation works. The remainder of the identified significant elements within the HCA are located outside of the subject site to the south, within the core boundaries of the former Prince Henry Hospital site.

The same area as within the C6 HCA (noted above) is also located within a State-significant Aboriginal heritage item, identified as AH1 *Aboriginal objects and Aboriginal place of heritage significance within the Former Prince Henry Hospital site* under Schedule 5 of the *Randwick LEP 2012*. A number of Archaeological Items under Schedule 5 of the *Randwick LEP 2012* are located across the adjoining former Prince Henry Hospital site. No Archaeological Items are located within the subject site boundaries. This Heritage Impact Statement report assesses the proposal against the built (European) heritage values of the property and does not assess the potential heritage impacts of the proposal on any Aboriginal cultural heritage values or archaeological values.

The subject site immediately adjoins the State-significant Prince Henry Site heritage listed, listed on the NSW State Heritage Register as Item 0165. The State-listed Long Bay Correctional Centre is located to the north separated from the subject site by a social housing development.

This Heritage Impact Statement has been prepared to assess the potential heritage impact of the Planning Proposal on the C6 Prince Henry Hospital HCA and adjacent heritage items.

Significance Assessment

The subject site has been assessed against the seven criteria for assessing heritage significance as set out by the Heritage Council of New South Wales in Section 5.4 of this report. The subject site has been assessed to not meet the requisite threshold for heritage listing.

The subject site historically formed part of the larger Prince Henry Hospital site and was used as additional cultivation land before being divested to UNSW in the 1950s. The university did not appear to utilise the site

until later when they constructed a small number of buildings and sporting fields. The site was sold to developers in 2008 and substantially redeveloped (cleared and graded) for future subdivision and built works. As one of the largest hospitals in Sydney in the early twentieth century, the Hospital likely has significance to the individuals who worked and were treated at the facility. However, the subject site was a surplus area of land to the Hospital and was divested for other uses. The subject site is not considered to have any heritage significance associated with the former Hospital site, as it never contained any facilities related to the Hospital operations and was never utilised as an important area of the Hospital. Use of the site in association with UNSW was temporary and surplus to their main campus operations. All evidence of these former uses and the late twentieth century buildings has been removed.

Impact Assessment & Conclusion

The Planning Proposal will have no impact on the heritage significance of the adjacent heritage items on the State Heritage Register or those listed under Schedule 5 of the *Randwick LEP 2012*. There will be no physical works to the heritage items or any fabric of significance.

It is noted that part of the subject site is also identified as an Aboriginal Heritage item under the *Randwick LEP 2012*, and is in the vicinity of identified archaeological items. However, the subject site has already been redeveloped in preparation of subdivision and new development under a previous approval, and we would expect that any former surface archaeological elements have been recorded and removed. However, it is beyond the scope of this report to assess the potential archaeological impacts of the Planning Proposal.

The Planning Proposal respects the heritage values of the Prince Henry Hospital HCA identified in its Statement of Significance as follows:

- None of the identified values of the HCA will be physically impacted. There are no significant built elements on the subject site and therefore no significant fabric will be impacted.
- The area of geological significance located in the centre of the subject site has already been formalised as an open space community area under a community title agreement and the previous site preparation works. The current Planning Proposal will retain this area as is and the proposed siting and scale of buildings in the indicative concept plan have responded to this significant geological element. The remainder of the identified significant elements within the HCA are located outside of the subject site to the south, within the core boundaries of the former Prince Henry Hospital site.
- The former Hospital site to the south has already been sympathetically redeveloped into a new urban environment containing medium density residential development. The Planning Proposal will complement this expanding urban neighbourhood by providing additional housing and facilities for the immediate community, thereby continuing the present character of the HCA to the northern boundary.
- The indicative concept plan for the Planning Proposal has been prepared with consideration for new higher-density development on the subject site and its potential visual impact on the core Prince Henry Hospital HCA area to the south. Massing of the indicative building envelopes has been carefully sited with density stepping up towards the northern portion of the site, away from the southern boundary interface with the core former Hospital site. Buildings to the south are provided with a large landscaped buffer zone to prevent domination of lower scale development. Further, it is noted that development to the north of the core former Hospital site (interfacing with the subject property's southern boundary) already ranges between two and five storeys.

Overall, the Planning Proposal provides for the future redevelopment of the subject site in line with surrounding urban densification and will enable full realisation of the development potential of the subject property which commenced under previous approvals. The Planning Proposal has responded to the subject site's specific heritage values including retention and integration of the area of geological significance as a community open space area, providing a central forum to celebrate the significant natural values of the place. It has also considered the potential impacts on the adjoining State-significant former Prince Henry Hospital site by carefully identifying appropriate locations for future buildings and adjusting the scale and bulk of new development across the site to minimise visual impact on vicinity heritage items.

From a heritage perspective, the Planning Proposal provides for a reasonable and appropriate development of the place which will have no detrimental impact on the significance of the broader Prince Henry Hospital Heritage Conservation Area or vicinity heritage items.

Urbis considers that the Planning Proposal is acceptable from a heritage perspective and is recommended for approval.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Karimbla Properties (No. 50) Pty Ltd to prepare the following Heritage Impact Statement in relation to a Planning Proposal for the subject site at 1408 Anzac Parade, Little Bay. The site is a large parcel of vacant land which has been prepared for future subdivision under a previous approval and provides base ground works including roads, kerbs and guttering.

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The subject site includes an area of geological significance (refer to the discussion below at Section 5.3). This area of geological significance is located in the centre of the site and has already been formalised as an open space community area under a community title agreement and the previous site preparation works. The remainder of the identified significant elements within the HCA are located outside of the subject site to the south, within the core boundaries of the former Prince Henry Hospital site.

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This Heritage Impact Statement has been prepared to assess the potential heritage impact of the Planning Proposal on the C6 Prince Henry Hospital HCA and adjacent heritage items.

1.2. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Randwick Local Environmental Plan 2012 and the Randwick Comprehensive Development Control Plan 2013.

1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Ashleigh Persian (Senior Heritage Consultant). Jonathan Bryant (Director) has reviewed and endorsed its content. Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.4. SITE LOCATION

The site is located at 1408 Anzac Parade, at Little Bay (Figure 1).

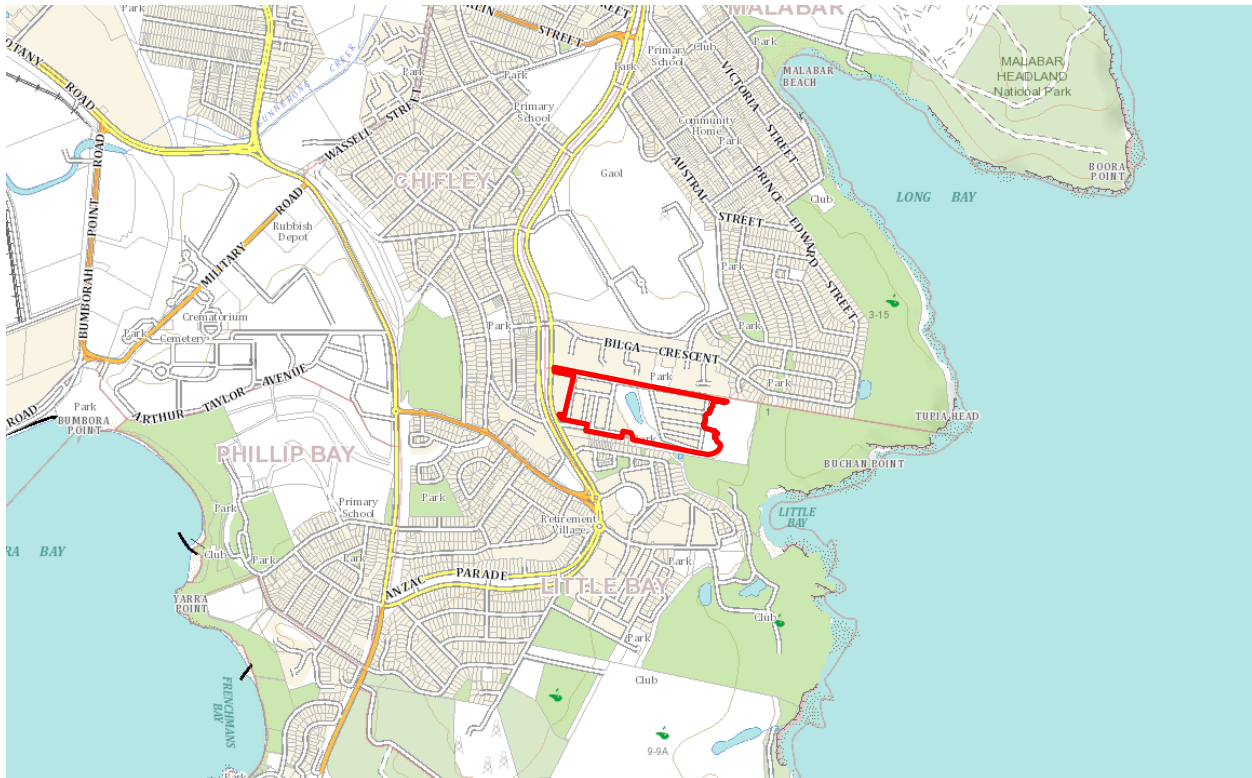


Figure 1 – Location map

Source: SIX Maps 2019

2. SITE DESCRIPTION

2.1. SITE DESCRIPTION



Figure 2 – Aerial and location

Source: SIX Maps 2019

The subject site is an approximately 12.3-hectare landholding at Little Bay. The site was formerly known as 1408 Anzac Parade, Little Bay but has since been subdivided into multiple landholdings comprising development parcels and roads.

The site excludes the constructed residential flat buildings at 2 Galaup Street fronting Anzac Parade, 1-5 Solarch Avenue located on the corner of Solarch Avenue and Anzac Parade and the two constructed dwelling houses at 23 and 25 Solarch Avenue. In addition to this, the central landscaped corridor is held in community title. The site has frontages to Cawood Avenue to the north, Wrapped Coast Road to the east, Solarch Avenue to the south, and Anzac Parade to the west.

The site was previously owned and occupied by the University of New South Wales (UNSW) between 1959 and 2008. The site was utilised for playing fields on the western portion of the site, and a number of buildings for university, research and related uses. In accordance with the Stage 1 Master Plan consent over the site (DA81/2009), the site was subdivided, suitably remediated, all existing buildings demolished, and a number of public domain works completed including provision of roads, infrastructure and services in preparation for the development of the site. Similarly, a number of Stage 2 DAs were approved for construction of buildings, to which only two residential flat buildings and two dwelling houses eventuated.

In accordance with the above approvals, the site is largely vacant however features public domain improvements including public roads, footpaths and bridges, and a children's public playground on the eastern portion of the site on Lot 19 (1R Solarch Avenue).

Table 1 – Description of Site Address, Lot and Deposited Plans

Address	Lot	Deposited Plan
5-15 Cawood Avenue	2	270775
1-15 Galaup Street	3	270775
1R Solarch Avenue	19	270775
2-14 Lapwing Street	4	270775
3-17 Lapwing Street	7	270775
Roads (including Belbowrie Road, Galaup Street, Solarch Avenue, Lapwing Street, Dickinson Way, Bambur Way)	20	270775
7 Solarch Avenue	8	270775
9 Solarch Avenue	9	270775
11 Solarch Avenue	10	270775
13 Solarch Avenue	11	270775
15 Solarch Avenue	12	270775
17 Solarch Avenue	13	270775
19 Solarch Avenue	14	270775
21 Solarch Avenue	15	270775
19 Cawood Avenue (including Cawood Avenue)	18	270775

A 2.506-hectare landscaped corridor held within Community Title (Lot 1 of DP270775) is located in the centre of the site containing dams, and significant Miocene and Ochre deposits that are listed on the Register of the National Estate (a redundant heritage list with no statutory authority). A remnant stand of Eastern Suburbs Banksia Scrub (ESBS) is also located on the eastern most edge of the property. The ESBS is a critically endangered ecological community, and a critical habitat buffer has been established between the ESBS and the broader development site, protected by a fence along the boundary of the buffer. Both ecological and Aboriginal significant assets and established buffer areas will be retained and incorporated into the masterplan for the site.

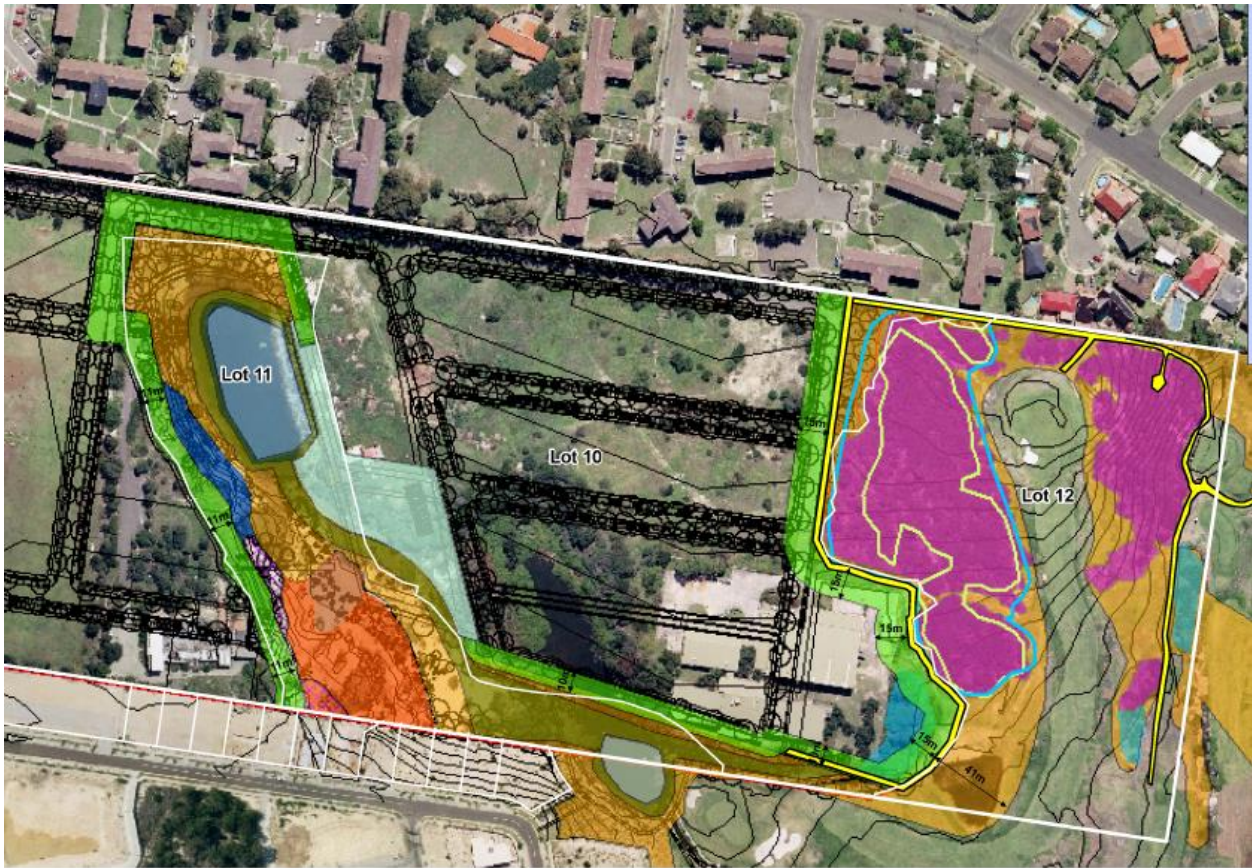


Figure 3 – Constraint Mapping of the Miocene and Ochre Deposits and the remnant Eastern Suburbs Banksia Scrub

Source: *Little Bay Stage 1 Plan prepared by Hill Thalys Architecture + Urban Projects, Candalepas Associates and McGregor Partners*

In summary, special characteristics pertaining to the site are as follows:

- **Topography** - The site topography generally falls from west to east with low depression, formed as a result of the previous sand mining, bisecting the site in a north-south direction. This central depression serves a drainage line and several small dams have formed along its length.
- **Access and movement** – Vehicular access is provided from Anzac Parade with two access points at the northern and southern ends of the western frontage. Several internal roads have been constructed throughout the site. Cawood Avenue provides direct access along the northern boundary of the site to the eastern precinct. The site is currently fenced off to restrict general public access.
- **Cultural and Landscape Features** - The sand mining operations exposed archaeological and indigenous culturally important Miocene and ochre outcrops within the central corridor. In addition, the Eastern Suburbs Banksia Scrub vegetation is contained within the adjoining Lot 12 along the eastern edge of the site.
- **Ochre and Miocene Site** - The location of Miocene and Ochre deposits has previously been identified and surveyed in consultation with the La Perouse Local Aboriginal Land Council (LALC). A buffer area of between 7 and 10 metres in width has been established to protect the Miocene and Ochre formation that now forms part of the central open space that bisects the broader holding.

Images of the subject site are provided overleaf.



Figure 4 – Existing lot infrastructure



Figure 5 – Existing footpaths



Figure 6 – Lagoon within the site



Figure 7 – Existing footbridge currently on the site



Figure 8 – Children's Playground and Park on the site

Source: SJB



Figure 9 – Footpaths and landscaping within the site

2.2. URBAN CONTEXT

2.2.1. Regional Context

The site at Little Bay is within the south-eastern corner of inner Sydney, approximately 11 kilometres (by direct line) from the Sydney Central Business District (CBD). There are a number of strategic centres and renewal corridors within the region, highlighting the changing urban context and transformation of the regional environment, including:

- **Sydney Airport and Port Botany Trade Gateways**

The site is located within 1km of the Port Botany employment precinct and some 5km from Sydney Airport. Port Botany contains one of Australia's major land and sea freight gateways and is Australia's second largest container port as well as a bulk liquids berth. Sydney Airport a major freight, business and tourism gateway for the Harbour CBD and the nation. It contains Sydney's existing domestic and international air terminals. It generates an estimated 18,100 jobs.

- **Eastgardens – Maroubra Junction Strategic Centre**

Located approximately 6km north-west of the subject site, the Eastgardens- Maroubra Junction strategic centre is forecast to undergo significant growth and investment over the period to 2036. The centre benefits from a large retail catchment at Westfield Eastgardens and Pacific Square at Maroubra Junction, and services the residential population of the south-eastern area. Development activity within this centre includes the expansion and redevelopment of Westfield Eastgardens, and ongoing and future development within the Meriton-owned Pagewood site to the immediate north of Eastgardens. The precinct is forecast to accommodate an additional 2,100 employment opportunities between 2016-2036.

- **Randwick Health and Education Precinct**

The Randwick strategic centre is located approximately 8.8km north of the subject site. The strategic centre provides a range of health, research and education services, with a number of commercial and residential land uses supporting these primary services. The Randwick Collaboration Area is a key component of the plan, and includes the UNSW Kensington campus, Prince of Wales private and public Hospitals, the Royal Hospital for Women and Sydney's Children Hospital.

- **Kensington to Kingsford Renewal Corridor**

Randwick City Council has prepared the Kensington to Kingsford Planning Strategy to guide the future of Anzac Parade in Kensington and Kingsford. The strategy proposes new building heights up to a maximum of 60m and floor space ratio controls up to a maximum of 5:1 for land zoned B2 Local Centre within the Kensington and Kingsford local centres. The revised controls would increase the development capacity to approximately 5,280 dwellings in both centres.

On 19 December 2018, the Department issued an amended Gateway Determination for the strategy, and in May 2019 Council resolve to commence a 6-week community engagement program and public exhibition period.

- **Bondi Junction Strategic Centre**

The Bondi Junction Strategic Centre is a high-amenity centre offering retail services and local amenities supported by the Bondi Junction bus interchange and railway station. The precinct offers employment opportunities in retail trade, health care and social assistance, and professional, scientific and technical services, anchored by Westfield shopping centre. It is estimated employment within the centre will grow from 13,800 jobs in 2016 to an upper baseline target of 20,500 jobs by 2036.

Challenges within the centre include retaining a strong commercial core and resisting pressure from residential development, improving the night-time offering of the precinct through activation of land uses after commercial business hours and considering transport connections to the south-east of the centre.

- **Green Square – Mascot Strategic Centre**

The Green Square – Mascot strategic centre is currently undergoing significant urban renewal from a predominately industrial area to one of increased residential use. The area comprises an area of approximately 278 hectares and extends across Beaconsfield, Zetland, Rosebery, Alexandria and Waterloo, located approximately 11km north of the subject site.

Facilitated by an amendment of existing planning controls at a state level and developer incentives, the redevelopment of the precinct has been led by the City of Sydney Council, Bayside Council, NSW State Government and a consortium of private developers including Landcom, Mirvac and Crown Group. Land uses within the precinct comprise a mix of residential towers, ancillary commercial land uses, and community facilities such as a library, plaza, open spaces and an aquatic and recreation centre. By 2030, Green Square will accommodate 61,000 new residents and 22,000 new workers supported by a Sydney Metro station at Waterloo, railway station at Green Square and extensive cycling and walking networks.

- Anzac Parade Corridor Planned Precinct**

The site is located within the revised boundary for the Anzac Parade Corridor Planned Precinct. The Department of Planning and Environment (DPE) identified growth opportunity within the precinct, leveraging off the area's excellent access to regional services and proximity to surrounding employment precincts. Key elements of the Planned Precinct included the provision of a mix of affordable housing, social housing, private housing, open space and social infrastructure such as community and educational facilities. The identification of the Anzac Parade corridor, including the site, indicates Government willingness to initiate an increased level of development within this area. The Planned Precinct was the subject of various public consultation forums in 2013.

Further investigation for the precinct was placed on hold in December 2013. However, the lack of additional studies and preparation of a formal strategy for the precinct does not invalidate the strategic merit of the corridor for further uplift and development, in addition to increased investment in transport corridors. Government reluctance to act upon the potential of this corridor must be met with initiative in the private sector.

The proximity of the site to these strategic centres and renewal corridors is illustrated below, with detailed illustration of the site's location within the Anzac Parade Corridor Planned Precinct in overleaf.

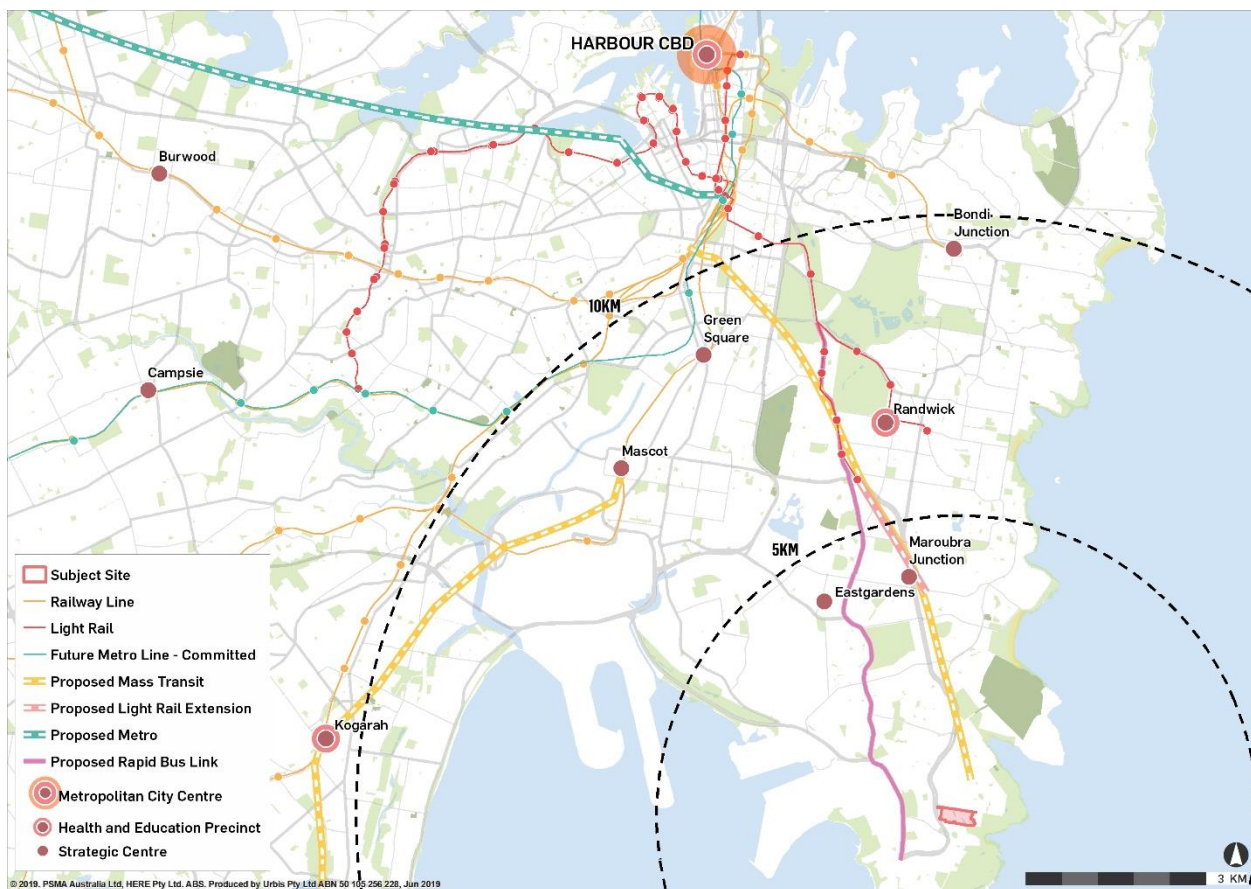


Figure 10 – Proximity of the site to surrounding regional centres

Source: Urbis



Figure 11 – Anzac Parade Priority Precinct

Source: DPE, Urbis

2.2.2. Local Context

The site is located within the southern part of Randwick Local Government Area (LGA), identified by Council as within the Southern Coastal precinct. The predominant character of the area is low and medium density residential developments, with a mix of houses, residential flat buildings and social housing estates primarily from the 1950s and 1960s. The area also features a number of large-scale landholdings featuring public and private uses, including Long Bay Correctional Complex, extensive social housing estates, the former Prince Henry Hospital site and Botany Bay National Park. Randwick City Council's City Plan 2017 identifies this area as having capacity for additional density on the back of transport infrastructure improvements.

Little Bay benefits from its proximity to a number of natural features, including the eastern seaboard, NSW National Parks, a number of golf clubs including Randwick Golf Club, The Coast Recreational Club, St Michael's Golf Club and New South Wales Golf Club.

The immediate context of the site reflects varying built forms and typologies, including the following:

- North of the site is a residential estate operated by Land and Housing Corporation NSW, providing residential accommodation in the form of two and three storey residential flat buildings and detached single dwelling houses. The estate is screened from the site by established vegetation up to 15 metres in height. Beyond the estate further to the north is Long Bay Correctional Centre.
- To the south is the former Prince Henry Hospital developed by Landcom, Stockland and other development partners. The site has an approximate area of 85 hectares (ha), 35 ha of which are developable and benefits from development consent allowing for construction of 850 dwellings including detached houses, town houses, apartments, affordable housing and an aged care facility. The consent allowed for buildings up to five (5) storeys. The Prince Henry site redevelopment is largely complete with residents already occupying most dwellings.
- Remnant Eastern Suburbs Banksia Scrub is located immediately to the east of the site on Lot 12 which remains in the ownership of the University of New South Wales (UNSW). Further to the east is the Coast Golf Club which extends north-south along the coastline of Little Bay itself.
- Anzac Parade, a dual carriageway road, forms the western boundary and primary frontage of the site. This is a major collector road extending from La Perouse to Surry Hills/Moore Park; and West of Anzac Parade, development is predominantly residential consisting of single and double storey detached dwellings as well as up to five (5) storey apartment buildings.

The proximity of the site to the surrounding land uses is illustrated in Figure 12, with images provided below.



Figure 12 – Local Context Plan

Source: SJB



Figure 13 – Neighbouring development to the south fronting golf course



Figure 14 – Detached dwellings on neighbouring sites to the south



Figure 15 – Neighbouring golf course



Figure 16 – Little Bay Beach



Figure 17 – Neighbouring social housing to the north
Source: SJB







Figure 18 – Social housing in proximity of the site on Anzac Parade

2.3. VICINITY HERITAGE ITEMS

The subject site is located in the vicinity of the following heritage items:

Table 2 – Vicinity heritage items

Site	Listing	Photo
Prince Henry Site	<p>NSW State Heritage Register: Item 01651 Randwick LEP 2012: 175, 176, 1282, 179, 180, 181 & 177</p> <p>Statement of significance:</p> <p><i>The Prince Henry site was the most important site for the treatment of infectious diseases in New South Wales from its inception in the 1880s, when, as the Coast Hospital, it became the first public hospital in New South Wales in the post-convict era. The Hospital played a prominent role in treating and overcoming infectious diseases and later as a general hospital and teaching hospital for the University of NSW, until its closure was announced in 1988. Its isolation led to the establishment of the first ambulance service in New South Wales from within its grounds.¹</i></p>	 
Long Bay Correctional Centre	<p>NSW State Heritage Register: Item 00810 Randwick LEP 2012: Items 186 & 187</p> <p>Statement of significance:</p> <p><i>The former State Penitentiary is of considerable significance. It was the first purpose-built Penitentiary in NSW and includes a rare example of back-to-back cells. In conjunction with the former Female Reformatory, it is an important development in Australian penal design and is the most complete expression of Frederick Neitenstein's philosophy of reform. The siting of the Penitentiary has a strong visual impact in the surrounding landscape. The original buildings are of a unified scale and materials resulting in a harmonious appearance. The place has been used continuously as the principal prison complex in NSW and as Sydney's major metropolitan gaol for over 80 years. It has research potential in penal practices and building technology of the time.²</i></p>	 

¹ <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5052103>

² <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=5045013>

3. HISTORICAL OVERVIEW

3.1. SUBJECT SITE HISTORY

The subject site history has been sourced directly (in part) from the 2002 Conservation Management Plan (CMP) undertaken by GML Heritage for the Prince Henry Hospital site. Where information pertains directly to the subject site, this history has been amended and supplemented where required.

3.1.1. Establishment of the Prince Henry Hospital

The Prince Henry Hospital and former Coast Hospital at Little Bay represent an important phase in the provision of public health in New South Wales and Australia. Established by the Board of Health in 1881, in response to an outbreak of smallpox, the hospital was the first government-controlled public hospital in the post-convict era.

The Board of Health, forerunner to the Department of Health, was created initially to deal with the smallpox outbreak of 1881. The Board of Health and New South Wales government's involvement in the early administration at the hospital empowered both organisations in their dealings with other New South Wales private hospitals in the late nineteenth and early twentieth century. It also laid the foundations for the administrative policies in regard to hospitals that became standard within the system.

The location of the Coast Hospital was a reflection of the prevailing beliefs with regard to the treatment of infectious disease and in health care generally. Fear of infectious diseases in the nineteenth century meant that those diagnosed or suspected of having infection were geographically isolated and removed from the general population. At the same time, fresh ocean air was considered highly beneficial in the treatment of disease. The Coast Hospital was built with both these ideals in mind. Not only was the original hospital well removed from the populated areas in Sydney, but within the grounds of the institution, the patients were duly separated depending on their ailment. The main section was located on the southern headland of Little Bay where maximum exposure to the elements was assured.

The isolated nature of the Coast Hospital also led to the establishment of the first complete ambulance service in New South Wales and a forerunner of permanent ambulance services throughout the entire country. As the isolation of the hospital was gradually reduced, through the encroachment of Sydney's suburbs and improvement in transport facilities, the demand for the services of the hospital grew. The first years of the twentieth century reflected this change as a major building program was initiated at the hospital.

The overall redevelopment, wards, theatres and auxiliary rooms meant that by 1929 the hospital was the largest in NSW. In 1934 the hospital was renamed the Prince Henry Hospital in honour of the recently visited Duke of Gloucester.

A postgraduate medical school was opened in 1938, although it only operated until 1943, and was finally abandoned due to wartime restrictions on staff and services. In 1960, the hospital became the first teaching hospital for the newly created University of NSW, continuing a proud history of educating medical staff (refer below to Section 3.1.2 for further information about this phase, which occurred on the subject land).

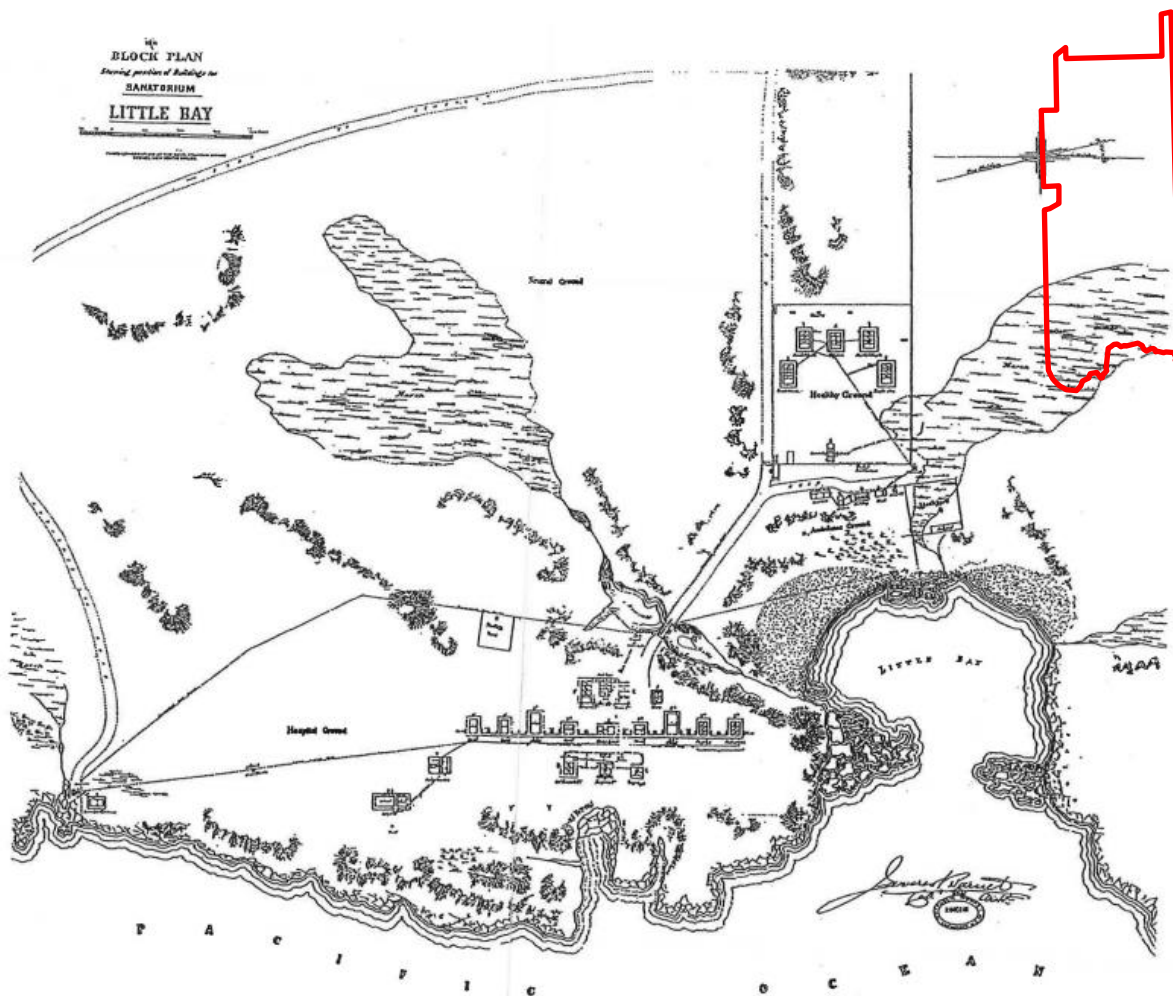


Figure 19 - Block plan of the Prince Henry site (c1883) showing the position of buildings for the Coast Hospital and the sanatorium. Approximate location of the subject site shown outlined in red

Source: GML Heritage 2002, *Prince Henry Site Conservation Management Plan*, p.60

3.1.2. Development on the Subject Site

The subject site was historically marshy swamp land, which was reclaimed by the Prince Henry Hospital for cultivation in 1917.³ In 1959, legislation passed to reform Prince Henry Hospital as a postgraduate hospital associated with the University of NSW (NSW) and University of Sydney. The subject site formed part of a 17-hectare portion of land to the northern portion of the site which was transferred to UNSW. This phase represents the establishment and consolidation of the role of Prince Henry Hospital as a general and major teaching hospital. This formalised Prince Henry Hospital's role as a teaching hospital with closer connections to medical research undertaken by both universities.

The subject appeared to remain undeveloped by UNSW in the years immediately following the transfer of land in c.1959. In fact, UNSW commenced development of their administration building in 1968, outside of the area of land transferred to them. The eastern portion of the subject site was reclaimed for cultivation by UNSW and the Hospital as shown below in the 1943 historical aerial (Figure 20) and the building phase diagrams (Figure 24).

³ GML Heritage 2002, *Prince Henry Site Conservation Management Plan*, p.16

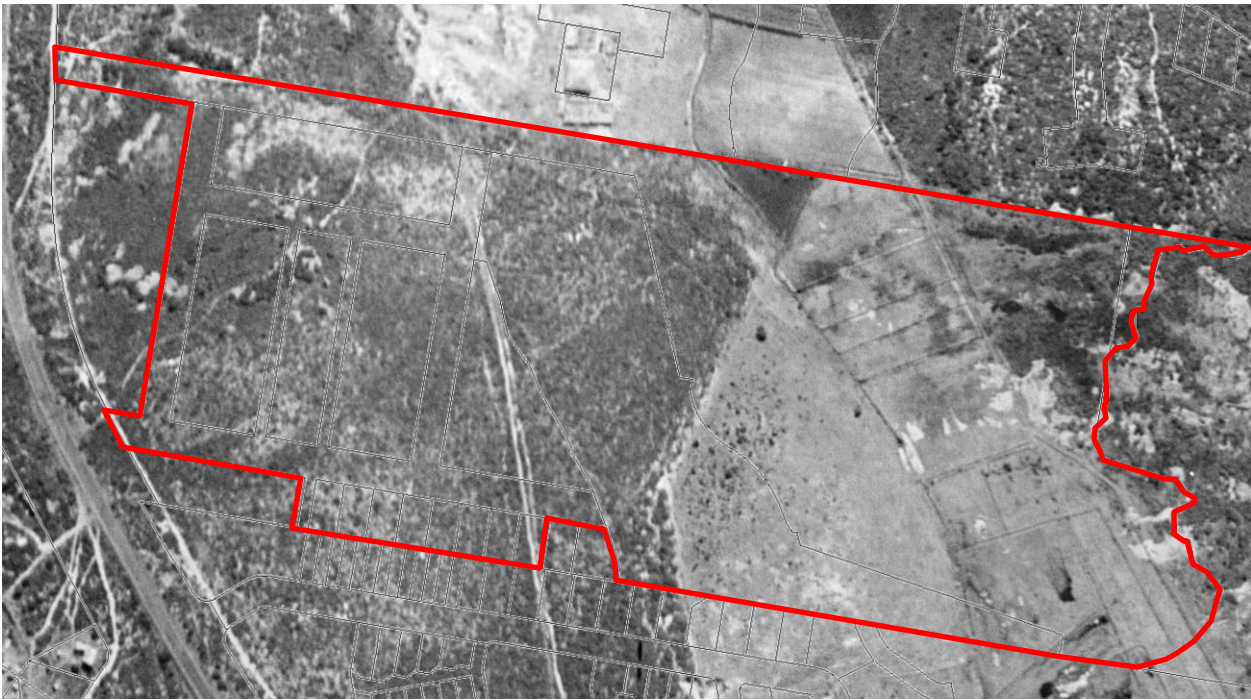


Figure 20 – Extract of 1943 historic aerial, subject site outlined in red

Source: SIX Maps 2019



Figure 21 - Aerial photograph of the Prince Henry site from the north in the early c1951, showing the eastern portion of the subject site outlined in red to the right (showing the area disturbed through cultivation)

Source: GML Heritage 2002, *Prince Henry Site Conservation Management Plan*, p.64

Four UNSW buildings and facilities were constructed on the UNSW land during the 1970s and 1980s, mostly within the boundaries of the subject site, as follows:

- Building 28: UNSW Sports Complex, Little Bay (Sports Fields and Change Rooms) – 1970s
- Building 30: Caretaker's residence – 1970s
- Building 33: UNSW Biological Resources Centre – 1970s-1990s
- Building 80: UNSW Solarch Complex – 1980s

The 2002 HML Heritage Conservation Management Plan identified the above UNSW buildings and structures located on the subject site as being 'intrusive' elements,⁴ with the following descriptions:

B-28 UNSW Sports Complex, Little Bay (Sports Field and Change Rooms) (1970s)



- Important sporting facility for the students of the University of New South Wales.
- Artificial grass hockey fields are a recent addition, replacing earlier grassed sporting fields.
- Outside Masterplan area.
- Located on UNSW land.

B-30 Caretaker's Residence (1970s)



- Representative example of detached residential building, possibly constructed in the 1970s.
- Outside Masterplan area.
- Located on UNSW land.

B-33 UNSW Biological Resources Centre (1970s-1990s)



- Important biological resource centre for research undertaken at the University of New South Wales.
- Utilitarian facility with little aesthetic interest.
- Outside Masterplan area.
- Located on UNSW land.

B-80 UNSW Solarch Complex (late 1980s)



- May be of some technological significance to the Faculty of the Built Environment at UNSW.
- Prominently located.
- Outside Masterplan area.
- Located on UNSW land.

⁴ GML Heritage 2002, Prince Henry Site Conservation Management Plan, p.148 and p.150

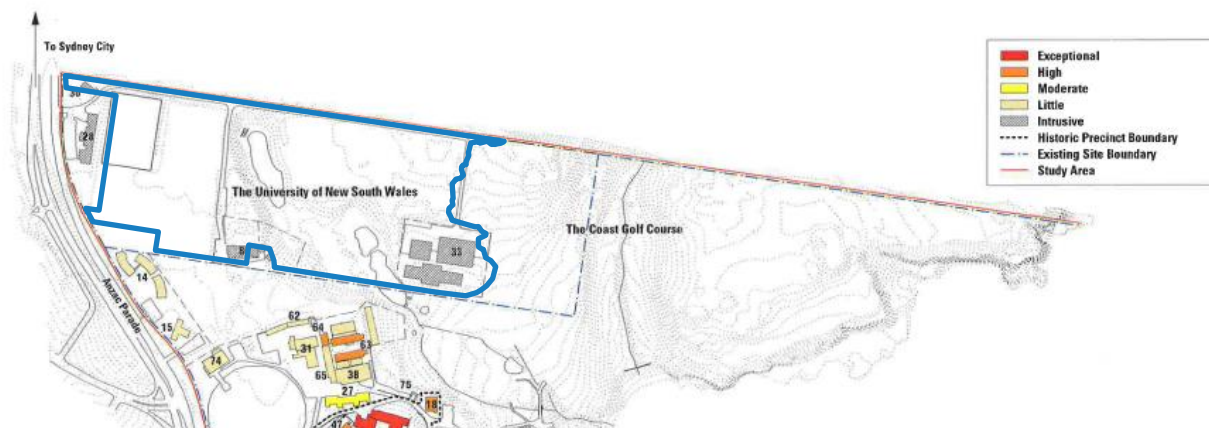


Figure 22 - Relative Significance of Built Elements from the 2002 GML Heritage CMP

Source: GML Heritage 2002, *Prince Henry Site Conservation Management Plan*, p.91

In 1988, the closure of Prince Henry Hospital is announced. The hospital was relocated to the Prince of Wales Hospital Complex in Randwick. By 1998, the majority of the remaining hospital facilities are moved to the Prince of Wales Hospital Complex in Randwick.

The following diagrams demonstrate the evolution of built structures across the Prince Henry Hospital site more broadly, and across the subject site (outlined in blue) over the operational life of the hospital.

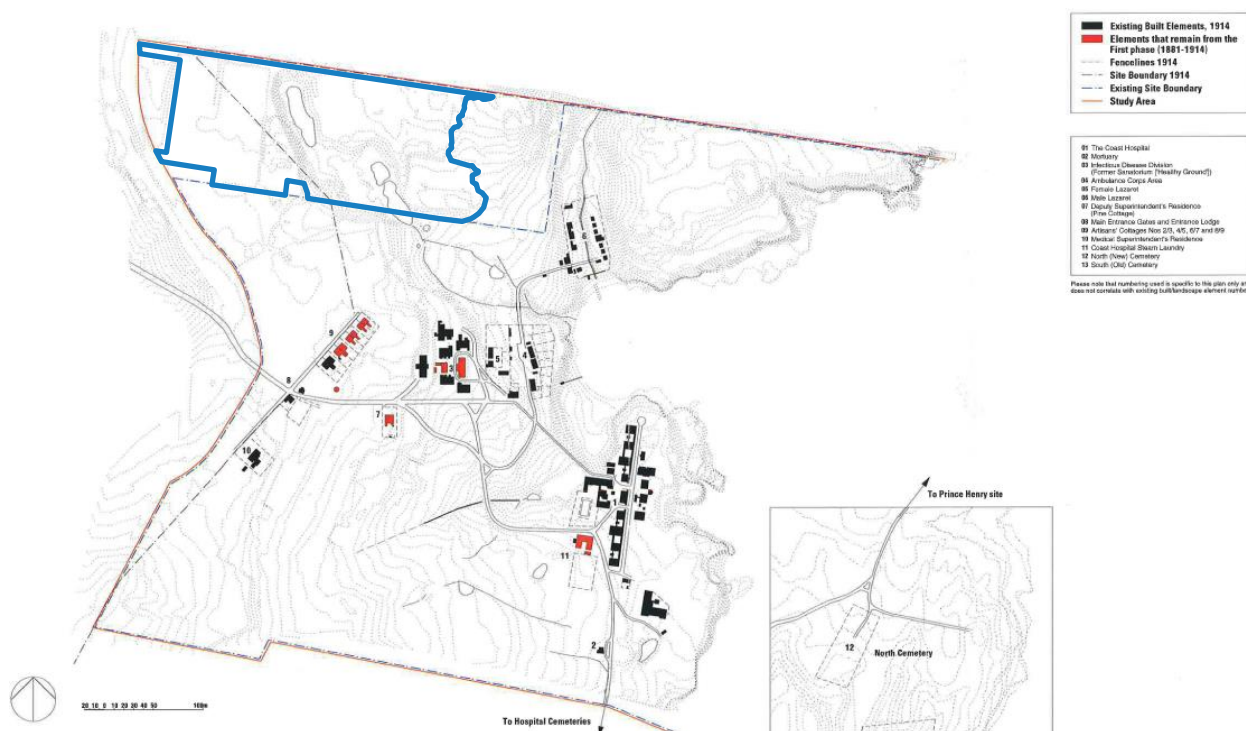


Figure 23 - The Coast Hospital 1914, showing elements that remain from the first phase of development (1881-1914): subject site shown outlined in blue

Source: GML Heritage 2002, *Prince Henry Site Conservation Management Plan*, p.61

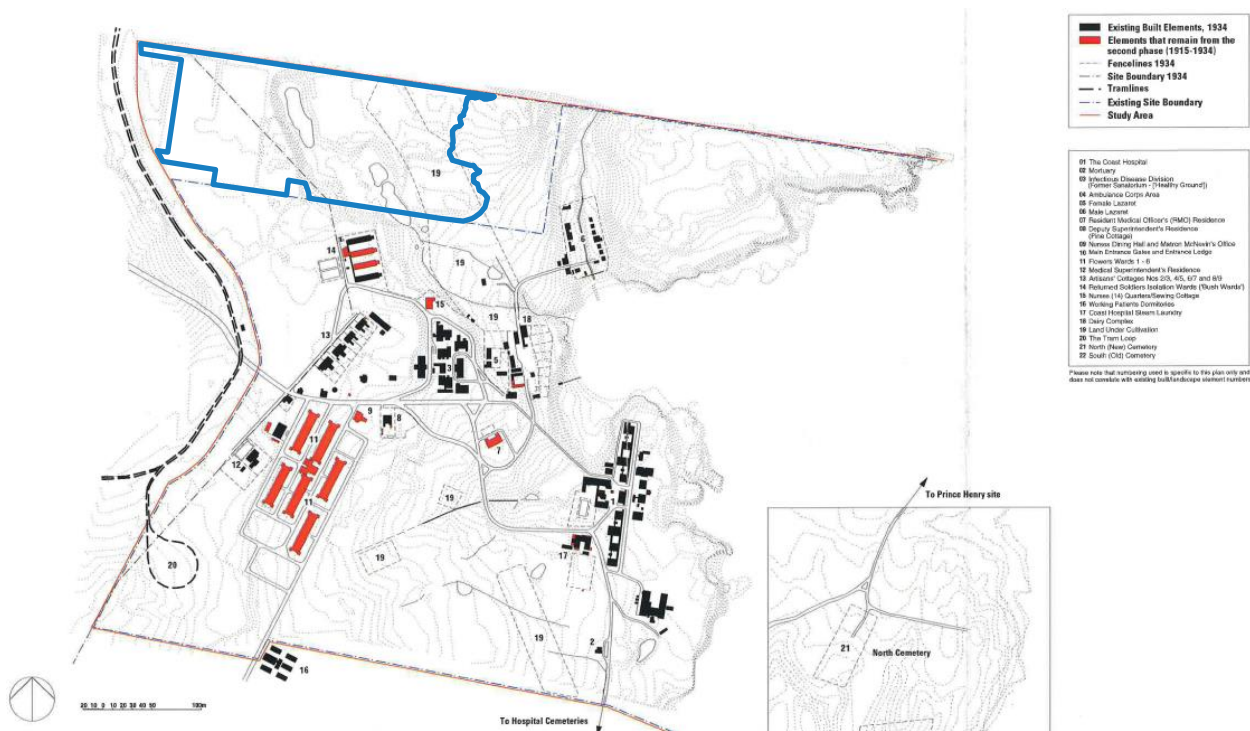


Figure 24 - The Coast Hospital 1934, showing elements that remain from the second phase of development (1915-1934), subject site shown outlined in blue

Source: GML Heritage 2002, *Prince Henry Site Conservation Management Plan*, p.63

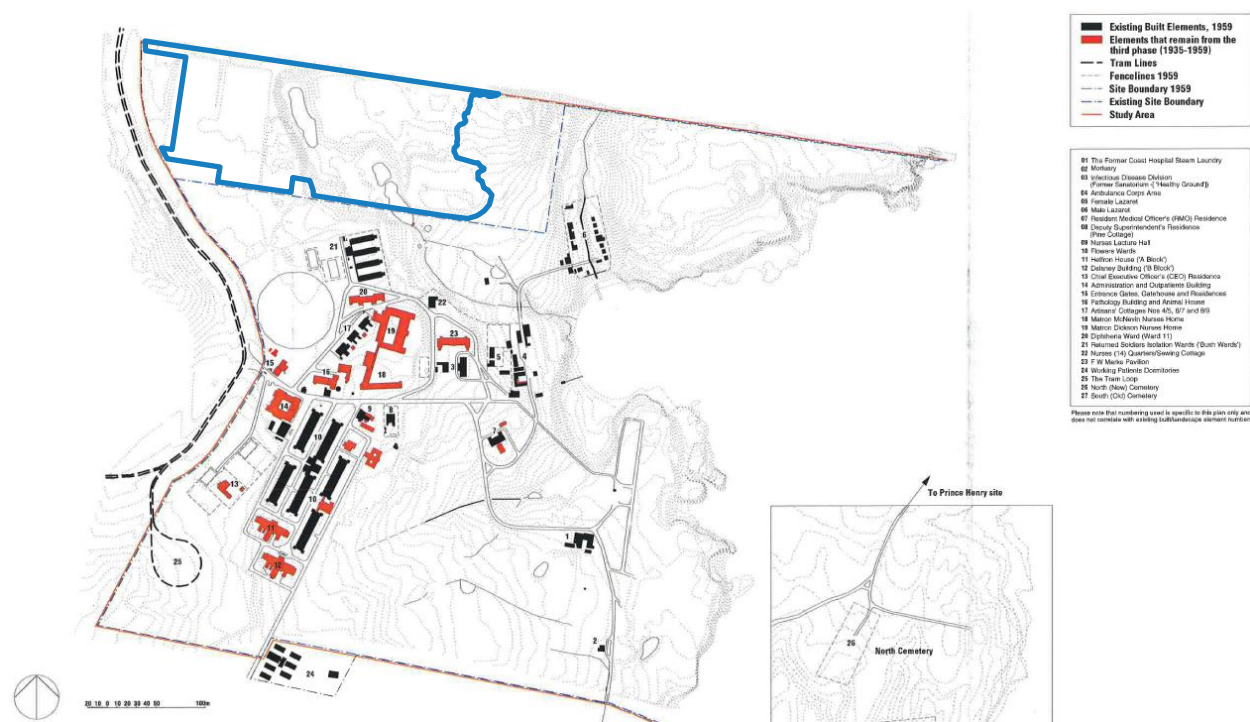


Figure 25 - Prince Henry Hospital 1959, showing elements that remain from the third phase of development (1935-1959), subject site shown outlined in blue

Source: GML Heritage 2002, *Prince Henry Site Conservation Management Plan*, p.65

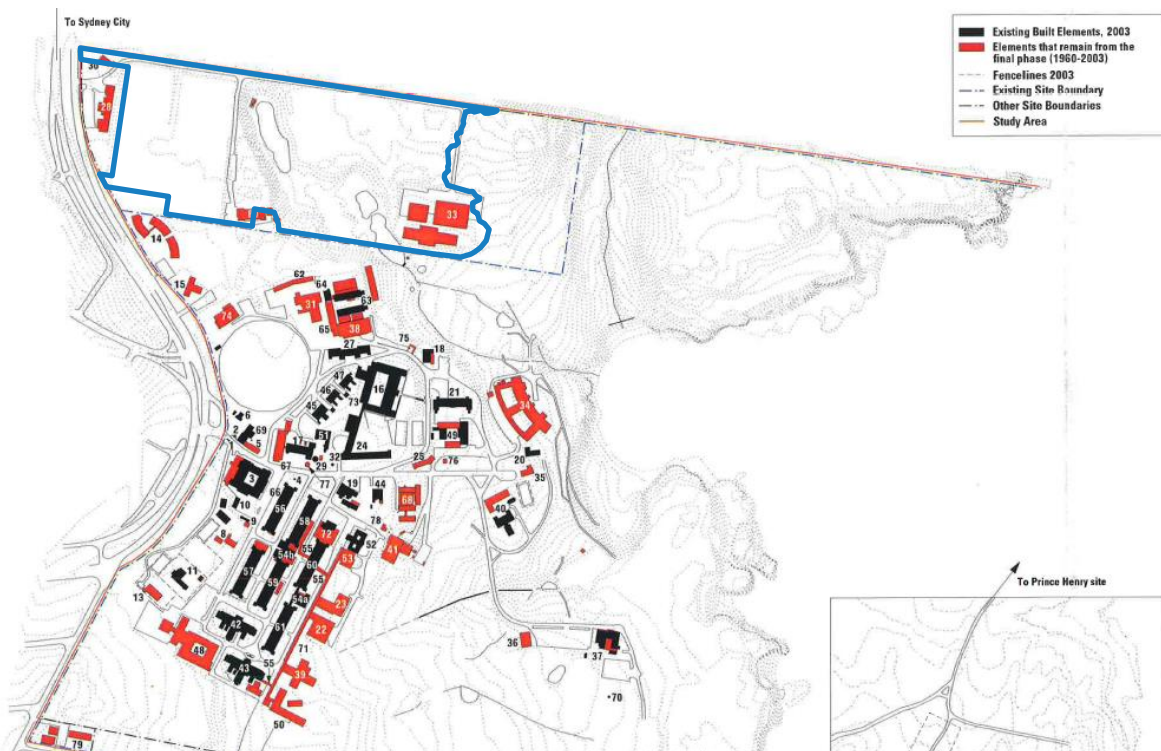


Figure 26 - Prince Henry Hospital 2002, showing elements that remain from the final phase of development (1960-2003), subject site shown outlined in blue

Source: GML Heritage 2002, *Prince Henry Site Conservation Management Plan*, p.67

3.1.3. Redevelopment of Prince Henry Hospital

The majority of the former Prince Henry Hospital was redeveloped by Landcom, Stockland and other development partners. The site has an approximate area of 85 hectares (ha), 35 ha of which were developable and benefited from development consent allowing for construction of 850 dwellings including detached houses, town houses, apartments, affordable housing and an aged care facility. The consent allowed for buildings up to five (5) storeys. The Prince Henry site redevelopment is largely complete with residents already occupying most dwellings. Construction occurred over the last 15 years following to completion of a Conservation Management Plan for the property and associated masterplan.



Figure 27 – Historical aerial 2001 (former Prince Henry Hospital shown outlined in blue and the subject site in red)

Source: Google Earth



Figure 28 – Historical aerial 2005 (former Prince Henry Hospital shown outlined in blue and the subject site in red)

Source: Google Earth



Figure 29 – Historical aerial 2009 (former Prince Henry Hospital shown outlined in blue and the subject site in red)

Source: Google Earth



Figure 30 – Current aerial 2019 (former Prince Henry Hospital shown outlined in blue and the subject site in red)

Source: Nearmap

3.1.4. Redevelopment of the Subject Site to date

Following the cessation of hospital uses on the site, the subject site was sold to developers as identified in the following timeline:

Table 3 – Timeline for redevelopment of the subject site

Date	Transfer
2006	The site is identified as surplus to demand by UNSW and investigations and process to redevelop the land is commenced.
2008	The site was sold to CHOF5 Little Bay.
2014	The site was sold to T A Global.
2017	The site was sold to Karimbla Properties (No. 50) Pty Ltd which is a wholly contained subsidiary of Meriton Properties Pty Ltd.

A Staged Development Application was lodged with Council involving a master plan and site preparation works to include:

- Subdivision into 28 single (Torrens Title) residential lots and 10 super lots;
- FSR of 0.5:1 across the development site;
- 2 - 5 storey building heights;
- Demolition of existing structures, bulk earthworks (including remediation) and civil infrastructure works.

The application was reported to Council and deferred from determination at its meeting of 6 October 2009. Following this the applicant (CHOF5 Little Bay Pty Limited) lodged an appeal in the Land and Environment Court based on deemed refusal. The appeal was upheld by order of the Court published on 23 December 2009.

In accordance with the approval, subdivision works were completed and Lots 5,11, 17 and 18 were built and occupied. The consent is therefore activated. The current state of the subject site is shown in the following aerial.



Figure 31 – Current aerial view 2019 (subject site in red)

Source: Nearmap, 2019

4. SITE AND PLANNING HISTORY

4.1. HISTORICAL DEVELOPMENT CONSENTS

Table 4 provides a summary of the historical development consents that applied to the site.

The applications summarised below were never activated following consent from Council, all are taken to have lapsed under the provisions.

Table 4 – Summary of Historical Development Consents

Date	Summary of Approval
27 September 2007	DA/264/2007 Development Consent was issued for a Stage 1 Master Plan to achieve the following: <ul style="list-style-type: none"> • Subdivision of the site into 149 residential lots; and • General site layout to include building envelopes, road layouts and open space.
December 2007	DA886/2007 Development Consent issued for a super lot subdivision to create three (3) lots. Approval was consistent with the master plan and was guided by the ecological constraints of the site.
11 November 2008	DA1020/2007 Deferred Commencement Consent was issued for remediation and bulk earthworks including demolition of all existing structures.

4.2. LATEST DEVELOPMENT CONSENTS AND APPLICATIONS

Following the sale of the land to CHOF5 Little Bay Pty Limited in 2006, a new Stage 1 Master Plan DA was lodged and subsequently approved, with the relevant development applications described in Table 5.

Table 5 – Summary of Current Development Consents

DA Number	Summary of Approval
DA81/2009	<p>A Staged Development Application was lodged with Council involving a master plan and site preparation works to include:</p> <ul style="list-style-type: none"> ▪ Subdivision into 28 single (Torrens Title) residential lots and 10 super lots; ▪ FSR of 0.5:1 across the development site; ▪ 2 - 5 storey building heights; ▪ Demolition of existing structures, bulk earthworks (including remediation) and civil infrastructure works. <p>The application was reported to Council and deferred from determination at its meeting of 6 October 2009. Following this the applicant (CHOF5 Little Bay Pty Limited) lodged an appeal in the Land and Environment Court based on deemed refusal. The appeal was upheld by order of the Court published on 23 December 2009.</p> <p>In accordance with the approval, subdivision works were completed and Lots 5,11, 17 and 18 were built and occupied. The consent is therefore activated.</p>

DA Number	Summary of Approval
DA495/2011	Stage 2 for development of Lots 3 and 4 containing 66 x two (2) and three (3) storey terrace dwellings with basement level car parking for 132 vehicles, landscaping and associated works. Approved 5 October 2011. As no works were completed, the consent lapsed.
DA496/2011	<p>Stage 2 for development of Lot 5 containing a five (5) storey residential flat building with 45 apartments over basement level parking for 47 vehicles and associated civil a landscaping works. Approved 5 October 2011.</p> <p>The building was subsequently built and occupied, activating the consent.</p>
DA812/2011	<p>Stage 2 for development of Lot 11 to construct three (3), five (5) storey residential flat buildings containing 179 residential apartments over basement level car parking for 226 vehicles and associated landscaping works. Approved 15 February 2012.</p> <p>The buildings were subsequently built and occupied, activating the consent.</p>
DA39/2016	<p>Stage 2 for development of Lot 2 to construct part 2/part 3 storey multi-dwelling housing development with roof terraces, containing 33 dwellings, basement parking for 50 vehicles, at grade parking for 8 vehicles, landscaping and associated works (variation to floor space ratio control). Approved 29 June 2016.</p> <p>These works did not commence.</p>

5. HERITAGE SIGNIFICANCE

5.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

5.2. STATUTORY HERITAGE LISTING

The subject site is not an individual listed heritage item under any statutory heritage list. However, the eastern portion of the site is located within the wider C6 Prince Henry Hospital Heritage Conservation Area (HCA) under Schedule 5 of the *Randwick LEP 2012*.

The Prince Henry Hospital HCA is identified in the Randwick Comprehensive Development Control Plan 2013 (DCP) as being significant for the reasons outlined hereunder.⁵

Historic Significance

The Prince Henry site was the most important site for the treatment of infectious diseases in New South Wales from its inception in the 1880s, when, as the Coast Hospital, it became the first public hospital in New South Wales in the post-convict era. The Hospital played a prominent role in treating and overcoming infectious diseases and later as a general hospital and teaching hospital for the University of NSW, until its closure was announced in 1988. Its isolation led to the establishment of the first ambulance service in New South Wales from within its grounds.

Aesthetic Significance

The location of the Hospital by the sea, the design and siting of buildings in a spacious open setting, their relationship with each other and the layout of the site itself, created an aesthetically distinctive complex with Pine Avenue as its central axis. The buildings and landscape provide evidence of the prevailing attitude to health care during a number of important phases of development. The Flowers Wards and the remains of the early infectious disease hospital, including Ward 16, the former Nurses Quarters, the former Nurses Dining Hall/Nurses Lecture Hall, the Bush Wards and the site of the Male Lazaret, demonstrate the isolation required for the treatment of infectious diseases and early attitudes to public health, which saw health benefits in being by the sea.

The architectural character of these early buildings contrasts with later buildings built after 1934, after the Hospital changed its name to Prince Henry and a new phase of expansion began. The larger scaled Heffron and Delaney Medical Ward Buildings, the Matron Dickson Nurses Home, and the McIlraith Pathology Building provide evidence of changing practices in medical care and staff accommodation, as well as contributing visually to the ambience of the place. A range of ancillary buildings, such as the former Water Reservoir, the Memorial Clock Tower, Water Tower, and 'Hill Theatres' (Operating Theatres No.2 and No.3) add visual as well as technological interest.

A number of cultural landscape features including the Norfolk Island Pine trees along Pine Avenue, plantings of palms, New Zealand Christmas trees and banksias, rock cuttings, retaining walls, early road alignments and sandstone kerbs, provide evidence of human intervention in this coastal landscape. The North Cemetery, although separated from the present hospital site, is an important component of the cultural landscape.

Social Significance

The history of the Prince Henry site is interwoven with Aboriginal people and wider communities, many of whom were patients or worked on the site and still visit it. The site is valued by Aboriginal people for its historical associations and Aboriginal occupation prior to European occupation, as well as its associations with Aboriginal people treated for infectious diseases. The Prince Henry site is also important to many of the thousands of nurses, doctors and administrators who value their

⁵ Randwick Comprehensive Development Control Plan 2013, B2 61-62

training and achievements at the hospital, which gained them a high reputation throughout New South Wales and Australia. Many former nurses have remained actively associated with the site, and have created a museum to conserve its history and artefacts. They come to the site to enjoy its ambience and continue to use the Interdenominational Australian Nurses War Memorial Chapel, built in memory of service nurses, many of whom died at sea. (Godden Mackay Logan, May 2002)

Technical/Research Significance

A coastal landscape of high scenic and scientific value is enhanced by the beach, headlands and pockets of indigenous vegetation. A geological exposure area has research and educational value relating to the development of the present coastline and to the climate and vegetation of the area twenty million years ago.

Much more about the history of the Prince Henry site is yet to be learnt from the rich array of known and potential Aboriginal and historical archaeological sites, from further research and archival recording, and from the oral histories of those who worked or trained there. The Prince Henry site contains both identified archaeological features and areas of known archaeological potential. These elements are part of the total physical record of the first post-convict era hospital in New South Wales.

The physical evidence at the site documents, and therefore provides opportunities to investigate, evolving medical practice associated with the treatment of infectious disease. In a wider context the site reflects changes and development in state health policy for more than 100 years. The research value of the site's historical archaeological resource is only moderate, however, because of the physical impact of ongoing development. Although the extant archaeological resource is therefore not intact, and there are extensive documentary sources available, the place has potential to yield information about site use and occupation. The spectrum of archaeological features across the site also provides a rare opportunity to use archaeology as an investigative tool on a wide scale. The historical archaeological resource at the Prince Henry site also contributes to the total ensemble providing an indication of former activities or features. They are therefore part of the site's wider social and historic value and have educational and interpretive potential (Godden Mackay Logan, 2002).

None of the identified significant elements associated with the former Prince Henry Hospital relate to or are located on the subject site. Further, the site does not contain any built or landscape elements which demonstrate its association with UNSW as a medical teaching facility following its acquisition by the university in the 1950s. The inclusion of the eastern portion of the subject site within the Prince Henry Hospital HCA does not reflect any site-specific built (European) heritage values of the subject site, but instead only reflects the historic larger land holding of the former Hospital prior to the divestment of the subject site and eventual closure of the Hospital facility. The HCA boundary is considered to be a legacy listing which does not reflect the current site context or recent development approvals which have permitted the redevelopment of the subject site as a whole.

The subject site includes an area of geological significance (refer to the discussion below at Section 5.3). This area of geological significance is located in the centre of the site and has already been formalised as an open space community area under a community title agreement and the previous site preparation works. The remainder of the identified significant elements within the HCA are located outside of the subject site to the south, within the core boundaries of the former Prince Henry Hospital site.

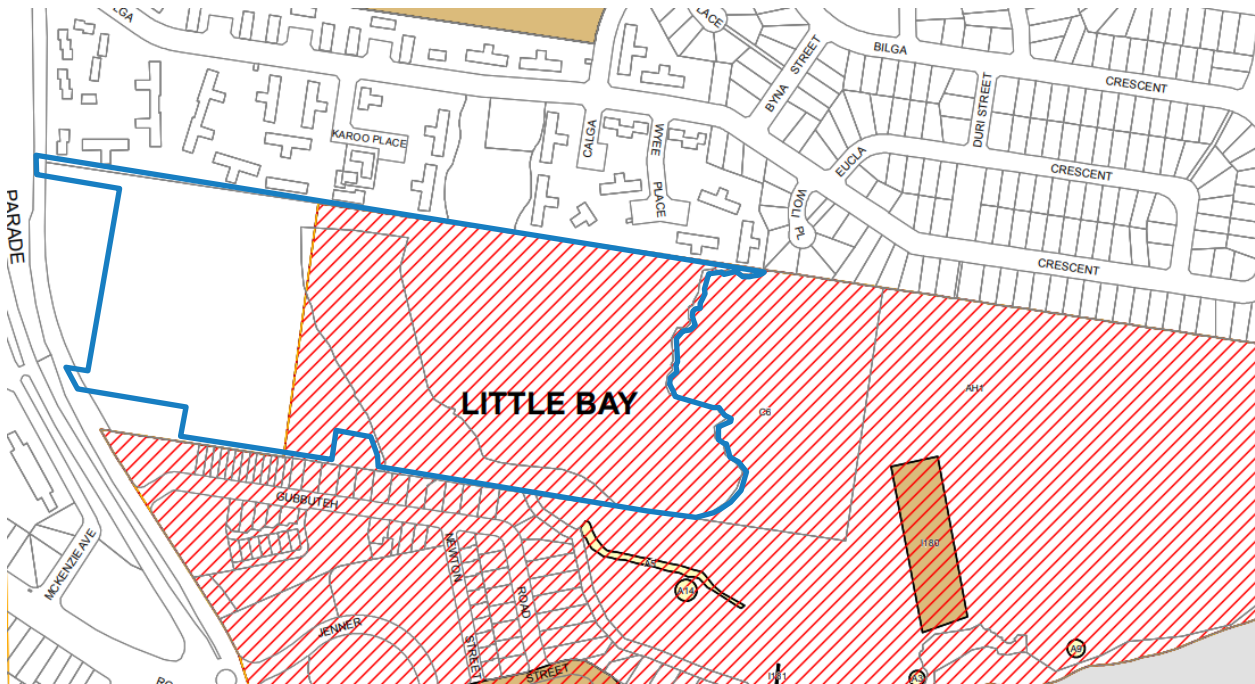


Figure 32 – Extract of the Randwick LEP 2012 heritage map, showing the subject site outlined in blue

Source: Randwick LEP 2012, Heritage Map HER_009A

The same area as within the C6 HCA (noted above) is also located within a State-significant Aboriginal heritage item, identified as AH1 *Aboriginal objects and Aboriginal place of heritage significance within the Former Prince Henry Hospital site* under Schedule 5 of the *Randwick LEP 2012*. A number of Archaeological Items under Schedule 5 of the *Randwick LEP 2012* are located across the adjoining former Prince Henry Hospital site. No Archaeological Items are located within the subject site boundaries. This heritage impact statement report assesses the proposal against the built (European) heritage values of the property and does not assess the potential heritage impacts of the proposal on any Aboriginal cultural heritage values or archaeological values.

The subject site immediately adjoins the State-significant Prince Henry Site heritage listed, listed on the NSW State Heritage Register as Item 01651 (refer to Figure 33). The State-listed Long Bay Correctional Centre is located to the north separated from the subject site by a social housing development.



Figure 33 – Extract of the State Heritage Register curtilage for the adjoining Prince Henry Site (Item 01651 on the NSW SHR), showing the subject site outlined in blue

Source: NSW State Heritage Inventory, NSW Heritage Division, Prince Henry Site, accessed online at <https://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=5052103#ad-image-2>

5.3. NON-STATUTORY SIGNIFICANT ELEMENTS

As identified above, a portion of the subject site has been identified as a significant geological site. This is identified in the GML Heritage 2002 Conservation Management Plan for the Prince Henry State as shown in the following map.



Figure 34 – Extract of the Randwick LEP 2012 heritage map, showing the subject site outlined in blue

Source: GML Heritage 2002, Prince Henry Site Conservation Management Plan, p.93

This significant geological site was previously listed on the Register of the National Estate (RNE). This register was closed (ceased to be in effect) in 2007 and is no longer a statutory list. All references to the RNE were removed from the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) on 19 February 2012. The Statement of Significance associated with this previous listing was as follows:

The Little Bay site is of very high biogeographical significance. It is the only site containing peat of Miocene age (22million years BP) known on the coast of New South Wales. This peat contains palaeobotanical evidence of climatic conditions, past vegetation and coastal landscape on the east coast of Australia in the early Miocene. The area is also of very high geological and geomorphological significance because it provides evidence of a sea level of approximately 26m higher than those today in the early Miocene. It also provides evidence that the drowned river valley systems on the New South Wales coast, such as Port Jackson, Broken Bay and Port Hacking, were initiated in the early Tertiary, prior to the early Miocene. The site is the only location in New South Wales where dating of coastal laterites has been made reliably (Criterion A.1).

This site is the only known occurrence of Tertiary marine sediments within the Sydney basin. It is also the only site on the coast of New South Wales where palaeobotanic studies have been used to provide evidence of climatic conditions and vegetation patterns in the Miocene (Criterion B.2).

This site is of very high significance as a scientific site for palaeobotanical studies (studies of pollen, plant macrofossils and micro organisms) and geological and geomorphological studies (Criterion C.1).

Pollen from this site provides a representative example of the rainforest vegetation of coastal New South Wales in the early Miocene (Criterion D.1).⁶

The majority of this area of geological significance within the subject site is contained in a centralised open space and wetland area which is to be retained as is. Smaller portions of this area have already been prepared for subdivision through the provision of roads and building platforms under a previous enacted approval.

⁶ GML Heritage 2002, Prince Henry Site Conservation Management Plan, p.406 of PDF

5.4. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 6 – Assessment of heritage significance

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<p>The subject site historically formed part of the larger Prince Henry Hospital site used as additional cultivation land and for mining and was divested to UNSW in the 1950s. The university did not appear to utilise the site until later when they constructed a small number of buildings and sporting fields. These buildings were surplus to the university's main campus and operations and were not significant. The site was sold to developers in 2008 and substantially redeveloped (cleared and graded) for future subdivision.</p> <p>While the property has historic associations with the former Hospital and UNSW the significance of these associations is tenuous as the subject site was not an integral or central part of either of these establishments. All evidence of these former uses has been removed.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> • shows evidence of a significant human activity <input type="checkbox"/> • is associated with a significant activity or historical phase <input type="checkbox"/> • maintains or shows the continuity of a historical process or activity <input type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes <input checked="" type="checkbox"/> • provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> • has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/>
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	<p>As discussed above, the subject site's associations with the former Prince Henry Hospital and UNSW are incidental and tenuous. There are no known significant associations with individuals or groups of historic importance outside of the broader associations with the Hospital and university. It is beyond the scope of this built (European) heritage report to assess the Aboriginal cultural heritage of the place or assess the significance of the place in relation to associations with Aboriginal people or communities.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> shows evidence of a significant human occupation <input type="checkbox"/> is associated with a significant event, person, or group of persons <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events <input checked="" type="checkbox"/> provides evidence of people or events that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The subject site is a partially redeveloped landholding including an internal street layout with bitumen laid streets, kerbs and gutters, street trees and vegetation and a small playground. The central portion of the site is dedicated as an open space wetland with community pathways. The site has no built elements of aesthetic importance.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input type="checkbox"/> exemplifies a particular taste, style or technology <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is not a major work by an important designer or artist <input checked="" type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement <input type="checkbox"/>

Criteria	Significance Assessment
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>The subject site historically formed part of the larger Prince Henry Hospital site used as additional cultivation land and for mining, and was divested to UNSW in the 1950s. As one of the largest hospitals in Sydney at one point, the Hospital likely has significance to the individuals who worked and were treated at the facility. However, the subject site was a surplus area of land to the Hospital and was divested for other uses. The subject site is not considered to have any social significance associated with the former Hospital site, as it never contained any facilities related to the Hospital operations and was never utilised as an important area of the Hospital.</p> <p>There are no known individuals or groups which identify the site as having social significance for built (European) heritage values. It is beyond the scope of report to assess the Aboriginal cultural heritage of the place or assess the significance of the place in relation to associations with Aboriginal people or communities.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group <input type="checkbox"/> • is important to a community's sense of place <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons <input type="checkbox"/> • is retained only in preference to a proposed alternative <input checked="" type="checkbox"/>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The site was first improved with built structures by UNSW in the 1960s, 1970s and 1980s. These buildings were of no heritage significance and have since been removed under a previous development approval for redevelopment of the property. The site has been levelled and prepared for future works and it is likely that evidence of these previous late twentieth century structures has been entirely removed.</p> <p>It is beyond the scope of this report to assess the potential Aboriginal cultural heritage values or archaeological values of the place.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p> <p>It is acknowledged that the site contains significant natural values associated with the area identified as geologically significant, in relation to its stock of Miocene age peat. This area has been acknowledged through the provision of a natural wetland area in the middle of the site.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information <input checked="" type="checkbox"/> is an important benchmark or reference site or type <input checked="" type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>From a built (European) heritage perspective, the subject site is not considered rare and does not contain any rare elements.</p> <p>It is acknowledged that the site contains significant natural values associated with the area identified as geologically significant, in relation to its stock of Miocene age peat. This area has been acknowledged through the provision of a natural wetland area in the middle of the site.</p> <p>It is beyond the scope of this report to assess the potential Aboriginal cultural heritage values or archaeological values of the place. It is acknowledged that part of the subject site is identified as an Aboriginal Heritage item under the <i>Randwick LEP 2012</i>, and is in the vicinity of identified archaeological items. However, the subject site has previously been redeveloped in preparation of subdivision and redevelopment, and we would expect that any former surface archaeological elements have already been recorded and removed.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> is not rare <input checked="" type="checkbox"/> is numerous but under threat <input type="checkbox"/>

Criteria	Significance Assessment
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> • <i>cultural or natural places; or</i> • <i>cultural or natural environments.</i> 	<p>From a built (European) heritage perspective, the subject site does not contain any significant or representative elements.</p> <p>It is acknowledged that the site contains significant natural values associated with the area identified as geologically significant, in relation to its stock of Miocene age peat. This area has been acknowledged through the provision of a natural wetland area in the middle of the site.</p> <p>The subject site does not meet the requisite threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> • is a fine example of its type <input type="checkbox"/> • has the principal characteristics of an important class or group of items <input type="checkbox"/> • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> • is a significant variation to a class of items <input type="checkbox"/> • is part of a group which collectively illustrates a representative type <input type="checkbox"/> • is outstanding because of its setting, condition or size <input type="checkbox"/> • is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> • is a poor example of its type <input type="checkbox"/> • does not include or has lost the range of characteristics of a type <input type="checkbox"/> • does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

5.5. STATEMENT OF SIGNIFICANCE

The subject site has been assessed against the seven criteria for assessing heritage significance as set out by the Heritage Council of New South Wales, and it is concluded that the site does not meet the requisite threshold for heritage listing.

The subject site historically formed part of the larger Prince Henry Hospital site and was used as additional cultivation land before being divested to UNSW in the 1950s. The university did not appear to utilise the site until later when they constructed a small number of buildings and sporting fields. The site was sold to developers in 2008 and substantially redeveloped (cleared and graded) for future subdivision and built works.

As one of the largest hospitals in Sydney in the early twentieth century, the Hospital likely has significance to the individuals who worked and were treated at the facility. However, the subject site was a surplus area of land to the Hospital and was divested for other uses. The subject site is not considered to have any heritage significance associated with the former Hospital site, as it never contained any facilities related to the Hospital operations and was never utilised as an important area of the Hospital. Use of the site in association with UNSW was temporary and surplus to their main campus operations. All evidence of these former uses and the late twentieth century buildings has been removed.

6. PROPOSED VISION

The vision for the broader precinct is high level and aspirational and is derived from emerging strategic policy shifts and future public investments into transport infrastructure. The vision is:

To provide a quality master planned mixed use community in an iconic physical setting that has the capacity to grow and evolve as the government land to the north is incorporated in a manner which aligns with future transport infrastructure.

The vision is built off the unique characteristics of the precinct, comprising three major landholdings totalling approx. 67ha of land under two ownership structures. Cumulatively, the three sites represent by far the largest undeveloped landholding in the Eastern District of Greater Sydney with the capability of delivering a significant mixed-use urban renewal precinct and substantial public benefit that aligns with current strategic and transport planning.

To support this vision, SJB have prepared a concept proposal for the broader precinct. The concept looks ahead towards the relocation and redevelopment of Long Bay Correctional Facility and inclusion of the Land and Housing estate into the Communities Plus program. The concept identifies one approach of how the Government lands could be redeveloped and integrated with the Meriton landholding in the future when the anticipated extension to the Metro line is delivered (25-30 years' time). The concept is reliant on mass public transport improvement, including the extension of the Light Rail along Anzac Parade to Little Bay and a future Metro Station, both of which are identified for future investigation in the strategic policy documents.



Figure 35 – Concept Aerial View Looking North

Source: SJB

The Concept integrates natural and open space systems through the site, in recognition of the existing open space network and coastal environment surrounding the site. The redevelopment of Long Bay Correctional Complex offers the opportunity to take advantage of future public transport investments and introduce new connections through the site to knit it into the fabric of the surrounding neighbourhoods. There are currently seven bus services that run along Anzac Parade and connect into the CBD and to other metropolitan centres. Three of these services (L94, X93 and X94) are limited stop or express services that would be incrementally upgraded in step with development roll out. In this proposal the planned future Metro Station is located towards the south of the precinct on Bilga Crescent. The metro box, which will contain the metro

station, is located underneath the main open space corridor with opportunities for entrances and exit points to the underground facility to be integrated within the mixed-use buildings. This location would also facilitate easy transfer between the light rail or high frequency bus services that would run along Anzac Parade.

The new grid of urban streets picks up clues from some of the historic buildings that form part of the Long Bay Prison site and draws elements of the existing street network toward the future metro station. This will ensure that residents will be enjoy easy and convenient access to the public transport network. Opportunities to thread the light rail network that currently runs along Anzac Parade through and into the site should be explored in the next stage of planning.

The land use structure recognises the surrounding urban context and includes medium density residential along the northern, eastern and southern edges to provide a suitable transition to the adjoining low – medium density neighbourhoods. The area immediately surrounding the future Metro Station is seen as an intensely mixed-use precinct with a combination of convenience retail and high-density residential accommodation. The precinct is also capable of accommodating community uses including a potential educational establishment as well as other suitable land uses such as hotels and leisure facilities. These types of uses will look to exploit those parts of the site with access to views and amenities - such as views of the ocean and open spaces.

The height of buildings is cognisant of the airspace height limitations affecting the site, with overall density increasing around the anticipated future Metro station.

The vision is aligned to the State and local government's view to facilitate urban renewal around new infrastructure and infill development, with a focus on well-connected walkable places that build on local strengths and deliver high quality places.

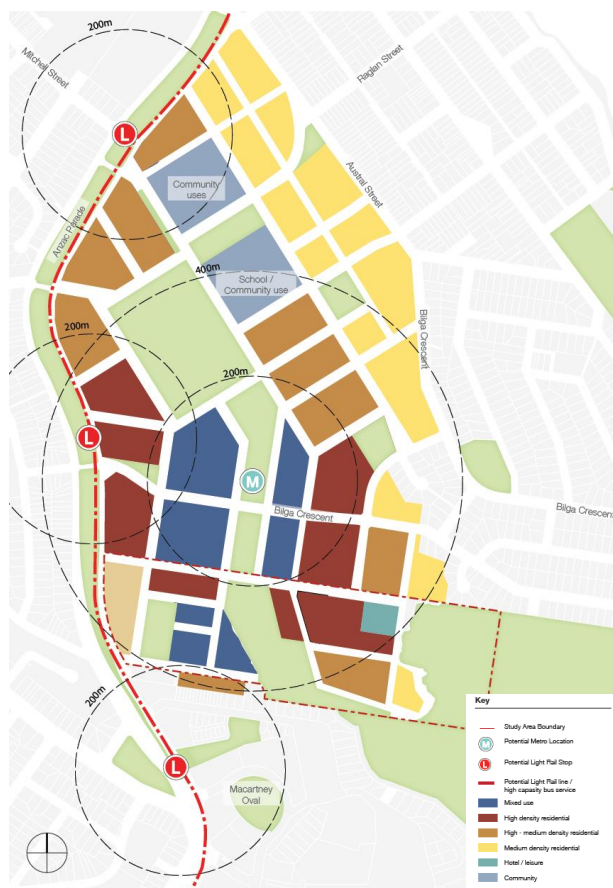


Figure 36 – Land Use and Urban Structure

Source: SJB

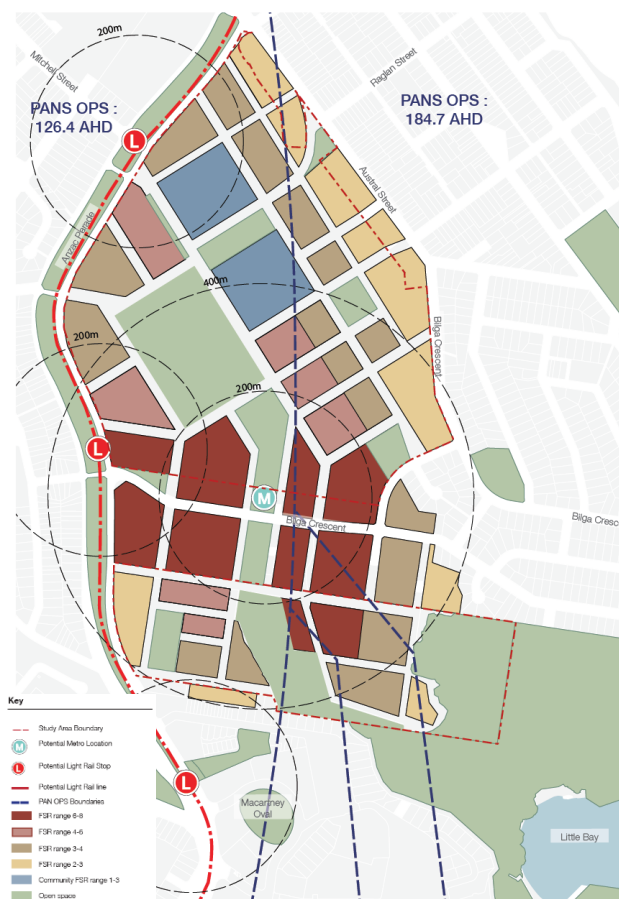


Figure 37 – Density and Massing

Source: SJB

7. INDICATIVE CONCEPT PLAN

The broader vision for the site will take many years to deliver. The Meriton site is vacant, serviced and ready to be developed within a 5 to 15-year timeframe. This aligns with potential future upgrades to the light rail / bus corridor which is also seen as being delivered in this period. The following outlines the Indicative Concept Design for the Meriton site alone, which has been prepared by SJB to support this Planning Proposal request.

7.1. LAND USES AND DISTRIBUTION

The primary objective of the redevelopment of the site is to create a walkable residential neighbourhood structure supported by local retail convenience uses with opportunities for passive and active recreation, celebration of natural assets and optimisation of proximity to the Anzac Parade transport corridor. The development framework contains synergies with the vision of the broader precinct incorporating the Long Bay Correctional Facility and Land and Housing Estate, however, is also self-sufficient to ensure its sustainable operation as a stand-alone precinct. The developable area will include a compact and organised built form interspersed with areas of open space to promote a walkable and highly amenable residential community. A breakdown of the developable area is outlined in Table 7.

Table 7 – Estimated Developable Areas and Land Uses

Use	Land area (sqm)
Subject site (excluding community title lot)	98,143sqm
Developable area	49,397sqm (50%)
Open space	35,670sqm (36.3%)
Road/ Infrastructure	38,391sqm (39.1%)

The arrangement of land uses within the site looks to take advantage of local features and views onto open space amenities. The mixed-use precinct is centrally located allowing for ease of access for local residents and convenient for visitors who may want to access the services from adjacent areas. This range of land uses will support the sustainable use and growth of the site including residential, retail, recreational and open space uses.

The development will comprise a gross floor area (GFA) of 196,286sqm comprising:

- 190,386sqm of residential land use with provision for residential flat buildings, hotels, serviced apartments and terraces;
- 5,900sqm of ancillary retail land use with provision for a supermarket, retail shops and medical centres.

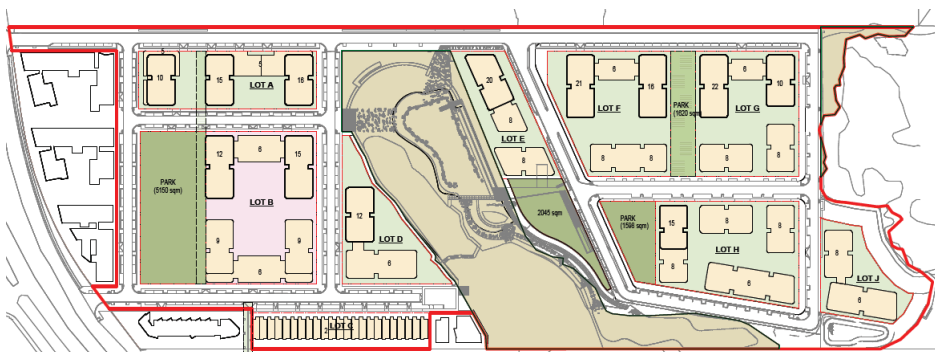


Figure 38 – Indicative Land Use

Source: SJB

Residential Development

The indicative concept plan will accommodate 1,909 residential dwellings in a range of one, two and three-bedroom dwellings in residential flat buildings, shop top housing and residential terraces. The provision of a range of housing typologies will respond to existing and future changes in household and age structures, providing flexibility to cater for future population growth. This housing supply also responds to market preferences of the Eastern Shore housing market, which will see an increased proportion of single person and couple-only household structures.

The indicative dwelling mix is as follows:

Table 8 – Indicative Dwelling Mix

Dwelling type	Quantity	Ratio (%)
1 bedroom	560	29%
2 bedroom	906	47%
3 bedroom	420	22%
Townhouse	23	1%
Total	1,909	100%

Mixed-use Precinct

The delivery of a vibrant mixed-use precinct located to the immediate west of the central open space will optimise connections to Anzac Parade and form the central hub of the master planned community. Retail podiums will be located around east-west pedestrian through site links with residential uses provided in potential tower forms above.

A retail podium with shop top housing above will create a vibrant and activated central hub, connecting with the adjacent community parklands along the west of the site and further along to Anzac Parade. Approximately 5,900sqm of retail floor space will service the needs of the local community, whilst retaining the key commercial role of district and strategic centres of Eastgardens and Bondi Junction. Additional services such as a potential child care centre, medical centre and recreation facility (indoor) will provide the required local services to allow residents to live locally, reduce reliance on transport and age in place. The convenience of these amenities will also extend to the surrounding residential area, who will be able to take advantage of these services.

Hotel

The site has the potential for a hotel on the site to support the development of a visitor economy in the region, anchored by a potential future cruise terminal at Molineaux Point and Yarra Bay and building on the region's natural coastal assets. The hotel is located in the south-eastern corner of the site in order to optimise views of Little Bay beach, open space and the coast line.

7.2. BUILT FORM AND SITE LAYOUT

The site structure and configuration has been adapted to suit a diverse range of building typologies and uses. In order to achieve this, the existing street network is modified to widen the street and urban blocks, allowing for wider streets to frame views, ensure adequate building separation and ensure clear access and serving loops.

The height strategy for the site proposes a transition in building heights from west to east and north to south. Lower rise 6-8 storey buildings are located to the west adjacent to the existing multi-storey developments, whilst taller buildings in the north-eastern corner of up to 22 storeys in height will capture coastal views. This strategy minimises the overshadowing of lower scale residential allotments to the south and anticipates increases in height to the north, in respect of the anticipated Metro station. Importantly, all proposed heights sit within the OLS and no approvals are required from aviation authorities.

The open space forms a spine through the precinct, bringing sunlight deep into the development and allowing residents and retail in the local area to spill out into the public realm. This will form the basis of a high amenity, enjoyable new precinct that has a strong sense of local connection to place and one another.

The podium will allow for communal open spaces to form below the tower, providing shared facilities for residents of the building. The configuration around the podium will maximise solar access with towers to the east and west of the envelope, while also providing shelter from wind tunnel effects, with the two storeys above podium to the north and south of the communal open space.

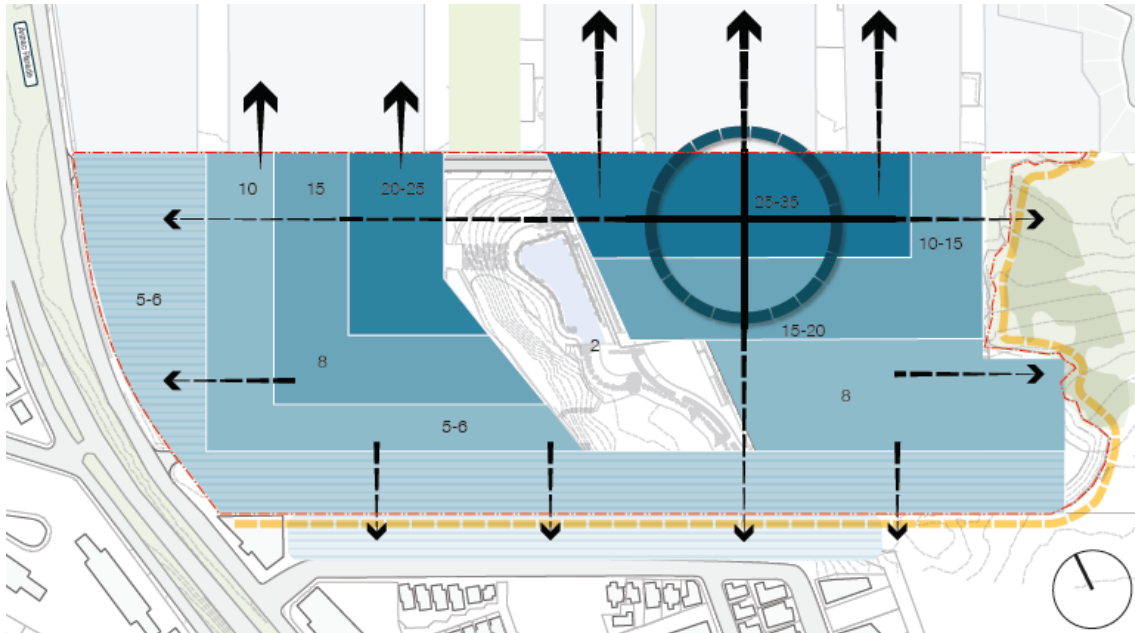


Figure 39 – Lot Area and Maximum Heights Diagram

Source: SJB

7.3. RESIDENTIAL AMENITY

The concept plan illustrates a layout and building arrangement that can be designed to comply with the relevant provisions of SEPP 65 and the associated ADG. As outlined in the Urban Design Built Form and Massing Study, key considerations are as follows:

- Building separations meet the minimum requirements set out in the ADG (Sections 2F and 3F) to assist in achieving high levels of visual and acoustic privacy, outlook, natural ventilation and daylight access.
- Building depths will support a range of apartment layouts and comply with the ADG requirements (Section 2E).
- The orientation of buildings maximise solar access for future residents, whilst minimising the potential for unreasonable overshadowing to neighbouring properties, the public domain and open space.
- The solar access analysis undertaken by SJB indicates that approximately 70% of dwellings on each lot will achieve the required 2 hours of solar access on the winter solstice based on the massing and separation of buildings. Further, approximately 84% of the public realm receives more than 2 hours of solar access on the winter solstice, while 76% receive more than 3 hours of sunlight.
- Heights have been distributed across the site to maximise solar access to open space and adjoining properties. Neighbouring low density residential will achieve greater than 4 hours of solar access on the winter solstice.
- A range of communal open space opportunities will be available throughout the development including open spaces (i.e. central spine and western park), civic square and retention of the existing riparian park.
- Future applications for development consent will need to be considered on their merits, in context of final/detailed design and comply with the requirements set out in SEPP 65 and the ADG.

7.4. PUBLIC DOMAIN AND OPEN SPACE

A network of existing green and natural systems with a combined area of 35,670sqm will be integrated into the precinct, creating passive and active open spaces and active mobility corridors. Development has been arranged around the retention of the existing central portion of ecological land (currently held in community title) which runs along a north-south axis, following the natural drainage courses towards Little Bay. The protection of this existing ecological area and the surrounding landscaped buffer area responds to existing site topography and will enable the natural funnelling of stormwater to retention basins for reuse and recycling.

In addition to the ecological and sustainability benefits of retaining this central ecological space, the corridor will perform the role of an open space transition between higher density land uses concentrated along the northern site boundary to the lower-density residential environment and open spaces to the south of the site. This central open space will also offer positive outlooks for the surrounding residential dwellings and will ensure all residents live within 200m of quality open space.

In addition to the above, the site layout also proposes a community park on the western boundary of the site, situated close to Anzac Parade to ensure accessibility and public access. This will ensure the park benefits not only the residents of the site but also the surrounding residential community. Passive and active recreational activities will be provided within this space, as envisaged in the Concept Plan.



Figure 40 – Indicative Landscape Plan

Source: SJB

7.5. PUBLIC BENEFIT OFFER

Under Section 7.4 of the EP&A Act, a proponent may enter into a Voluntary Planning Agreement (VPA) where a change is sought to an environmental planning instrument, under which the developer agrees to dedicate land, pay a monetary contribution and/or provide any other material public benefit in association with the change to the environmental planning instrument. The Public Benefit Offer will be provided to Council during the assessment process. Indicative provision of the contribution includes an affordable housing contribution of 5% of uplift (76 units), and monetary contributions for state and local infrastructure to ensure the developer is providing 50% of the land value uplift as per common industry practice. This approach is consistent with Council's 2017 Planning Agreements Policy.

8. PLANNING PROPOSAL

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning & Assessment Act, 1979* (EP&A Act), and 'A Guide to Preparing Planning Proposals' prepared by the NSW Department of Planning and Environment, which requires the following matters to be addressed:

- Objectives and intended outcomes of the amendment to the LEP;
- Explanation of provisions;
- Justification;
- Relationship to strategic planning frameworks;
- Environmental, social and economic impact;
- State and Commonwealth interests; and
- Community consultation.

This Section outlines the vision, objectives and intended outcomes and provides an explanation of provisions in order to achieve those outcomes.

8.1. OBJECTIVES AND INTENDED OUTCOMES

The primary objective and intended outcome of this Planning Proposal is to facilitate a high-density quality residential master plan supported by commercial and tourism uses in an iconic physical and landscaped setting that will deliver housing, as well as some local jobs, services and amenities to the area. In doing so, it will provide a catalyst for the government lands to the north to be incorporated and evolve Little Bay into a mixed-use precinct supported by future high frequency and mass transit infrastructure.

The key objectives are:

- Provide additional housing to meet the needs of Sydney's growing population. Supporting population projection estimates indicate that Sydney will need to accommodate an additional 1,327,778 people compared to what was anticipated at the time of the 2009 Stage 1 Master Plan approval.
- Provide additional housing on a site that is already zoned and approved for residential uses to ensure other urban services and industrial land in the district are maintained and protected, consistent with the Eastern District Plan and Randwick City Council's City Plan 2017.
- Provide a development that leverages long-term transport objectives while being the nexus for short-term solutions that will benefit the broader community.
- Stimulate urban renewal of a site that has sat predominately vacant for more than 10 years.
- Support housing affordability best practice policies by increasing housing supply and diversity and introduce an affordable housing component to the site.
- Locate housing close to jobs and support the "30-minute city", with over 900,000 jobs placed within 30-minutes of the site by 2031.
- Ensure that new housing has high levels of amenity in terms of location, access to services and facilities, solar access, and acoustic attenuation.
- Locate housing in an area that provides scenic outlook and views toward the coastline and open spaces.
- Support the growth of the targeted tourism industry through provision of a hotel that leverages location relative to coastline views, aboriginal heritage and the potential future cruise terminal at Molineaux Point and Yarra Bay.
- Provide convenience based retail and commercial uses to serve the existing and future residents in a walkable catchment.
- Create direct and indirect employment during the construction and operational stages.

- Deliver a high-quality public domain and open spaces.
- Retain existing buffers in place around significant Aboriginal heritage sites and ecological communities.

8.2. EXPLANATION OF PROVISIONS

8.2.1. Land Use Zoning

This Planning Proposal seeks to retain the existing zoning across the site. The site will remain zoned R1 General Residential, with a central corridor of E2 Environmental Conservation surrounding the central landscaped corridor and adjacent buffer.

The objectives of the Randwick LEP 2012 R1 zone align with the residential objectives of the Planning Proposal. The objectives facilitate development for a range of housing types as well as other complementary land uses to support the day to day needs of residents and the local community.

These standard instrument objectives are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow the comprehensive redevelopment of land for primarily residential and open space purposes.*
- *To protect the amenity of residents.*
- *To encourage housing affordability.*
- *To enable small-scale business uses in existing commercial buildings*

The land use table for the R1 zone contained in the Randwick LEP 2012 is identified below in black.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home-based child care; Home businesses; Hostels; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Pond-based aquaculture; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shops; Shop top housing; Tank-based aquaculture

4 Prohibited

Funeral homes; Any other development not specified in item 2 or 3

8.2.2. Schedule 1 Additional Permitted Uses

It is proposed to add the site to Schedule 1 Additional Permitted Uses of the Randwick LEP 2012. This is to facilitate the permissibility of the hotel and commercial land uses of the proposal. The amount of floor space associated with the commercial component has been capped to appropriately manage traffic generation.

The proposed clause is outlined as follows:

10 Use of land at Little Bay Cove

(1) This clause applies to land at the following:

5-15 Cawood Avenue being Lot 2 DP 270775

1-15 Galaup Street being Lot 3 DP 270775

1R Solarch Avenue being Lot 19 DP 270775

2-14 Lapwing Street being Lot 4 DP 270775

3-17 Lapwing Street being Lot 7 DP 270775

7 Solarch Avenue being Lot 8 DP 270775

9 Solarch Avenue being Lot 9 DP 270775

11 Solarch Avenue being Lot 10 DP 270775

13 Solarch Avenue being 11 DP 270775

15 Solarch Avenue being 12 DP 270775

17 Solarch Avenue being Lot 13 270775

19 Solarch Avenue being Lot 14 DP 270775

21 Solarch Avenue being Lot 15 DP 270775

19 Cawood Avenue being Lot 18 DP 270775

(2) Development for the purpose of hotel or motel accommodation is permitted with development consent.

(2) Development for the purpose of a medical centre is permitted with development consent.

8.2.3. Development Standards

Height of Buildings

The proximity of the site to Sydney Airport means that building heights are restricted by the relevant airspace height limitation controls. PANS-OPS surfaces are the most restrictive surfaces that remain after analysing the surfaces from the overlapping protection areas of many procedures. The master plan has been developed having regard to the relevant airspace height restrictions.

This Planning Proposal seeks to change the maximum building heights across the site to between RL45 – RL105, as illustrated below.

A site-specific Devolvement Control Plan or Concept Plan will be prepared which will provide further guidance of built form controls including height in storeys across the site.

Floor Space Ratio

This Planning Proposal seeks to remove the individual FSR's across the site and implement a maximum FSR of 2:1 across developable area of the site (i.e. area zoned R1), as illustrated below.

8.2.4. Site Specific Development Control Plan

In accordance with section 4.23 of the EP&A Act, a concept development application can act as a development control plan to outline the visions, objectives and controls for the site. Once the Proposal is sufficiently progressed, and in agreement with the Council, the Proponent will prepare and lodge a Concept Development Application over the site which will establish the conceptual layout of the site.

8.3. MAPPING

This Planning Proposal seeks to amend the following maps contained in the Randwick LEP 2012.

8.3.1. Height of Building

This Planning Proposal seeks to amend the Height of Buildings Map under the Randwick LEP 2012, as identified in Figure 41 below.



Figure 41 – Proposed Building Height (in RLs)

Source: Urbis

8.3.2. Floor Space Ratio

This Planning Proposal seeks to amend the Height of Buildings Map under the Randwick LEP 2012, as identified in below.

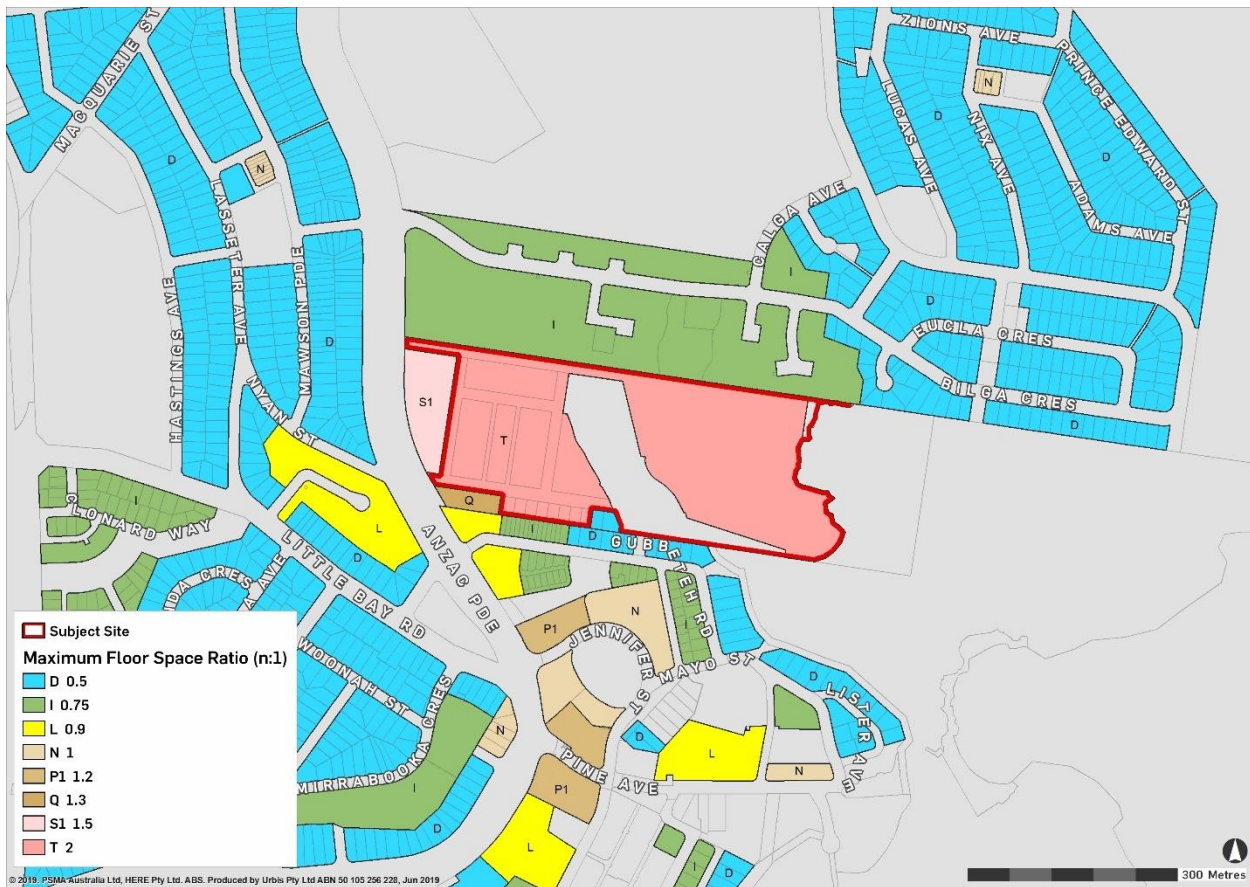


Figure 42 – Proposed Maximum Floor Space Ratio

Source: Urbis

9. HERITAGE IMPACT ASSESSMENT

9.1. STATUTORY CONTROLS

9.1.1. Randwick Local Environmental Plan 2012

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Table 9 – Assessment against the Randwick Local Environmental Plan 2012

Clause	Discussion
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	<p>The subject Planning Proposal seeks to alter the underlying planning provisions of the Randwick LEP 2012. No built works are proposed at this stage. However, it is acknowledged that should the Planning Proposal be approved, this will facilitate future built development on the site in accordance with the amended planning controls. Accordingly, our impact assessment has had specific regard to the indicative concept plan prepared by SJB which demonstrates a potential built form outcome of the Planning Proposal. Future built works will be subject to further Development Approvals.</p> <p>Consent is required for the subject Planning Proposal as it seeks to alter the underlying planning controls for a property partially within a heritage conservation area and which is identified as an Aboriginal Heritage item. Consent will also be required for future built works to the site in accordance with the amended planning controls.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p>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</p>	<p>A detailed impact assessment has been undertaken below against the relevant heritage related planning provisions.</p>

Clause	Discussion
<p>regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>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.</p>	<p>This heritage impact statement satisfies this clause and has been undertaken to assist the consent authority in their determination. The heritage impact statement assesses the potential heritage impact of the Planning Proposal including having regard for the potential future built works which will be facilitated by the amended planning controls.</p>
<p>(6) Heritage conservation management plans</p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>The subject site historically formed part of the larger Prince Henry Hospital site and was used as additional cultivation land before being divested to UNSW in the 1950s. The subject site is not considered to have any heritage significance associated with the former Hospital site, as it never contained any facilities related to the Hospital operations and was never utilised as an important area of the Hospital.</p> <p>Notwithstanding the above, we have had regard to the 2002 Conservation Management Plan (CMP) prepared by GML Heritage for the Prince Henry Site, which previously included the subject site within its boundaries. The CMP has been referred to in the preparation of historical research for the subject site. We have not assessed the Planning Proposal against policies within the CMP as the subject site does not fall within the curtilage of the State-listed Prince Henry Site heritage item and does not contain any listed heritage items.</p>

Clause	Discussion
<p>(7) Archaeological sites</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>The subject site does not contain any listed archaeological sites but is located within the vicinity of a number of archaeological items within the adjoining Prince Henry Site.</p> <p>It is noted that the site contains significant natural values associated with the area identified as geologically significant, in relation to its stock of Miocene age peat. This area has been acknowledged through the provision of a wetland and open space area in the middle of the site.</p> <p>This heritage impact statement report assesses the proposal against the built (European) heritage values of the property and does not assess the potential heritage impacts of the proposal on any Aboriginal cultural heritage values or archaeological values.</p>
<p>(8) Aboriginal places of heritage significance</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<p>The same area as within the C6 HCA (noted above) is also located within a State-significant Aboriginal heritage item, identified as AH1 Aboriginal objects and Aboriginal place of heritage significance within the Former Prince Henry Hospital site under Schedule 5 of the Randwick LEP 2012.</p> <p>This heritage impact statement report assesses the proposal against the built (European) heritage values of the property and does not assess the potential heritage impacts of the proposal on any Aboriginal cultural heritage values or archaeological values.</p>

9.1.2. Randwick Comprehensive Development Control Plan 2013

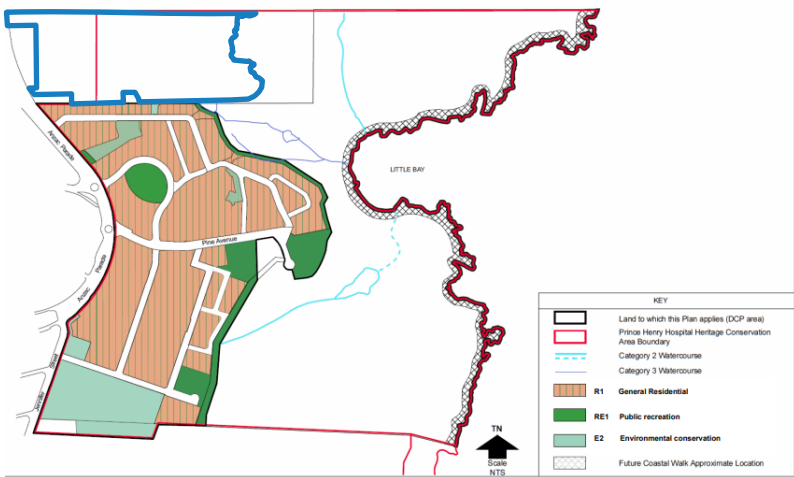
The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 10 – Assessment against the Randwick Comprehensive Development Control Plan 2013

Clause	Discussion
B2 HERITAGE 2. DEVELOPMENT CONTROLS	
<p>1.12 Development in the vicinity of heritage items and heritage conservation areas</p> <p>All new development adjacent to or in the vicinity of a heritage item or heritage conservation area needs to be considered for its likely effect on heritage significance and setting.</p> <p>Applicants should address in their Statement of Environmental Effects any potential impacts of the development on a heritage item or heritage conservation area and measures to minimise this impact, with reference to Part 12 of this section of the DCP and the relevant statement of heritage significance.</p>	<p>From a heritage perspective, the Planning Proposal provides for a reasonable and appropriate development of the place which will have no detrimental impact on the significance of the broader Prince Henry Hospital Heritage Conservation Area or vicinity heritage items.</p>
<p>2.2 Design and Character</p> <p>All Development</p> <p>i) Development must demonstrate how it respects the heritage values of the heritage item or the heritage conservation area (as detailed in the statements of significance and key characteristics outlined in this section of the DCP).</p>	<p>i) The Planning Proposal respects the heritage values of the Prince Henry Hospital HCA identified in its Statement of Significance as follows:</p> <ul style="list-style-type: none"> • None of the identified values of the HCA will be physically impacted. There are no significant built elements on the subject site and therefore no significant fabric will be impacted. • The area of geological significance located in the centre of the subject site has already been formalised as an open space community area under a community title agreement and the previous site preparation works. The current Planning Proposal will retain this area as is and the proposed siting and scale of buildings in the indicative concept plan have responded to this significant geological element. The remainder of the identified significant elements within the HCA are located outside of the subject site to the south, within the core boundaries of the former Prince Henry Hospital site. • The former Hospital site to the south has already been sympathetically redeveloped into a new urban environment containing medium density residential development. The Planning Proposal will complement this expanding urban neighbourhood by providing additional housing and facilities for the immediate community, thereby continuing the present character of the HCA to the northern boundary. • The indicative concept plan for the Planning Proposal has been prepared with consideration for new higher-density development on the subject site

Clause	Discussion
	and its potential visual impact on the core Prince Henry Hospital HCA area to the south. Massing of the indicative building envelopes has been carefully sited with density stepping up towards the northern portion of the site, away from the southern boundary interface with the core former Hospital site. Buildings to the south are provided with a large landscaped buffer zone to prevent overwhelming of lower scale development. Further, it is noted that development to the north of the core former Hospital site (interfacing with the subject property's southern boundary) already ranges between two and five storeys.
ii) Common elements and features of the streetscape are to be identified in a streetscape analysis and incorporated into the design (e.g. view corridors, built form, fencing styles, extent of soft landscaping, significant trees and driveway locations).	ii) Not applicable as this subject site is in a unique context and does not reflect the typical conservation area provisions which apply to a neighbourhood of similar period dwellings. The subject site does not have any significant streetscape elements.
iii) New development should be consistent with important horizontal lines of buildings in the streetscape, in particular ground floor levels and eaves lines, where appropriate.	iii) As above.
iv) Large blank areas of brick or rendered walls should be avoided. Where this is not possible in the design, contrasting building materials and treatments must be used to break up the expanse of wall.	iv) Not applicable. The eventual design of future built form will be subject to further detailing and additional development applications. It is noted that the immediate surrounding infill development comprises a wide variety of contemporary architectural styles and materiality, which would be considered appropriate in this context.
2.3 Scale and Form All Development i) In streetscapes where development is of a consistent single storey height, upper floor additions are appropriate only if not readily visible from the street. However, ground floor rear addition remains the preferred option. ii) Attic style additions may be permissible, but there should be no visible alteration to the front of previously unaltered buildings. Front dormer windows are especially discouraged where a building itself is a heritage item, or part of a relatively unaltered semi-detached pair or row.	i) – iii) Not applicable as this subject site is in a unique context and does not reflect the typical conservation area provisions which apply to a neighbourhood of similar period dwellings. The eventual design of future built form will be subject to further detailing and additional development applications.

Clause	Discussion
<p>iii) Dormer windows and skylights must not be located to street elevations or where they will be prominent from a public place or dominate the original roof form. The design of dormer windows should generally be appropriate to the style of the building.</p>	
<p>2.4 Siting and Setbacks</p> <p>All Development</p> <p>i) Development must conform to the predominant front setbacks in the streetscape.</p> <p>ii) Development must respect side setbacks and rear alignments or setbacks of surrounding development.</p> <p>iii) Front and rear setbacks should be adequate to ensure the retention of the existing landscape character of the heritage item or conservation area and important landscape features.</p> <p>iv) Any significant historical pattern of subdivision and lot sizes must be retained. Subdivision or site amalgamation involving heritage items or contributory buildings must not compromise the setting or curtilage of buildings on or adjoining the site.</p>	<p>i) – iii) Not applicable as this subject site is in a unique context and does not reflect the typical conservation area provisions which apply to a neighbourhood of similar period dwellings. The eventual design of future built form will be subject to further detailing and additional development applications.</p> <p>iv) There are no significant subdivision patterns which would be affected by the Planning Proposal or any future built works to the site.</p>
<p>2.5 Detailing</p> <p>All Development</p> <p>i) Only detailing which is known to have been original to your building is acceptable. Do not add what was never there.</p>	<p>Not applicable. The subject property is a greenfield site and has never had any buildings of significance constructed on it. It is currently cleared, with ground works complete for future subdivision and development, including roads, kerbs, guttering and street trees established.</p>
<p>2.6 Materials, Finishes and Colour Schemes</p> <p>All Development</p> <p>i) Materials for pathways and driveways must be consistent with the character of the heritage item or heritage conservation area.</p>	<p>Not applicable. As above.</p>

Clause	Discussion
4 HERITAGE CONSERVATION AREAS: STATEMENTS OF SIGNIFICANCE, VALUES AND GUIDELINES	
<p>4.11 Prince Henry Hospital Heritage Conservation Area</p> <p>Refer to the site specific controls for Prince Henry Site, Little Bay in Part E of this DCP.</p>	<p>The subject site is located within the Prince Henry Hospital Heritage Conservation Area, but outside of the specific Prince Henry Hospital Site DCP (Part E). Part E specifically relates to the redevelopment of the core of the former Hospital site. Accordingly, our heritage impact assessment has not had regard to this section of the DCP.</p>  <p><i>(Subject site shown in blue, outside of the area to which Part E applies – indicated by the coloured areas)</i></p>

9.2. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's 'Statement of Heritage Impact' guidelines.

Table 11 – Heritage Division Guidelines

Question	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>The Planning Proposal will have no impact on the heritage significance of the adjacent heritage items on the State Heritage Register or those listed under Schedule 5 of the <i>Randwick LEP 2012</i>. There will be no physical works to the heritage items or any fabric of significance.</p> <p>It is noted that part of the subject site is also identified as an Aboriginal Heritage item under the <i>Randwick LEP 2012</i>, and is in the vicinity of identified archaeological items. However, the subject site has already been redeveloped in preparation of subdivision and new development under a previous approval, and we would expect that any former surface archaeological elements have been recorded and removed. However, it is beyond the scope of this report to assess the potential archaeological impacts of the Planning Proposal.</p> <p>The Planning Proposal respects the heritage values of the Prince Henry Hospital HCA identified in its Statement of Significance as follows:</p> <ul style="list-style-type: none"> • None of the identified values of the HCA will be physically impacted. There are no significant built elements on the subject site and therefore no significant fabric will be impacted. • The area of geological significance located in the centre of the subject site has already been formalised as an open space community area under a community title agreement and the previous site preparation works. The current Planning Proposal will retain this area as is and the proposed siting and scale of buildings in the indicative concept plan have responded to this significant geological element. The remainder of the identified significant elements within the HCA are located outside of the subject site to the south, within the core boundaries of the former Prince Henry Hospital site. • The former Hospital site to the south has already been sympathetically redeveloped into a new urban environment containing medium density residential development. The Planning Proposal will complement this expanding urban neighbourhood by providing additional housing and facilities for the immediate community, thereby continuing the present character of the HCA to the northern boundary. • The indicative concept plan for the Planning Proposal has been prepared with consideration for new higher-density development on the subject site and its potential visual impact on the core Prince Henry Hospital HCA area to the south. Massing of the indicative building envelopes has been carefully sited with density stepping up towards the northern portion of the site, away from the southern boundary interface with the core former Hospital site. Buildings to the south are provided with a large landscaped buffer zone to prevent

Question	Discussion
	<p>overwhelming of lower scale development. Further, it is noted that development to the north of the core former Hospital site (interfacing with the subject property's southern boundary) already ranges between two and five storeys.</p> <p>Overall, the Planning Proposal provides for the future redevelopment of the subject site in line with surrounding urban densification and will enable full realisation of the development potential of the property which commenced under previous approvals. The Planning Proposal has responded to the subject site's specific heritage values including retention and integration of the area of geological significance as a community open space area, providing a central forum to celebrate the significant natural values of the place. It has also considered the potential impacts on the adjoining State-significant former Prince Henry Hospital site by carefully identifying appropriate locations for future buildings and adjusting the scale and bulk of new development across the site to minimise visual impact on vicinity heritage items.</p> <p>From a heritage perspective, the Planning Proposal provides for a reasonable and appropriate development of the place which will have no detrimental impact on the significance of the broader Prince Henry Hospital Heritage Conservation Area or vicinity heritage items.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>There are no potential negative heritage impacts as a result of the Planning Proposal. The eventual design of future built form will be subject to further detailing and additional development applications, and this provides further opportunity for the development to respond to the identified heritage values of the place.</p>
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p>	<p>The Planning Proposal will have no impact on the heritage significance of the adjacent heritage items on the State Heritage Register or those listed under Schedule 5 of the <i>Randwick LEP 2012</i>. There will be no physical works to the heritage items or any fabric of significance.</p> <p>It is noted that part of the subject site is also identified as an Aboriginal Heritage item under the <i>Randwick LEP 2012</i>, and is in the vicinity of identified archaeological items. However, the subject site has already been redeveloped in preparation of subdivision and new development under a previous approval, and we would expect that any former surface archaeological elements have been recorded and removed. However, it is beyond the scope of this report to assess the potential archaeological impacts of the Planning Proposal.</p> <p>The Planning Proposal respects the heritage values of the Prince Henry Hospital HCA identified in its Statement of Significance as follows:</p> <ul style="list-style-type: none"> • None of the identified values of the HCA will be physically impacted. There are no significant built elements on the subject site and therefore no significant fabric will be impacted.

Question	Discussion
<p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<ul style="list-style-type: none"> • The area of geological significance located in the centre of the subject site has already been formalised as an open space community area under a community title agreement and the previous site preparation works. The current Planning Proposal will retain this area as is and the proposed siting and scale of buildings in the indicative concept plan have responded to this significant geological element. The remainder of the identified significant elements within the HCA are located outside of the subject site to the south, within the core boundaries of the former Prince Henry Hospital site. • The former Hospital site to the south has already been sympathetically redeveloped into a new urban environment containing medium density residential development. The Planning Proposal will complement this expanding urban neighbourhood by providing additional housing and facilities for the immediate community, thereby continuing the present character of the HCA to the northern boundary. • The indicative concept plan for the Planning Proposal has been prepared with consideration for new higher-density development on the subject site and its potential visual impact on the core Prince Henry Hospital HCA area to the south. Massing of the indicative building envelopes has been carefully sited with density stepping up towards the northern portion of the site, away from the southern boundary interface with the core former Hospital site. Buildings to the south are provided with a large landscaped buffer zone to prevent overwhelming of lower scale development. Further, it is noted that development to the north of the core former Hospital site (interfacing with the subject property's southern boundary) already ranges between two and five storeys.
<p>Subdivision</p> <p>How is the proposed curtilage allowed around the heritage item appropriate?</p> <p>Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised?</p> <p>Could future development that results from this subdivision affect views to, and from, the heritage item?</p> <p>How are negative impacts to be minimised?</p>	<p>The subject site has already been prepared for future subdivision. There are no historic or significant subdivision patterns associated with the place which would be impacted by the Planning Proposal or future development it would facilitate.</p>

10. CONCLUSION AND RECOMMENDATIONS

Significance Assessment

The subject site has been assessed against the seven criteria for assessing heritage significance as set out by the Heritage Council of New South Wales in Section 5.4 of this report. The subject site has been assessed to not meet the requisite threshold for heritage listing.

The subject site historically formed part of the larger Prince Henry Hospital site and was used as additional cultivation land before being divested to UNSW in the 1950s. The university did not appear to utilise the site until later when they constructed a small number of buildings and sporting fields. The site was sold to developers in 2008 and substantially redeveloped (cleared and graded) for future subdivision and built works. As one of the largest hospitals in Sydney in the early twentieth century, the Hospital likely has significance to the individuals who worked and were treated at the facility. However, the subject site was a surplus area of land to the Hospital and was divested for other uses. The subject site is not considered to have any heritage significance associated with the former Hospital site, as it never contained any facilities related to the Hospital operations and was never utilised as an important area of the Hospital. Use of the site in association with UNSW was temporary and surplus to their main campus operations. All evidence of these former uses and the late twentieth century buildings has been removed.

Impact Assessment & Conclusion

The Planning Proposal will have no impact on the heritage significance of the adjacent heritage items on the State Heritage Register or those listed under Schedule 5 of the *Randwick LEP 2012*. There will be no physical works to the heritage items or any fabric of significance.

It is noted that part of the subject site is also identified as an Aboriginal Heritage item under the *Randwick LEP 2012*, and is in the vicinity of identified archaeological items. However, the subject site has already been redeveloped in preparation of subdivision and new development under a previous approval, and we would expect that any former surface archaeological elements have been recorded and removed. However, it is beyond the scope of this report to assess the potential archaeological impacts of the Planning Proposal.

The Planning Proposal respects the heritage values of the Prince Henry Hospital HCA identified in its Statement of Significance as follows:

- None of the identified values of the HCA will be physically impacted. There are no significant built elements on the subject site and therefore no significant fabric will be impacted.
- The area of geological significance located in the centre of the subject site has already been formalised as an open space community area under a community title agreement and the previous site preparation works. The current Planning Proposal will retain this area as is and the proposed siting and scale of buildings in the indicative concept plan have responded to this significant geological element. The remainder of the identified significant elements within the HCA are located outside of the subject site to the south, within the core boundaries of the former Prince Henry Hospital site.
- The former Hospital site to the south has already been sympathetically redeveloped into a new urban environment containing medium density residential development. The Planning Proposal will complement this expanding urban neighbourhood by providing additional housing and facilities for the immediate community, thereby continuing the present character of the HCA to the northern boundary.
- The indicative concept plan for the Planning Proposal has been prepared with consideration for new higher-density development on the subject site and its potential visual impact on the core Prince Henry Hospital HCA area to the south. Massing of the indicative building envelopes has been carefully sited with density stepping up towards the northern portion of the site, away from the southern boundary interface with the core former Hospital site. Buildings to the south are provided with a large landscaped buffer zone to prevent domination of lower scale development. Further, it is noted that development to the north of the core former Hospital site (interfacing with the subject property's southern boundary) already ranges between two and five storeys.

Overall, the Planning Proposal provides for the future redevelopment of the subject site in line with surrounding urban densification and will enable full realisation of the development potential of the subject property which commenced under previous approvals. The Planning Proposal has responded to the subject site's specific heritage values including retention and integration of the area of geological significance as a community open space area, providing a central forum to celebrate the significant natural values of the

place. It has also considered the potential impacts on the adjoining State-significant former Prince Henry Hospital site by carefully identifying appropriate locations for future buildings and adjusting the scale and bulk of new development across the site to minimise visual impact on vicinity heritage items.

From a heritage perspective, the Planning Proposal provides for a reasonable and appropriate development of the place which will have no detrimental impact on the significance of the broader Prince Henry Hospital Heritage Conservation Area or vicinity heritage items.

Urbis considers that the Planning Proposal is acceptable from a heritage perspective and is recommended for approval.

11. BIBLIOGRAPHY AND REFERENCES

11.1. BIBLIOGRAPHY

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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