



**Statement of Environmental Effects**  
Emanuel School  
18-20 Stanley Street, Randwick  
Project # 19-206  
January 2020

# APPENDIX 12: HERITAGE IMPACT STATEMENT

Prepared by City Plan Heritage



# **Heritage Impact Statement**

New Learning Hub  
Emanuel School

20 Stanley Street, Randwick

Submitted to Sandrick Project Directions  
On Behalf of the Emanuel School

January 2020

## REPORT REVISION HISTORY

Revision	Date Issued	Revision Description		
01	08/10/2019	Revision tracking notes		
		<b>Prepared by</b>	<b>Reviewed by</b>	<b>Verified by</b>
		Brittany Allen <i>Senior Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>
02	20/12/2019	Revision tracking notes		
		<b>Prepared by</b>	<b>Reviewed by</b>	<b>Verified by</b>
		Zach Nix <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>
02	09/01/2020	Revision tracking notes		
		<b>Prepared by</b>	<b>Reviewed by</b>	<b>Verified by</b>
		Zach Nix <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>

### Disclaimer

This report has been prepared by City Plan Heritage P/L with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. City Plan Heritage P/L accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

Copyright © City Plan Heritage P/L  
ABN 46 103 185 413

All Rights Reserved. No material may be reproduced without prior permission.

## TABLE OF CONTENTS

<b>1. Background .....</b>	<b>5</b>
1.1. Introduction .....	5
1.2. The Site .....	5
1.3. Legal Description .....	6
1.4. Heritage listing .....	6
1.5. Proposal .....	8
1.6. Methodology .....	11
1.7. Constraints and limitations .....	11
1.8. Author Identification .....	11
1.9. Resources .....	11
<b>2. Site Context and Description .....</b>	<b>13</b>
2.1. Site Context .....	13
2.2. Site Description .....	17
2.2.1. Adler Building .....	20
<b>3. Historical overview .....</b>	<b>23</b>
3.1. Original Occupation .....	23
3.2. Brief Suburb History .....	23
3.3. History of the Emanuel School site .....	24
3.4. Alterations and Additions .....	27
3.5. History of the Adler Building .....	28
<b>4. Assessment of Significance .....</b>	<b>32</b>
4.1. Understanding Heritage Significance .....	32
4.2. Assessment of Criteria .....	32
4.3. Statement of Significance - Adler Building .....	35
4.4. Statement of Significance - Entire Site .....	35
4.5. Significance Ranking .....	36
<b>5. Heritage Impact Assessment .....</b>	<b>39</b>
5.1. Views Analysis .....	39
5.1.1. Conclusion .....	47
5.2. Archaeology .....	47
5.3. Statutory Controls .....	49
5.3.1. Randwick LEP 2012 .....	49
5.3.2. Randwick DCP 2013 .....	51
5.4. Conservation Management Plan Policies .....	57
5.4.1. 1999 CMP Policies .....	57

5.5. Heritage Division Guidelines .....	59
<b>6. Conclusion and Recommendations .....</b>	<b>63</b>

## FIGURES

Figure 1: Street map showing the location of the subject site .....	5
Figure 2: Randwick LEP maps showing the location of the subject site .....	6
Figure 3: SHR Map showing the curtilage of the subject site .....	7
Figure 4: Render of the proposed new Adler Building .....	9
Figure 5: Render of the proposed new Adler Building .....	9
Figure 6: 3D visualisation of the proposed new Adler Building .....	10
Figure 7: 3D visualisation of the proposed new Adler Building .....	10
Figure 8: Avoca Street looking south from the south-eastern corner of the site .....	14
Figure 9: Stanley Street looking west from the south-western corner of the subject site .....	14
Figure 10: Stanley Street looking north-west towards the residential flat buildings .....	15
Figure 11: Chepstow Street looking north west towards the residential flat buildings .....	15
Figure 12: The corner of Chepstow and Stephen Streets looking south-east towards.....	16
Figure 13: Randwick Peace Park, located directly north of the school site .....	16
Figure 14: Avoca Street looking north from the corner of Market Street.....	17
Figure 15: Aerial view showing the various key buildings located within the subject site .....	18
Figure 16: The new D & T Building located directly east of the Adler Building. ....	19
Figure 17: The Kindergarten building to the north of the Adler Building. ....	19
Figure 18: The Aron-Kleinlehrer Building (former Chapel) and the Brender-Moss Building. ....	20
Figure 19: Northern façade of the Adler Building with contemporary shade structure. ....	21
Figure 20: The southern and western elevations of the Adler Building.....	21
Figure 21: The eastern and southern facades of the Adler Building .....	22
Figure 22: The western façade of the Adler Building .....	22
Figure 23: Excerpt from an undated Aston Estate subdivision plan .....	28
Figure 24: Water Board Plan drawn in May 1891 .....	29
Figure 25: Aerial view of the subject site dating from 1943.....	30
Figure 26: View of the subject site dating from 1984 .....	31
Figure 27: Excerpt from the 2002 CMP showing the significance ranking allocations .....	36
Figure 28: Significance ranking plan for the site .....	37
Figure 29: Diagrammatic explanation of the Statement of Conservation Guidelines .....	38
Figure 30: Aerial view of the subject site.....	40
Figure 31: View 1a from the corner of Stanley and Chepstow Streets .....	41

Figure 32: View 1b from Stanley Street looking north-east.....	42
Figure 33: 3D visualisation of the proposed new Adler Building .....	43
Figure 34: 3D visualisation of the proposed new Adler Building .....	43
Figure 35: View from Avoca Street towards the intersection with Market Street .....	44
Figure 36: View taken from the middle of Chepstow Street .....	45
Figure 37: View from the northern end of Chepstow Street .....	45
Figure 38: View looking north-east towards the Learning Centre .....	46
Figure 40: View from between the Kleinlehrer Linc Building and the Aron Kleinlehrer Building. ....	47

## TABLES

Table 1: Summary timeline history of the Emanuel School site .....	24
Table 3: Alterations and developments on site: .....	27

## 1. BACKGROUND

### 1.1. Introduction

The Emanuel School has prepared a proposal for the development of a new Learning Hub building (new Adler Building) as part of Stage 1 of the Emanuel School Master Plan, which was prepared for the school and approved by Randwick City Council on 8 February 2011 (DA/181/2009).

City Plan Heritage (CPH) has been engaged by Sandrick Project Directions to assess the potential impacts the proposed works may have on the known heritage values of the subject site, which is a State and locally listed heritage item (LEP no. I449 and SHR no. 00386), the North Randwick Heritage Conservation Area (HCA) and the heritage items in proximity. For further details about the heritage listings associated with the subject site, see *Section 1.4 - Heritage listing*.

This Heritage Impact Statement (HIS) has been prepared as part of the required assessments to accompany an Integrated Development Application (IDA) submitted to Randwick City Council and Heritage NSW. As such, the heritage provisions of the *Heritage Act 1977*, the Randwick Local Environmental Plan (LEP) 2012 and Randwick Development Control Plan (DCP) 2013 will therefore apply. All recommendations are made in accordance with statutory requirements and cultural heritage best practice.

### 1.2. The Site

The subject site is located at 20 Stanley Street, Randwick (Figure 1). Stanley Street is located to the south, Chepstow Street to the west, Stephen Street and Randwick Peace Park to the north and Avoca Street to the east. For a more detailed description of the site and its context, see *Section 2 - Site Context and Description*.



Figure 1: Street map showing the location of the subject site, outlined in red. (Source: SIX Maps accessed 3 September 2019)



### 1.3. Legal Description

The legal description for the subject site is Lot 12 of Deposited Plan 1227916, which encompasses the entire subject site. However, it should be noted that the legal description indicated in the State Heritage Inventory (SHI) form for the site states the SHR curtilage of the site is encompassed by Lot 1 and 2 of DP 70332 (see the SHR curtilage map at Figure 3).

### 1.4. Heritage listing

The subject site is listed on the State Heritage Register (SHR) under the *Heritage Act 1977* (SHR no. 00386). It is also as a heritage item under Part 1 of Schedule 5 of the Randwick Local Environment Plan (LEP) 2012 as (item no. I449).

The subject site is listed as in the North Randwick Heritage Conservation Area (C1) (HCA), within Part 2 of Schedule 5 of the Randwick LEP 2012.

The subject site is also located in proximity to the following heritage items:

#### Environmental Planning and Assessment Act, 1979

#### Randwick LEP 2012, Part 1 Heritage items

- 'Bungalow', 19 Monmouth Street (item no. I418)
- 'Federation house', 2 Monmouth Street (item no. I417)
- 'Part of terrace and cottage group', 10–14 Stephen Street (item no. I450)
- 'Pair of timber cottages', 59 and 61 Earl Street (item no. I365)
- 'Timber semi-detached pair', 55–57 Earl Street (item no. I364)



Figure 2: Randwick LEP maps showing the location of the subject site, outlined in blue. (Source: Randwick LEP 2012, Heritage Map 06).



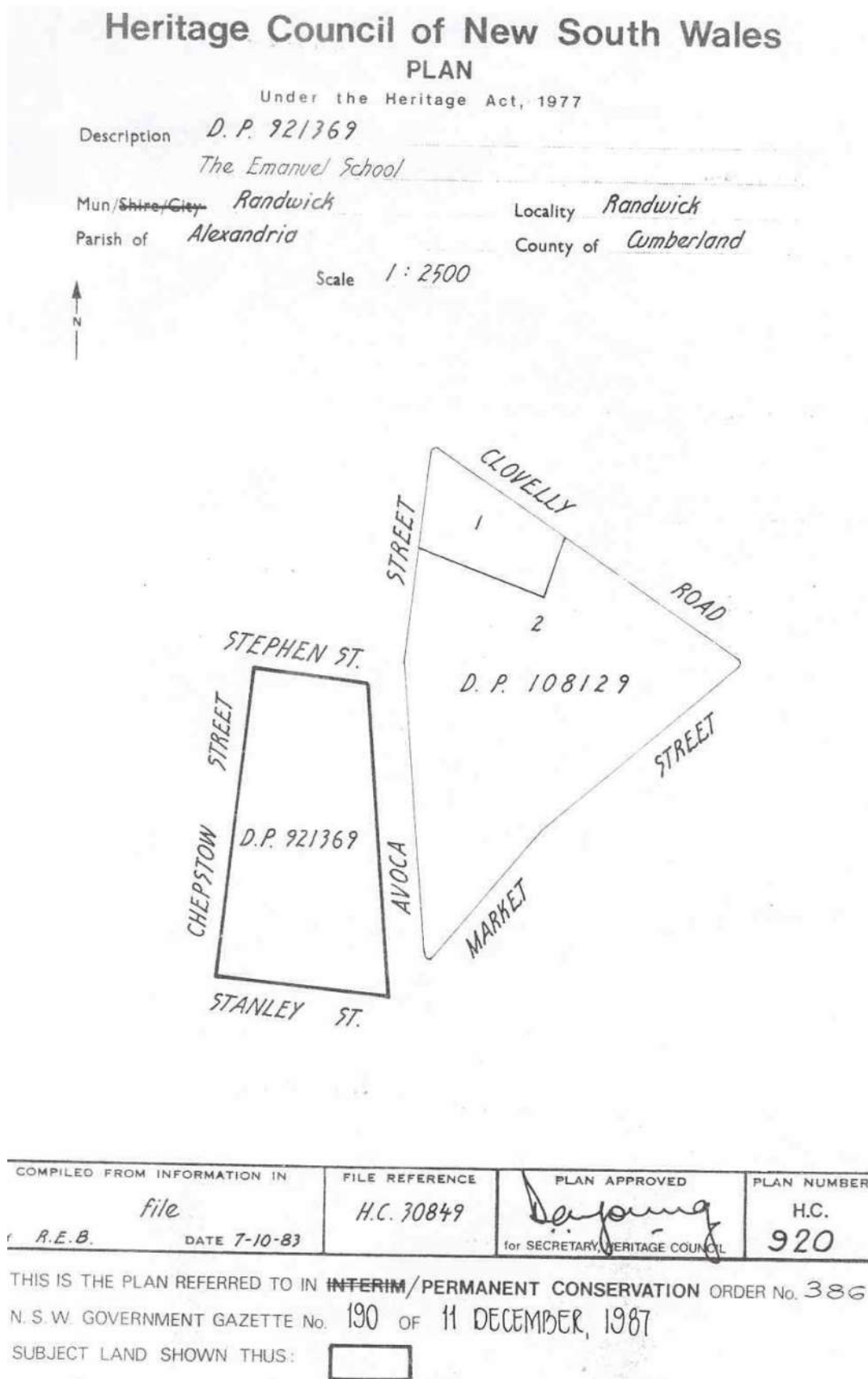


Figure 3: SHR Map showing the curtilage of the subject site (Source: SHR Map, PCO Plan number 386, Heritage Council of NSW).

## 1.5. Proposal

The proposed works are for Stage 1 of the Emanuel School Master Plan, which involves the following:

- Demolition of the existing Adler Building;
- Construction of a new three storey Learning Hub linked to the existing D & T Building;
- Addition of landscaping;
- Addition of outdoor multifunctional breakout/play/learning spaces; and
- Addition of associated fixtures, decking, amphitheatre/bleacher seating.

This HIS has assessed the following information provided by TKD Architects. To aid an understanding of the proposal, relevant plans and photomontages have been included from Figure 4 to Figure 7. For further discussion, reference should be made to *Section 5 - Heritage Impact Assessment*.

TKD Architects			
Date	Title	Drawing No	Revision
07/01/20	Cover Sheet and Site Location	AR.DA.0000	B
07/01/20	Existing Site Plan	AR.DA.1100	B
07/01/20	Demolition Plan	AR.DA.1101	B
07/01/20	Proposed Site Plan	AR.DA.1102	B
07/01/20	Ground Floor & Level 1 Plan	AR.DA.2101	B
07/01/20	Level 2 & Roof Level	AR.DA.2102	B
07/01/20	Ground Floor Landscape Plan	AR.DA.2200	B
07/01/20	West and South Elevation	AR.DA.3001	B
07/01/20	East and North Elevation	AR.DA.3002	B
07/01/20	Emanuel School Adler Building	AR.DA.3101	B
07/01/20	Shadow Diagrams 21 June 8am to 10am	AR.DA.4001	B
07/01/20	Shadow Diagrams 21 June 11am to 2pm	AR.DA.4002	B
07/01/20	Shadow Diagrams 21 June 3pm to 5pm	AR.DA.4003	B
07/01/20	External Materials and Finishes	AR.DA.5001	B
07/01/20	3D Images 1	AR.DA.9001	B



Figure 4: Render of the proposed new Adler Building and projected north terrace area with connecting walkway to D & T Building visible on left, view looking to the southwest (Source: TKD Architects, Drawing no. AR.DA.9001, Rev. A, 11/12/19)



Figure 5: Render of the proposed new Adler Building with raised seating and decking area visible to the right, view looking west (Source: TKD Architects, Drawing no. AR.DA.9001, Rev. A, 11/12/19)





*Figure 6: 3D visualisation of the proposed new Adler Building with shuttered finish to western wall visible, view from before the corner of Stanley and Chepstow Streets looking northeast (Source: Virtual Ideas, Emanuel School - Cam 02, Rev. D, 19/12/19)*



*Figure 7: 3D visualisation of the proposed new Adler Building with connecting walkway to D & T Building visible, view looking north (Source: Virtual Ideas, Emanuel School - Cam 01, Rev. D, 19/12/19)*

## 1.6. Methodology

This HIS relates to the proposed development of a new Learning Hub and associated works at the subject site. It has been prepared in accordance with the NSW Heritage Division publications, *Statements of Heritage Impact, 2002* and *Assessing Heritage Significance, 2001*. It is also guided by the philosophy and processes included in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter).

The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Randwick LEP 2012 and the Randwick DCP 2013, as well as the provisions of the *Heritage Act 1977*. It forms one of a collection of specialist reports.

Research for this HIS has adopted a two-stepped approach. Step 1 comprised a desktop assessment and Step 2 was a site survey. This document provides the combined findings and recommendations resulting from this approach.

### Step 1

Research into the early development of the site was undertaken to get a better understanding of the place. Further, the Randwick LEP 2012 and the SHR were examined to determine the known heritage values of the subject site, North Randwick HCA and heritage items in proximity.

### Step 2

A site survey of the Emanuel School was carried out by Kerime Danis and Jacob Gwiazdzinski on 16 September 2019 with the purpose of photographing and understanding the place. All results are presented in *Section 2 - Site Context and Description*.

## 1.7. Constraints and limitations

- Accurate measured drawings do not form part of this assessment;
- This report does not include a heritage landscape assessment;
- The assessment in this report relates to the proposed works and documentation described in *Section 1.5 Proposal* and *Section 0 Methodology*. It does not relate to any additional or revised documentation by any party;
- This report does not include for an archaeological assessment or opinions regarding such matters; neither does it form part of a Section 140 Application for an Excavation Permit or Section 144 Application for an Excavation Variation Permit;
- This report does not include an assessment of Aboriginal values;
- Only a visual assessment of the subject site was carried out. Intrusive methods were not employed. In addition, only external access to the building located on the site was undertaken. This is considered sufficient for the purposes of this report and has not restricted the following assessment;
- This report does not include for the provision of a title search for the subject site.

## 1.8. Author Identification

The following report has been prepared by Brittany Allen (Senior Heritage Consultant) and Zach Nix (Heritage Consultant). Kerime Danis (Director - Heritage) has provided input, reviewed and endorsed its content.

## 1.9. Resources

This report includes relevant information from the following reports:

- Emanuel School 20 Stanley Street, Randwick Archaeological Assessment and Aboriginal Cultural Heritage Assessment, by City Plan Heritage, 2011;

- Draft Conservation plan for the grounds of the Emanuel School, Stanley Street, Randwick by Mayne-Wilson and Associates, 2002;
- The Emanuel School, 20 Stanley Street, Randwick, Conservation Management Plan, by Clive Lucas Stapleton and Partners, 1999;
- The Emanuel School Randwick, Site Conservation Study by Newstein and Associates, DM Taylor Landscape Architects Pty Ltd, Rod Howard Heritage Conservation Pty Ltd in June 1997.

It should also be noted that although the most recent CMP available is from 2002, it is still in draft form and as such, the 1999 CMP has formed the basis for the following assessment. Both these CMPs have not been identified as having been endorsed by the Heritage Council of NSW.



## 2. SITE CONTEXT AND DESCRIPTION

### 2.1. Site Context

The subject site is located within the eastern suburb Randwick, approximately 16km south-east of the Sydney Central Business District (CBD). Randwick is predominately a residential suburb with some commercial activity present. It is located within the local government area of Randwick City Council.

The main frontage and access to the site is to Stanley Street with vehicular access from Chepstow Street. The surrounding buildings are residential including a mix of detached mid-century dwellings, multi-storey apartment blocks and other educational establishments. The site is within close proximity to Centennial Park and Queens Park. It is also within the close vicinity of major routes to the suburbs of Clovelly and Bronte. The topography significantly slopes from the intersection of Avoca and Stanley Streets towards north and west respectively with vistas towards Centennial Parklands and surrounding suburbs.

As noted in *Section 1.4*, the subject site is located within the North Randwick HCA. The aesthetic character/ significance of the HCA is described in the SHI form as follows:<sup>1</sup>

*Centennial Park is one of Sydney's largest expanses of urban parkland and provides a much needed breathing space for Sydney's inner eastern suburbs. The park has high scenic and landscape significance. It has a strong rural character, but also incorporates remnant natural vegetation, formal garden areas, tree lined avenues, playing fields and formal and informal water features. The melaleuca wetlands are a distinctive and important character element. Notable architectural elements include two residences, several kiosks and shelters, magnificent sandstone entry gates, the perimeter palisade fence, reservoir fences and steps, statues and monuments and an amphitheatre.*

*The North Randwick precinct is significant for its persistent, strongly Federation streetscapes. The imposition of a varied subdivision pattern, on the north facing slopes adjoining Centennial Park, has created numerous internal views and vistas of special interest. The combination of street pattern, topography and native and cultural plantings, set off the areas original buildings to good advantage.*

*The heritage value of the area largely derives from its Federation and Inter-War housing, its predominantly single storey scale, face brick construction, dominant slate and terra cotta tiled roofs and well established cultural plantings. The mixed building stock adds to the area's interest, ranging from larger Federation houses on Darley Road to small semi-detached on Dangar Street. Whilst many buildings have been substantially altered, there has been, very little redevelopment relative to other parts of Randwick. Most buildings and streetscapes retain their essential period character.*

The following images provide an overview of the current character of the surrounding context.

<sup>1</sup> State Heritage Inventory form for the 'North Randwick HCA', database no. 2310513, accessed 8 October 2019 via <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2310513>



*Figure 8: Avoca Street looking south from the south-eastern corner of the site, at the intersection with Stanley Street. Residences seen in this image are of single and two storey scale with two c.1970s red brick residential flat buildings visible in the distance.*



*Figure 9: Stanley Street looking west from the south-western corner of the subject site (outlined in red). The residences opposite the school site vary in character with two storey terraces present, residential flat buildings and single storey residences.*





Figure 10: Stanley Street looking north-west towards the residential flat buildings located directly west of the subject site, on the western side of Chepstow Street. The south-western corner of the subject site, where the Adler Building is located, is indicated by the red arrow.



Figure 11: Chepstow Street looking north west towards the residential flat buildings located on the western side of the street.





Figure 12: The corner of Chepstow and Stephen Streets looking south-east towards the school site (indicated by the red arrow).



Figure 13: Randwick Peace Park, located directly north of the school site. The northern school boundary wall can be seen to the right (indicated by the red arrow).





Figure 14: Avoca Street looking north from the corner of Market Street. The school site is visible to the left (indicated by the red arrow).

## 2.2. Site Description

The site is irregular in shape and covers an area of 1.471m<sup>2</sup>. The site is oriented in a north-south direction, with a south boundary to Stanley Street; a western boundary to Chepstow Street (176.87 metre); northern boundary to Stephen Street (101.495 metre) and eastern boundary to Avoca Street (175.595 metre). The ground slopes steeply from the ridge line at the south of the site toward the north.

According to the 1999 Conservation Management Plan (CMP) the subject site was initially developed in the 1860's as a large suburban villa estate, and then from 1901 by the Roman Catholic mendicant order of the Little Sisters of the Poor.<sup>2</sup> The Emanuel School purchased the site in 1985 and are the current owners and tenant of the land. The existing buildings are evenly dispersed across the subject site particularly along Avoca and Chepstow Street with a clustering across the ridge line at the southern end of the subject site. The site is enclosed by a high masonry wall.

The subject site comprises the following key buildings and features:

- Saunders Administration Building;
- The Wolanski Learning Centre;
- The Aron Klein-Lehrer Building (2007);
- Science Block (2011);
- Brender Moss Building;
- Kleinlehrer Linc Building (2015);

<sup>2</sup> The Emanuel School, 20 Stanley Street, Randwick, Conservation Management Plan. Clive Lucas Stapleton and Partners. 1999.



- The D & T Building (Design & Technology Building);
- The Adler Building;
- Kindergarten Building;
- Lehrer Building; and
- The Kornmehl Centre.

The location of these buildings is depicted in the following aerial image:



Figure 15: Aerial view showing the various key buildings located within the subject site. (Source: Nearmap, Jan 27 2019)





Figure 16: The new D & T Building located directly east of the Adler Building.



Figure 17: The Kindergarten building to the north of the Adler Building.



Figure 18: The Aron-Kleinlehrer Building (former Chapel) and the Brender-Moss Building.

As the proposed works involve demolition of the Adler Building only, the following site description focuses on this area of the site.

### 2.2.1. Adler Building

The Adler Building was constructed in the c.1970s and later modified in c.1985 and c.1997 when balconies were added, and a second storey was constructed to the east-south wing. It is further understood the building was originally constructed by the Little Sisters of the Poor as an aged care hostel and was originally known as 'Marian Lodge'.

The 1999 CMP for the site describes the Adler Building as follows:<sup>3</sup>

*Double storey brick masonry construction hostel type building. External staircase and double storey verandah on the east elevation. Hipped roof form covered in glazed terracotta tiles. Timber and aluminium framed windows and doors.*

Further to these details, the roof form is in the hip and valley style, the facebrick exterior has been laid in a stretcher bond pattern, the front, east facing façade has an external stairway to access the second storey and there is a front courtyard area enclosed by a contemporary shade structure. Photo-voltaic panels have also been added to the roof. The south-eastern wing has also been constructed in a different coloured brick, which has a slightly more orange hue than the blonde facebrick present on the rest of the building.

The following images provide an overview of the current external appearance of the Adler Building.

<sup>3</sup> The Emanuel School, 20 Stanley Street, Randwick, Conservation Management Plan. Clive Lucas Stapleton and Partners. 1999.





Figure 19: Northern façade of the Adler Building with contemporary shade structure.



Figure 20: The southern and western elevations of the Adler Building showing the later south-eastern two storey addition. This view is taken from the Chepstow and Stanley Streets corner. The topography of the street slopes slightly down to the south-west and as such, this corner of the site is elevated above street level.



*Figure 21: The eastern and southern facades of the Adler Building as viewed from within the site. From within the streetscape the ground floor level is obscured from view by the boundary wall.*



*Figure 22: The western façade of the Adler Building, as viewed from Chepstow Street. The bottom section of the façade is partially obscured from view by the boundary wall.*



### 3. HISTORICAL OVERVIEW

#### 3.1. Original Occupation

While this history does not include an assessment of Aboriginal cultural heritage values, it is acknowledged that the Gadigal clan of the Eora Nation are traditionally recognised as the original occupants of the Randwick area.

#### 3.2. Brief Suburb History

The following brief suburb history of Randwick has been extracted from the SHI form for the subject site:<sup>4</sup>

*One of the earliest land grants in this area was made in 1824 to Captain Francis Marsh, who received 12 acres bounded by the present Botany & High Streets, Alison & Belmore Roads. In 1839 William Newcombe acquired the land north-west of the present town hall in Avoca Street.*

*Randwick takes its name from the town of Randwick, Gloucestershire, England. The name was suggested by Simeon Pearce (1821-86) and his brother James. Simeon was born in the English Randwick and the brothers were responsible for the early development of both Randwick and its neighbour, Coogee. Simeon had come to the colony in 1841 as a 21 year old surveyor. He built his Blenheim House on the 4 acres he bought from Marsh, and called his property "Randwick". The brothers bought and sold land profitably in the area and elsewhere. Simeon campaigned for construction of a road from the city to Coogee (achieved in 1853) and promoted the incorporation of the suburb. Pearce sought construction of a church modelled on the church of St. John in his birthplace. In 1857 the first St Jude's stood on the site of the present post office, at the corner of the present Alison Road and Avoca Street (Pollen, 1988, 217-8).*

*Randwick was slow to progress. The village was isolated from Sydney by swamps and sand hills, and although a horse-bus was operated by a man named Grice from the late 1850s, the journey was more a test of nerves than a pleasure jaunt. Wind blew sand over the track, and the bus sometimes became bogged, so that passengers had to get out and push it free. From its early days Randwick had a divided society. The wealthy lived elegantly in large houses built when Pearce promoted Randwick and Coogee as a fashionable area. But the market gardens, orchards and piggeries that continued alongside the large estates were the lot of the working class. Even on the later estates that became racing empires, many jockeys and stable hands lived in huts or even under canvas. An even poorer group were the immigrants who existed on the periphery of Randwick in a place called Irishtown, in the area now known as The Spot, around the junction of St. Paul's Street and Perouse Road. Here families lived in makeshift houses, taking on the most menial tasks in their struggle to survive.*

*In 1858 when the NSW Government passed the Municipalities Act, enabling formation of municipal districts empowered to collect rates and borrow money to improve their suburb, Randwick was the first suburb to apply for the status of a municipality. It was approved in February 1859, and its first Council was elected in March 1859.*

*Randwick had been the venue for sporting events, as well as duels and illegal sports, from the early days in the colony's history. Its first racecourse, the Sandy Racecourse or Old Sand Track, had been a hazardous track over hills and gullies since 1860. When a move was made in 1863 by John Tait, to establish Randwick Racecourse, Simeon Pearce was furious, especially when he heard that Tait also intended to move into Byron Lodge. Tait's venture prospered, however and he became the first person in Australia to organise racing as a commercial sport. The racecourse made a big difference to the progress of Randwick. The horse-bus gave way to trams that linked the suburb to Sydney and civilisation. Randwick soon became a prosperous and lively place, and it still retains a busy residential, professional and commercial life.*

<sup>4</sup> State Heritage Inventory form for 'Emanuel School', database no. 5045446, accessed 8 October 2019 via <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045446>

*Today, some of the houses have been replaced by home units. Many European migrants have made their homes in the area, along with students and workers at the nearby University of NSW and the Prince of Wales Hospital. (ibid, 218-9).*

### 3.3. History of the Emanuel School site

The history of the Emanuel School site has been thoroughly documented in numerous heritage reports including the 1999 and 2002 CMPs and previous reports prepared by CPH. Additionally, the recent developmental changes of the Emanuel School have been documented on the School's website.<sup>5</sup> As such, the following is a summary timeline history of the site to provide an overview of its historic development.

*Table 1: Summary timeline history of the Emanuel School site*

Date	Event
August 1862	18 lots of Crown Land were released under the Crown Lands Alienation Act of 1861. Lots 1, 2, 11, part of 3 and part of 10 of Section 8, totally 11 acres, was purchased by John Watkins. An additional 12 acres was purchased by Watkins to the east of these allotments.
August 1864	The Torrens Title land title deed for the 11 acres was registered by the Registrar General and issued to John Watkins. The Crown grant also included a Building Covenant that noted 'only one residence with the necessary out-buildings shall be erected on the said land'.
20 May 1863	A tender for the construction of a residence at Randwick was placed by Edmund Blacket in the Sydney Morning Herald, thought to be the Watkin's residence.
1865	Historical records indicate the residence 'Aston Lodge' had been constructed by 1865.
1865-1884	Watkins periodically resides at Aston House with other tenants taking up residence in the period he is not there.
1884	Watkins resided at Aston House until his death on 21 April, aged 74 years.
1891 - 1892	Misses Anne A Hales established a school at Aston Lodge, which continued until May 1892. There were 7 private schools operating in Randwick at the time.
July 1892	The Loreto Sisters of Ballarat, Victoria, open a school with a convent at Aston Lodge. The lease of Aston Lodge including the 11 acres was negotiated with John Leo Watkins with the annual rental cost amounting to 300 pounds.  The Sisters also ran a Boarding a Day School onsite for 'Young Lady Boarders'. As such, onsite the residence was used as a convent, school, chapel and boarders' dormitories. A two-storey timber dormitory was shortly after constructed and designed by architect Richard Dennehy (later removed to the Loreto Normanhurst campus).
January 1894	John Leo (first born son of John Watkins) is registered as the owner of the Aston Lodge Estate.

<sup>5</sup> The Emanuel School, About Our School: School History, access date 19 December 2019, accessed via <https://www.emanuelschool.nsw.edu.au/about-our-school/school-history/>



Date	Event
June 1894	The Sisters assumed responsibility for religious education of primary school girls in the Randwick Parish. As such, a wooden school building was erected within the Aston Lodge grounds (later removed to the Loreto Normanhurst campus).
October 1897	The boarders and four nuns moved to a new purpose built school and convent established at Normanhurst. Day girls continued to be educated at Randwick until the Kirribilli school opened in 1901.
May 1899	The Building Covenant associated with Watkin's 11 acres was rescinded.
1901	John Leo Watkins subdivided the Aston Lodge Estate in early 1901. In July 1901 the site as per its current lot boundaries, was purchased by the Little Sisters of the Poor. Aston Lodge was converted into a novitiate for the Order and shortly after purchase a wooden chapel was constructed (replaced in 1921).
1929	A laundry and old mens' quarters were constructed in 1929 and designed by Scott, Green and Scott.
1932-1933	Gate house constructed and designed by Scott, Green and Scott.
1936-1937	The Order experienced an increase in young women wishing to join and a new Novitiate building was consequently constructed, also designed by Scott, Green and Scott. In addition, Marian House was constructed on Chepstow Street to provide additional accommodation.
1970s	The number of novitiates requesting to join the order significant decreased.
1982	The Little Sisters of the Poor proposed selling Aston Lodge to developed Beinda P/L to raise funds to rebuild and upgrade their aged care facilities nearby Mount St Joseph's. A rezoning application was submitted for the site to facilitate the sale. The scheme involved construction of various 3-8 storey flat buildings, demolition of the 1921 chapel and 1931 novitiate, conversion of Aston Lodge into flats.
15 May 1982	The Heritage Council of NSW placed a section 130 order on Aston Lodge.
1983	The Heritage Council of NSW refused the development application.
February 1984	Part of the Aston Lodge site was conveyed under lease-purchase agreement to the International Grammar School. Emanuel School also expressed interest in purchasing the site and began negotiating with the Little Sisters of the Poor.
July 1984	The Order found in favour of the Emanuel School. International Grammar school were given two years to find a new site having relocated to Surry Hills in 1985.
1986	The remainder of the present site at the corner of Chepstow and Stanley Streets was purchased allowing the Emanuel School to consolidate their schools for infants, primary and secondary pupils on a single site.

Date	Event
February 1986	The Government approval was granted to use the property as an infants and secondary school.
August 1986	The school was officially opened by Prime Minister Bob Hawke. For use as the school a number of modifications were made including the conversion of Aston Lodge into Offices (Saunders Administration Building), the deconsecrating of the chapel for conversion into classrooms and a library, conversion of the laundry into the Art Block, conversion of the novitiate into classrooms (Brender Moss Building), construction of an assembly hall and synagogue and conversion of Marian House as the Adler School. In the same year the school embarked on a major capital works program.
1999	The Clive Lucas, Stapleton and Partners CMP was prepared.
2002	The CMP was updated to include a focus on the landscape components of the site.  The Wolanski Family Specialist Learning Centre was established, and newly refurbished Hana Weisz Building opens as the 'Maria Tirabosco Library'.
2006	Expansion of the Kornmehl Centre Emanuel Pre-school is commissioned, allowing an increase in student intake from 50 to 60 places.
2007	The newly refurbished Aron Kleinlehrer Performing Arts Centre is opened.
2010	The renovation of the Wolanski Family Specialist Learning Centre is completed.
2011	The new four-level Kleinlehrer Family Science Building is opened in March 2011 containing a Primary School library, four state-of-the-art science laboratories, an additional classroom, as well as underground parking.
2014	Construction of the new Kleinlehrer Family LINC Building begins, with the aim of providing eight flexible classrooms, a Visual Arts Precinct, 200-seat tiered Performance Theatre, Wellness Centre, Leadership and Learning Centre, and substantial additional recreational space, including an undercover play area and landscaped gardens.
2015	The Kleinlehrer Family LINC Building is opened, with eight new classrooms for Years 1-4.
2016	The newly refurbished Lynette Sandra Phillips Kindergarten opens in the old High School Art Block, which was originally the laundry facilities for the Little Sisters of the Poor in the 1930s. Additional music practice and rehearsal rooms are completed adjacent to the Emanuel Fisher Music Centre, and a new deck is opened off the end of the basketball courts to create more leisure space for students.
2018	The Innovation Centre opens featuring 3 floors of flexible space, boasting an Imaginarium and Design Lab with interactive spaces. It is known as the D & T Building.

### 3.4. Alterations and Additions

The following list of building and development applications relevant to the subject site has been accessed from Randwick City Council files at the offices of Randwick City Council on 9 September 2019.

*Table 2: Alterations and developments on site:*

Application Number	Event
DA/698/2006	Proposed extension to the Emmanuel Pre-school known as the "Kornmehl Centre" to include a new playroom adjacent to Avoca Street (Heritage Item) (Integrated Development)
DA/608/2008	Demolition of the existing brick wall along the northern boundary of the school and reconstruct the wall with a concrete masonry base, brick piers, lapped and capped timber paling infill panels (Heritage Item).
DA/657/2008	Demolish the brick section of the boundary wall along Avoca Street boundary and construct a temporary lapped and capped timber fence (Heritage Item).
DA/874/2008	Demolition of existing structures in service yard in centre of site and construction of single storey specialist learning facility at Emanuel School (Heritage Item).
DA/891/2008	Construction of a 3 storey education building with basement car park for 12 vehicles, provision of a new driveway crossing, modification of masonry boundary wall and general landscaping (Heritage Item)
DA/925/2008	Construction of 2 shade structures over existing outdoor seating area of Emanuel School, near Avoca Street frontage (Heritage Item).
DA/181/2009	Stage 1 concept application to set building envelopes and school uses for the Emanuel School (Heritage Item)
DA/608/2008A	Section 96(2) Modification of approved development by removal of 3 camphor laurel trees Original consent: Demolition of the existing brick wall along the northern boundary of the school and reconstruct the wall (Heritage Item).
DA/925/2008A	Section 96 modification of the approved development by deletion of Condition No.4 to allow existing shade structures to be retained permanently Original consent: Construction of 2 shade structures over existing outdoor seating area of Emanuel School, near Avoca Street frontage (Heritage Item) (Integrated Development)
DA/891/2008A	Section 96 modification to replace the existing boundary wall along a portion of the Chepstow Street frontage with a new masonry wall to match existing (Heritage Item) Original consent: Construction of a 3 storey education building with basement car park for 12 vehicles, provision of a new driveway crossing, modification of masonry boundary wall and general landscaping (Heritage Item)
DA/891/2008B	Section 96 modification of approved development by demolition of existing wall and reconstruction of wall. Original consent: Construction of a 3-storey education building with basement car park for 12 vehicles, provision of a new driveway crossing, modification of masonry boundary wall and general landscaping (Heritage Item).

Application Number	Event
DA/891/2008C	Section 96 modification to condition 6 of the development consent relating to the use of the 2 pedestrian access gates to the ground level entry forecourt and basement carpark on Chepstow Street frontage, of the Emanuel School Original consent: Construct a 3 storey education building with basement car park.
DA/484/2011	Construction of a new wall to the inside face of the existing masonry wall in the south-western corner of the Emanuel School site, remove stucco finish from existing wall and apply new render and paint finish to panels, capping and piers, replace existing ground floor windows with doors in the Chepstow Street elevation of the Adler Building (Heritage Conservation Area and Item)

### 3.5. History of the Adler Building

According to historical research undertaken to date on the subject site and as noted in the sections above, prior to the development of the Adler Building, the south-western corner of the subject site is generally thought to have been originally developed to include a stables and coach house/ servants quarters for the Watkins Family. However, as illustrated in the following subdivision and Water Board plans, the Aston Estate once extended further west than the existing site boundary. As such, the stables and coach house/servants quarters was located further west than the site of the existing Adler Building.

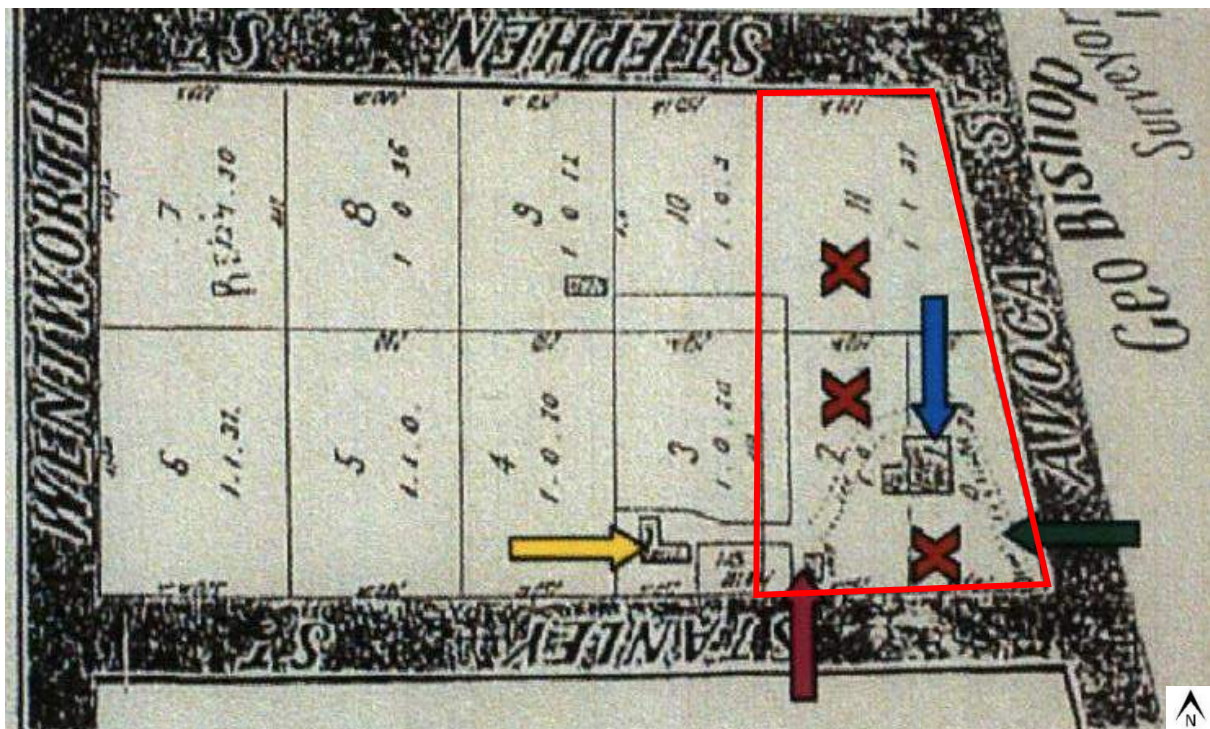


Figure 23: Excerpt from an undated Aston Estate subdivision plan. The boundary of the subject site is outlined in red. Lots 1, 2 and 11 (marked by the red crosses) were sold to a group of ladies referred to as 'Randwick Spinners' representing the Little Sisters of the Poor in 1901. Although undated, this subdivision plan shows the presence of the former stables and servants quarters (indicated by the yellow arrow), which falls outside of the current site boundary. (Source: original source unknown, Emanuel School - Grounds, CMP, Mayne-Wilson and Associates, 2002, p. 10)



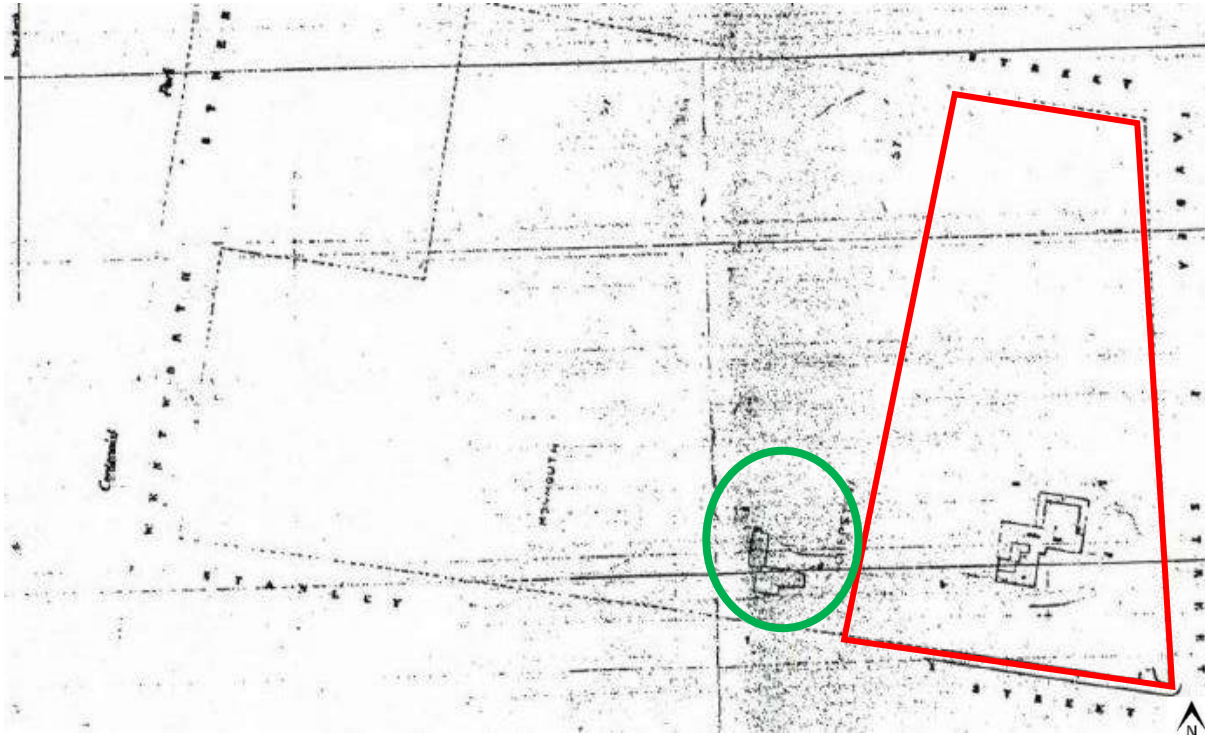


Figure 24: This Water Board Plan was drawn in May 1891 and is based on a survey conducted in September 1890. The stables and servants quarters (circled in green) can be seen located west of the subject site (outlined in red). No development to the south-western corner of the subject site is evident in this image. (Source: Water Board Randwick Sheet no.6, Sydney Water Corporation Plan Room, Plan S.0877.1544, from the 1999 CMP, p. A12)

As noted, in 1901 the site was used by the Little Sisters of the Poor. The Order undertook a number of works to the site. Of particular note, the 1999 CMP notes that in 1929, a new laundry block and old men's quarters were constructed in the corner of Stanley and Chepstow Streets. This appears to be the first development to occur towards the south-western corner of the site. According to the CMP:<sup>6</sup>

*The building application for these buildings was lodged with Randwick Council in April 1929. The application was prepared by Ernest A. Scott of Green and Scott, architects. The total value of this work was £2,000.*

*This practice was founded in the late 1880s by Ernest A. Scott (d. 1949). from c.1900 Edward R. Green was employed in the practice, becoming a partner in 1911. In 1934 after the admittance of the third partner, Thomas Maxwell Scott, the firm became known as Scott Green and Scott. After the second world war in 1947 the firm split into two, with the firms of E.A and T.M. Scott, and Edward R. Green and Son.*

*...Theses buildings were sited adjacent to the then existing alignment wall, and Council approval was only given after the plan had been amended to set back the building 10' from Chepstow Street and right in alignment with existing buildings in Stanley Street...*

*...The old men's home may have been the building known to have been located, through evidence of early site surveys, in the area where the Adler Building (constructed c.1970s) is now situated.*

The location of the old men's quarters can be seen in the following aerial image from 1943:

<sup>6</sup> '2 - Historical Development', The Emanuel School, Randwick, Conservation Management Plan, Clive, Lucas, Stapleton and Partners Pty Ltd, 1999, p.10



Figure 25: Aerial view of the subject site dating from 1943. The old men's quarters can be seen in the south-western corner, circled in green. (Source: SIX Maps accessed 8 October 2019)

It is unclear how long the men's quarters were present onsite; however, it is evident that a new building had been constructed by the Order in the c.1960s or c.1970s known as Marian Lodge (now the Adler Building). The exact date of construction is unknown; however, the 1999 CMP notes the c.1970s while the 2002 CMP notes the c.1960s as the construction period. Due to the character of the building, it is most likely the Adler Building was constructed in the c.1970s. By 1984 Marian Lodge was operating as a retirement village and was held in separate title, later to be acquired by the Emanuel School in 1986.<sup>7</sup>

In 1997 Marian House was converted into the Adler School, rebuilt by the school to provide:<sup>8</sup>

- Classrooms for the Primary School;
- A languages centre;
- A caretaker's residence.

By the time these works had been completed, a second storey had been added to the east-south wing and balconies had been added along with a staircase providing balcony access from the courtyard area.

<sup>7</sup> Emanuel School - Grounds, CMP, Mayne-Wilson and Associates, 2002, p. 13

<sup>8</sup> - Historical Development', The Emanuel School, Randwick, Conservation Management Plan, Clive, Lucas, Stapleton and Partners Pty Ltd, 1999, p. 14





Figure 26: View of the subject site dating from 1984 showing the site and the building located in the south-western corner, circled in green. (Source: courtesy of the Emanuel School)

## 4. ASSESSMENT OF SIGNIFICANCE

### 4.1. Understanding Heritage Significance

Each place is unique and has its own combination of values. Therefore, before making decisions about the future of a heritage item it is essential to understand its heritage values so that these will be retained when making future decisions about the place. The statement of heritage significance summarises an item's heritage values.

### 4.2. Assessment of Criteria

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance. There are two levels of heritage significance, State and local.

The following assessment of significance has been prepared in accordance with the Assessing Heritage Significance, 2001 guidelines from the NSW Heritage Division

Although the entire site has been assessed for its heritage values and a statement of significance prepared along with a significance ranking plan, there is limited significance assessment information about the Adler Building. As such, the following assesses the significance of the Adler Building only.

#### (a) an item is important in the course, or pattern, of the local area's cultural or natural history

The Adler Building is the site of the former old men's quarters (1929) and was constructed in the c.1970s, representing this period of development. However, this period of development is not considered of significance to the subject site or locality.

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
shows evidence of a significant human activity	X	has incidental or unsubstantiated connections with historically important activities or processes	✓
is associated with a significant activity or historical phase	X	provides evidence of activities of processes that are of dubious historical importance	✓
maintains or shows the continuity of a historical process or activity	X	has been so altered that it can no longer provide evidence of a particular association	✓

#### (b) 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

Historical research undertaken to date has not indicated the site has any 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.

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
shows evidence of a significant human activity	X	has incidental or unsubstantiated connections with historically important activities or processes	✓
is associated with a significant activity or historical phase	X	provides evidence of activities of processes that are of dubious historical importance	✓

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
		has been so altered that it can no longer provide evidence of a particular association	✓

**(c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area**

The Adler Building is a typical example of a c.1970s accommodation building and is not considered of particular aesthetic significance.

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
shows or is associated with, creative or technical innovation or achievement	X	is not a major work by an important designer or artist	✓
is the inspiration for a creative or technical innovation or achievement	X	has lost its design or technical integrity	✓
is aesthetically distinctive	X	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	X
has landmark qualities	X	has only a loose association with a creative or technical achievement	✓
exemplifies a particular taste, style or technology	X		

**(d) an item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons**

The Adler Building is associated with the Emanuel School community, having been used as part of the educational facilities onsite, however, this is not considered a particularly special association.

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
is important for its associations with an identifiable group	X	is only important to the community for amenity reasons	✓
is important to a community's sense of place	X	is retained only in preference to a proposed alternative	X

**(e) an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history**

The Adler Building does not have the potential to yield information that will contribute to an understanding of the local area's cultural or natural history. There may be some potential for archaeological relics relating to the 1929 old men's quarters, however, this potential is considered low.



Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
has the potential to yield new or further substantial scientific and/or archaeological information	X	has little archaeological or research potential	✓
is an important benchmark or reference site or type	X	only contains information that is readily available from other resources or archaeological sites	✓
provides evidence of past human cultures that is unavailable elsewhere	X	the knowledge gained would be irrelevant to research on science, human history or culture	✓

**(f) an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history**

The Adler Building does not possess uncommon, rare or endangered aspects of the local area's cultural or natural history.

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
provides evidence of a defunct custom, way of life or process	X	is not rare	✓
demonstrates a process, custom or other human activity that is in danger of being lost	X	is numerous but under threat	✓
shows unusually accurate evidence of a significant human activity	X		
is the only example of its type	X		
demonstrates designs or techniques of exceptional interest	X		
shows rare evidence of a significant human activity important to a community	X		

**(g) an item is important in demonstrating the principal characteristics of a class of the local area's**

- cultural or natural places; or
- cultural or natural environments

The Adler Building is not considered a representative example of its type.

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
is a fine example of its type	X	is a poor example of its type	✓

Guidelines for inclusion	✓ / X	Guidelines for exclusion	✓ / X
has the principal characteristics of an important class or group of items	X	does not include or has lost the range of characteristics of a type	✓
has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	X	does not represent well the characteristics that make up a significant variation of a type	✓
is a significant variation to a class of items	X		
is part of a group which collectively illustrates a representative type	X		
is outstanding because of its setting, condition or size	X		
is outstanding because of its integrity or the esteem in which it is held	X		

### 4.3. Statement of Significance - Adler Building

The Adler Building at the site of the Emanuel School in Randwick dates from the c.1970s and is a typical example of a school facility dating from this period with no particular reference to an architectural style. Although it is located on the site of the old men's quarters, constructed in 1929, the site has a low potential for evidence of this building. The building is also not considered of particular aesthetic or representative significance.

As such, the Adler Building is not considered of sufficient significance to be considered as an important element within the heritage listing of the entire Emanuel School site and as such does not warrant heritage listing on a statutory instrument.

The Adler Building has also been ranked as a building of "none" heritage significance in the 1999 CMP.

### 4.4. Statement of Significance - Entire Site

The following Statement of Significance of the Emanuel School has been extracted from the SHI form for the site:<sup>9</sup>

*The Emanuel School site, Randwick is a unique complex of buildings and grounds situated in the Randwick area, containing a c1864 suburban villa known as Aston Lodge designed by Edmund T. Blacket which is of exceptionally high integrity, with remnant garden planting, and a fine and simple chapel (1921) and novitiate (1936) buildings constructed for the mendicant Roman Catholic order of the Little Sisters of the Poor who owned the site between 1901 and 1985.*

*Set on one of the highest points of the North Randwick ridge, within expansive grounds, parts of the site, in particular the novitiate building of 1936, are highly visible from areas in Queens Park, Centennial Park, Woollahra and Bondi Junction and as such it is one of the most prominent landmarks in the eastern suburbs of Sydney. The site has important social and historical associations with the development of the Randwick area through the occupation of James Watkins, merchant and alderman of Randwick Council, and his large villa estate, the development of late 19th century private education in the eastern suburbs of Sydney with the Loreto Sisters' school, and the development of social welfare in NSW with the use of the site as the novitiate for*

<sup>9</sup> State Heritage Inventory form for 'Emanuel School', database no. 5045446, accessed 8 October 2019 via <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045446>

the Little Sisters of the Poor who ran the adjoining Mount St. Joseph home for the aged which was one of about three non-government aged homes operating in New South Wales in the late 19th century.

The site also contains a number of features which are historically associated with the use of the site by the Little Sisters of the Poor which are notable aesthetically within the Randwick area. These include the high enclosing walls (late 1920s & 1930s), the gate lodge (1932), the laundry (1929), and paths, drives and early plantings (c1930s) [Clive Lucas Stapleton, 1999:46; modified slightly by Mayne-Wilson & Associates, 2002, 55].

#### 4.5. Significance Ranking

The 1999 CMP did not provide a significance ranking for individual buildings rather it provides a Diagrammatical explanation of Statement of Conservation Guidelines in Figure 8.1. The 2002 CMP prepared by Mayne-Wilson and Associates, however, included a heritage ranking table and plan that ranked the various key elements of the site. As indicated in the following image, the ranking table and plan considered the Adler Building to not be of sufficient heritage value to warrant ranking as part of the system. As such, the Adler Building ranking status is noted as 'none'. Note: some buildings are no longer extant (i.e. the Hana Weisz Building) and other changes have occurred to the site.

Item – Former Name	Present name	Significance Ranking
Aston Lodge	Saunders Administration Building	Exceptional (Blue)
Chapel	Aron-Klein-Lehrer Building	High (Red)
Novitiate building	Brender-Moss Building	High (Red)
	Hanna Wiesz Building	None x
Marian Lodge (demolished)	Adler Building (most recent)	None x
Little Sisters' laundry	Arts Department	Moderate (Green)
	Lehrer Family Building	None x
	Demountable Primary School	None x
	2 <sup>nd</sup> row of demountable classrooms	None x
Gate Lodge		Moderate (Green)
Boundary Walls		Moderate (Green)
Sandstone edging, stn path		Moderate (Green)
Highest eastern terrace wall		High (Red)
Middle eastern terrace wall		Moderate (Green)
Lowest eastern terrace wall		High (Red)
Steps to novitiate from eastern pathway		Moderate (Green)
Cook Island Pine		Exceptional (Blue)
Hoop Pine	(within Pre-school area)	High (Red)
2 Brazilian Pepper Trees		High (Red)
14 Camphor Laurel Trees	(9 within Pre-school area)	Moderate (Green)
Phoenix Palm		Moderate (Green)
Magnolia & Cottonwood tree		Moderate (Green)
W.A. Peppermint tree	(within Pre-school area)	Moderate (Green)

Figure 27: Excerpt from the 2002 CMP showing the significance ranking allocations for key site elements. The Adler Building is noted as not being of sufficient significance and therefore is noted as 'none'. (Source: Emanuel School - Grounds, CMP, Mayne-Wilson and Associates, 2002, p. 61)





Page | 37

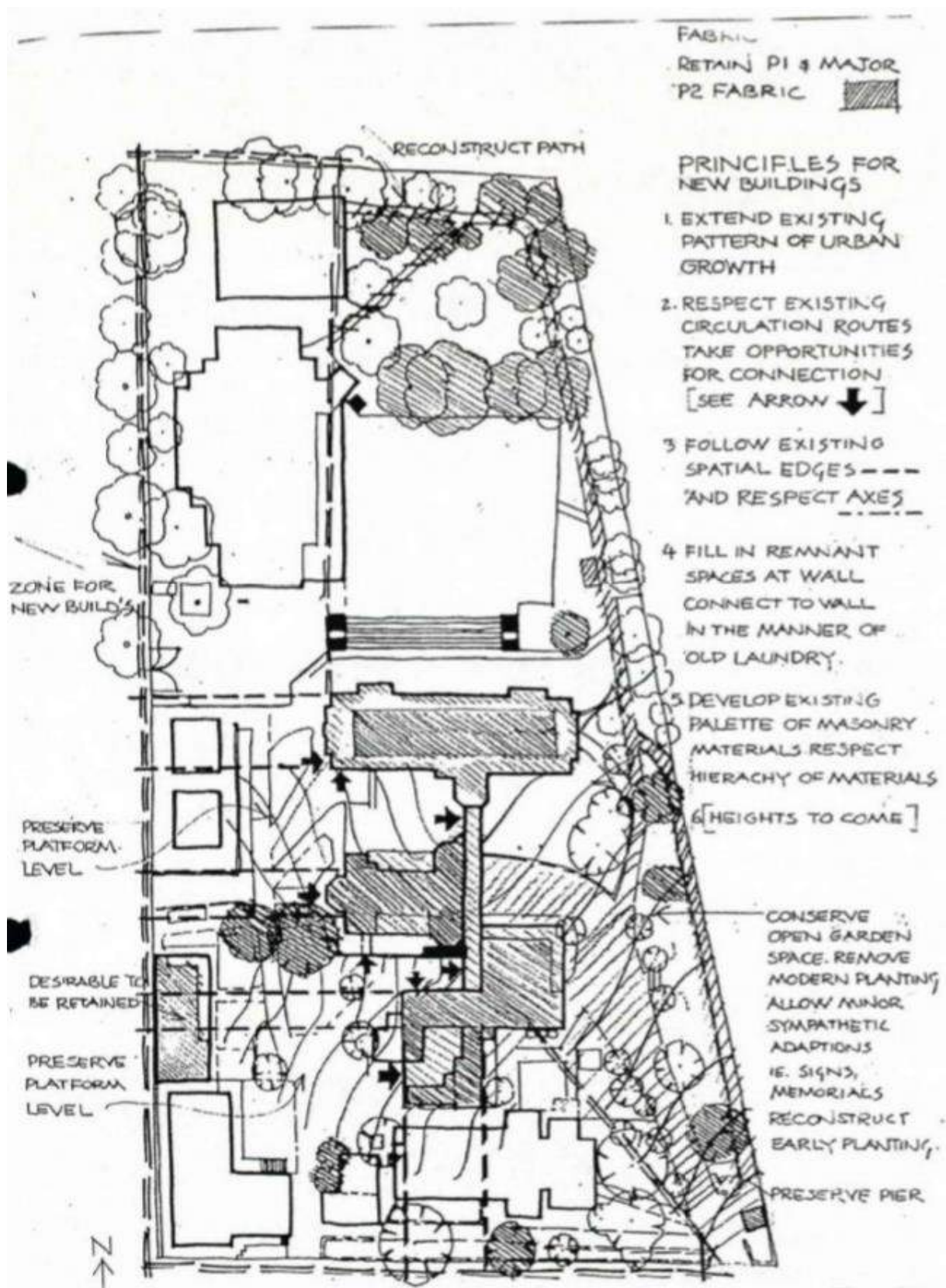


Figure 29: Diagrammatic explanation of the Statement of Conservation Guideline prescriptions from Section 8 of the 1999 CMP provided in Figure 8.1. (Source: The Emanuel School, Randwick, CMP, Clive Lucas, Stapleton and Partners Pty. Ltd. 1999, p.60)

## 5. HERITAGE IMPACT ASSESSMENT

### 5.1. Views Analysis

The 1999 and 2002 CMPs provide an analysis of the significant views to and from the Emanuel School site. In summary, the below are the key comments made in both documents regarding views:

- The upper portion of the property has remained predominately unaltered since the 1970s, except that the plantings of native trees along the eastern and southern boundaries has gradually produced dense screening;
- The 1921 chapel and 1936 novitiate have also reduced views to and from the site from the former Aston Lodge;
- Views towards Centennial Park and the City of Sydney are still possible from the northern end of the site;
- Views within the site have been benefitted by the locating of subsidiary buildings around the perimeter of the block, retaining open space surrounding the three key significance buildings at the centre of the school site;
- There are two main northern view corridors possible within the site, towards either side of the former novitiate building. Other internal views are limited or don't relate to the Adler Building and the proposed development (e.g. views across the northern portion of the site);
- Views to the site are possible from surrounding suburbs such as Woollahra, Bondi Junction and Waverley.

The proposed new building will have no impact on the above noted aspects of the Emanuel School site as defined in the CMP. The proposed new Adler building retains the approach of keeping the new buildings at the perimeter of the site replacing the existing building and maintaining all internal visual links with the core heritage buildings as well as any existing distant views to the site.

Views available from the corner of the Chepstow and Stanley Streets are dominated by the existing Adler building, which blocks any visual to the historic core of the site from the westerly approaches (View 1a). There is, however, a partial view corridor to the historic core along Stanley Street between the existing Adler Building and the D & T Building in glimpses form (View 1b). This view is considered secondary and is essentially available from the opposite side of the Street for a short length for a casual viewer especially when they stand directly at the gap between the two buildings. While the Adler Building has been assessed as being of no heritage value, the proposed site of the new Learning Hub is prominently visible from within the surrounding streetscape as it is currently with the existing Adler building. This is partly due to the location of the proposed site, towards the corner of Chepstow and Stanley Streets, and the topography of the site. As such, the following explores these view lines and assesses the potential impact of the proposed works on these views.





Figure 30: Aerial view of the subject site showing the main direct views to the into and within the subject site relevant to the proposed works to the Adler Building. View 1 - corner of Stanley and Chepstow Streets, View 2 - from Avoca Street, View 3 - from Chepstow Street, View 4 - internal view to the Saunders Administration Building/Wolanski Family Learning Centre and Aron-Kleinlehrer Performing Arts Centre, View 5 - View 5 - looking south from the Science Block/ Kleinlehrer Linc Building. (Source: SIX Maps accessed 1 November 2019)

### View 1a & 1b - Corner of Stanley and Chepstow Streets

As noted in the sections above, the existing Adler Building is prominently located on the corner of Chepstow and Stanley Streets and is readily visible as indicated in Figure 31. As key significant buildings are located towards the centre of the site (Figure 28), visual access to these buildings is only possible when looking towards the site, on the opposite side of Stanley Street in part between the existing Adler Building and the D & T Building (Figure 32). However, it should be noted that in certain areas from the Corner of Stanley and Chepstow Streets and further down Stanley Street, the ability to view and appreciate part of the historic core of the site does exist. Therefore, the currently available view carries a limited but functional significance.



*Figure 31: View 1a from the corner of Stanley and Chepstow Streets looking towards the south-western corner of the site and the Adler Building.*



View 1a & 1b - Corner of Stanley and Chepstow Streets



*Figure 32: View 1b from Stanley Street looking north-east between the Adler Building and the contemporary D & T Building. The Saunders Administration Building and the historic core can be seen partially within this view.*



View 1a & 1b - Corner of Stanley and Chepstow Streets



Figure 33: 3D visualisation of the proposed new Adler Building from before the corner of Chepstow and Stanley Streets, showing built context in proximity (Source: Virtual Ideas, Emanuel School - Cam 02, Rev. D, 19/12/19)



Figure 34: 3D visualisation of the proposed new Adler Building from further east along Stanley Street, looking north between the Adler and D & T building (Source: Virtual Ideas, Emanuel School - Cam 01, Rev. D, 19/12/19)

### View 2 - from Avoca Street

From within Avoca Street the Adler Building is not visible due to the presence of other buildings, vegetation and the high boundary wall towards the eastern side of the school site, as evident in Figure 35.

Therefore, the ability to appreciate the significant historic core of the interior is limited. Change to the Adler Building will be almost entirely obscured from any existing significant views from Avoca Street.



*Figure 35: View from Avoca Street towards the intersection with Market Street, looking towards the south-eastern corner of the site. As evident in this image, views to the south western corner of the school site/ the Adler Building, are not possible.*

### View 3 - from Chepstow Street

The topography of Chepstow Street increases towards the southern end, where the Adler Building is located. However, the building is only visible from halfway down the street, as evident in Figure 36. Towards the northern end of the street views to the Adler Building are reduced due to the topography, but also due to the presence of larger buildings within the site as evident in Figure 37. Due to the Adler Building's location in the southwestern corner of the site it is located behind existing structures and is out of focus to any significant views to the site from Chepstow Street and subsequently its contribution to their significance limited.

Views to the site from the south side of Chepstow Street are largely obscured due to the topography of the site and boundary walls and also significantly by the Adler Building itself. The works to replace the Adler Building on the site will retain the currently available views to the site from Chepstow Street.

### View 3 - from Chepstow Street



*Figure 36: View taken from the middle of Chepstow Street looking south-east towards the Adler Building (red arrow).*



*Figure 37: View from the northern end of Chepstow Street, looking south with the school site visible to the left. The Adler Building is not visible from this end of Chepstow Street due to the topography and existing buildings within the site. The approximate location of the Adler Building is indicated by the red arrow.*

### View 4 - internal view to the Saunders Administration Building/Wolanski Family Learning Centre and Aron-Kleinlehrer Performing Arts Centre

Within the site, visual access from the Adler Building and its front courtyard/ from the eastern elevation are possible towards key exceptional/ high significant buildings including the Saunders Administration Building/ Wolanski Family Learning Centre (former Aston Lodge) and Aron-Kleinlehrer Performing Arts Centre (former Chapel) (Figure 38). Therefore, this area and the views available from within it are significant in allowing the appreciation and interpretation of the heritage significance of the subject site. The view presented in Figure 40 will be partially framed from the first floor up, however, when one stands within the open ground floor space below the link still will be able to see the historic core. Therefore, impact on this internal view is negligible and is currently only accessed by the staff who drives in and out of the gate at this part of the site. This part of the site is currently used for waste bins and for casual drive in and out purposes.



**View 4 - internal view to the Saunders Administration Building/Wolanski Family Learning Centre and Aron-Kleinlehrer Performing Arts Centre**



*Figure 38: View looking north-east towards the Learning Centre (former Aston House) and the Aron-Kleinlehrer Building (former Chapel) from the courtyard in front of the existing Adler Building.*

**View 5 - looking south from the Science Block/ Kleinlehrer Linc Building**

Another key view within the site that has the potential to be impacted by the proposed works is the view looking south from the Science Block/ Kleinlehrer Linc Building (Figure 39). Although somewhat limited, visual access is possible towards the Adler Building from this area, especially due to the heightened topography of the south-western corner of the site. As with View 3 while the view itself is somewhat significant due to the location of the Adler Building in the southwestern corner, any change to the building will not result in views towards the significant core of the site from north being negatively impacted.

View 5 - looking south from the Science Block/ Kleinlehrer Linc Building

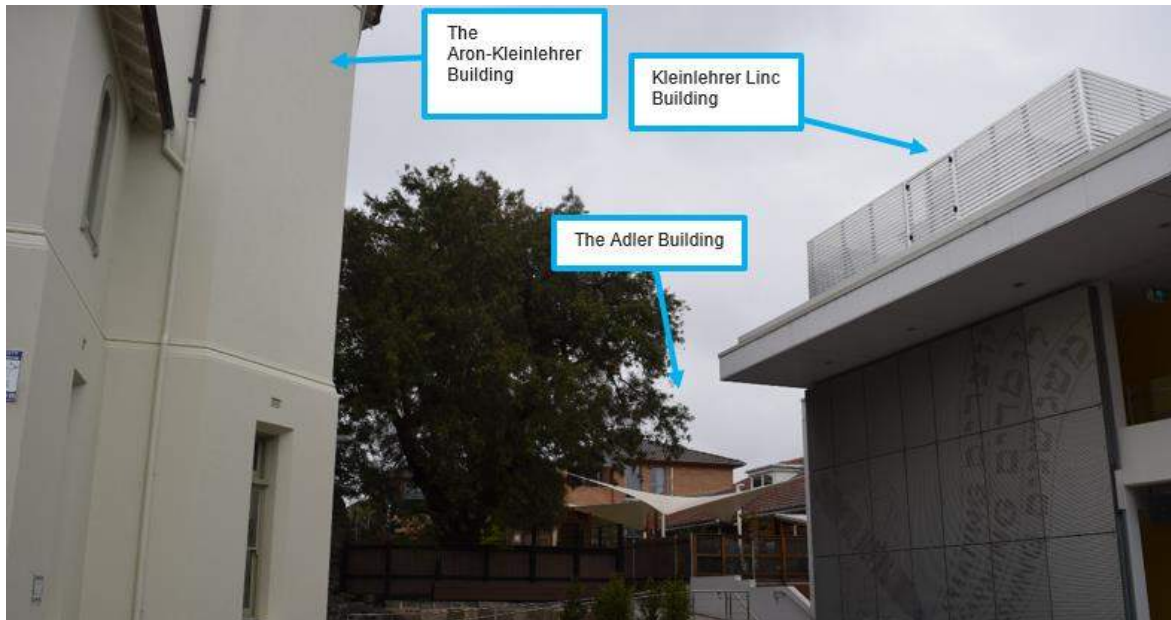


Figure 39: View from between the Kleinlehrer Linc Building (right) and the Aron Kleinlehrer Building (former Chapel, left) looking towards the Adler Building.

### 5.1.1. Conclusion

In conclusion, while the Adler Building is prominently visible from within the surrounding streetscape, the building is only identifiable within three of the significant views and further only two have the potential to be impacted by change. The view north from between the existing Adler Building and the D & T Building (View 1b) which has the potential two be impacted by the proposal is a secondary view with limited accessibility and as such does not hold significance as a vista or corridor similar to those aspects identified in the 1999 CMP summarised at the beginning of section 5.1 above.

The more significant views that were identified in the CMP will not be affected by the proposed new Adler building as its location at the corner of Stanley and Chepstow Streets is isolated and distant from the key visual corridors and vistas to the historic core of the Emanuel School site.

## 5.2. Archaeology

The site of the Emanuel School is identified on the State Heritage Register entry for the site as having layered levels of archaeological potential associated with the periods of development of the site. The information held on the register has been extracted from the 1999 CMP for the site and has been included below.

*While outside the scope of this report (see section 1.5), the place may be of Aboriginal archaeological potential in that it is probably sited on the same massive dune system as the Prince of Wales Hospital site where in recent years shell middens have been unearthed through controlled archaeological investigation.*

*The site has a documented European occupation back to the mid-19th century. It is the location of one of a comparatively small number of large domestic residences built in the eastern suburbs of Sydney. A succession of surveys dating from c.1890-1930s and photographs from c.1920s-c.1960s describe the physical evolution of the site to indicate that the first permanent capital*

*improvement was made c.1864 for a stone residence and stables for the Watkins family which has been altered, adapted and extended with addition of new buildings over time to the present.*

*Within this known occupational history, the earlier c.1864-1901 phase in view of the generally domestic nature of land uses and improvement may be of archaeological potential in that:*

- the physical survey indicates that there have been few major internal alterations to Aston Lodge. Controlled intervention may therefore reveal details of original/early space finishes and fittings and potential deposits within concealed sub-floor spaces;*
- while the site has potentially been disturbed by building works undertaken from c.1920 there are areas in the vicinity of Aston Lodge, in particular within the enclosed kitchen/work yard which may not have been disturbed and may therefore be of archaeological potential for features such as latrines and wells, food dumps, sewerage and drainage works, etc;*
- landscaping works in the form of paths, drives, etc laid out during this period may be extant under the existing reinforced concrete system.*

*Of the next phase, c.1901- say c.1940, that being the construction and operation of the former Novitiate, the site may be of archaeological potential in that:*

- archaeological investigation may therefore reveal new information about the configuration and uses of a number of now demolished buildings shown on a c.1930s survey (figure A4.9);*
- archaeological investigation may reveal new information about the configuration of some of the extant buildings located near the entrance drive and their potential date of construction (CMP, 1999, 42-3).<sup>10</sup>*

With the identification of general potential associated with the site it can be ascertained that some level of archaeological potential may exist below the area of the proposed works. In the 2002 CMP for the site, an area of the southwestern portion of the site titled 'Precinct 4' is identified as having some potential to contain archaeological significance due to the potential nearby remnants of the original carriage drive and foundations for the succession of buildings in the south-west of the site. The Adler Building is specifically noted in that in its construction the building has *likely covered over - or possibly removed - evidence of the previous structures there.*<sup>11</sup> The analysis of archaeology from the 2002 CMP is included for reference below.

*In the case of the Emanuel School site, it would be going too far to describe some of the precincts identified in section 3 above as 'historical archaeological sites', both because there may well be nothing of particular significance located below ground, and even what may be located, is likely to amount to little more than fragments of carriageway edging or pavement, or possibly pieces of the foundations of earlier outbuildings that have not been identified in any architectural studies as having had any heritage significance.*

*Given that landscaping works are to be undertaken in precincts where there is some, but limited, potential for archaeological elements being uncovered, it is recommended that an archaeologist with appropriate experience be engaged at the time excavations or earthworks are about to be undertaken within them so that possible historical elements that could be unearthed are identified and recorded. Should the item(s) prove to be of particular importance, the possibility exists that the landscape master plan attached to this CMP may require minor modification before landscaping works were to continue.<sup>12</sup>*

Due to the significant earthworks involved in the construction of the Adler Building, it is less likely than the unbuilt areas around the building to contain archaeological remnants. However, as stated in the 2002 CMP and as no archaeological investigation has been undertaken for the area, the presence of underground structures or artefacts cannot be completely discounted. Therefore, it is appropriate to proceed with caution should any unexpected archaeological finds are uncovered during the ground works, a STOP WORK procedure should be applied to allow for the inspection of an appropriately qualified archaeologist in order to advise on the requirements of management and consultation with the Heritage NSW of the Community Engagement, Department of Premier & Cabinet.

<sup>10</sup> The Emanuel School, Randwick, Conservation Management Plan, Clive, Lucas, Stapleton and Partners Pty Ltd, 1999, p. 42-43

<sup>11</sup> Emanuel School - Grounds, CMP, Mayne-Wilson and Associates, 2002, p. 53

<sup>12</sup> Ibid. p. 64



Investigation into the potential Aboriginal heritage of the subject site is beyond the scope of this report. However, a search of the Aboriginal Heritage Information Management System (AHIMS) was undertaken for Lot 12 of DP 1227916 (Emanuel School site) and has shown that:

- 0 Aboriginal sites are recorded in or near the location, and;
- 0 Aboriginal places have been declared in or near the location.

Therefore, no impact on a known Aboriginal place of significance is anticipated.

### 5.3. Statutory Controls

The subject site is listed as a heritage item on the State Heritage Register (SHR) under the *Heritage Act 1977*. It is also listed on Schedule 5 of the Randwick LEP 2012, is located within the North Randwick HCA and is in proximity to a number of heritage items therefore is subject to the heritage in Randwick LEP 2012 and the Randwick DCP 2013.

#### 5.3.1. Randwick LEP 2012

The site is a listed heritage item in Schedule 5 of the Randwick LEP 2012. The proposal is addressed below in relation to the relevant clauses of the LEP.

Randwick LEP 2012, 5.10 Heritage Conservation	Discussion
<p>(2) <i>Requirement for consent</i></p> <p><i>Development consent is required for any of the following:</i></p> <p>(a) <i>demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p>(i) <i>a heritage item,</i></p> <p>(ii) <i>an Aboriginal object,</i></p> <p>(iii) <i>a building, work, relic or tree within a heritage conservation area,</i></p> <p>(b) <i>altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p>(c) <i>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,</i></p> <p>(d) <i>disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p>(e) <i>erecting a building on land:</i></p> <p>(i) <i>on which a heritage item is located or that is within a heritage conservation area, or</i></p>	<p>The subject site is identified as an item of State Heritage Significance and listed on the State Heritage Register (SHR) under the <i>NSW Heritage Act, 1977</i>. It is also listed as a heritage item in Part 1 of Schedule 5 of the Randwick LEP 2012, is located within the North Randwick Heritage conservation Area (HCA) and is in proximity to a number of heritage items. The proposed works involve the demolition of an existing two-storey structure, the 'Adler Building', on the site of a heritage item and the construction of a three-storey building in its place. As works involve the demolition of part of a heritage item and works within a heritage conservation area, consent under this clause is required.</p>

Randwick LEP 2012, 5.10 Heritage Conservation	Discussion
<p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	
<p><i>(4) Effect of proposed development on heritage significance</i></p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>This HIS has given careful consideration to the proposed works, associated ground works and their impacts on the known heritage values of the subject site. Considering the nature of the works and their proximity to heritage items in the vicinity and the sites location within an HCA, a view analysis has been prepared in <i>Section 5.1 - Views Analysis</i>. Further a more detailed discussion on the impacts of the works can be found in <i>Section 5.3.2 - Randwick DCP 2013</i>.</p>
<p><i>(5) Heritage assessment</i></p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>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.</i></p>	<p>This HIS has been prepared in accordance with this clause as well as the required documentation for a S60 application under the <i>NSW Heritage Act, 1977</i> in order to consider all aspects of heritage impact assessment and assist Heritage Council of NSW in their assessment of the proposed development. It follows the methodology laid out in the NSW Heritage Manual 'Statement of Heritage Impact' and 'Assessing Heritage Significance' guidelines.</p>
<p><i>6) Heritage conservation management plans</i></p> <p><i>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.</i></p>	<p>A 2002 CMP for the site has been prepared by Mayne-Wilson and Associates. However, it should be noted that this CMP is still in draft form and as such, the 1999 CMP prepared for the site by Clive Lucas Stapleton and Partners has formed the basis for the following assessment. Both these CMPs have not been identified as having been endorsed by the Heritage Council of NSW.</p>
<p><i>(7) Archaeological sites</i></p>	<p>The Emanuel School is not listed as being an archaeological site, therefore the subject clause does not apply. Discussion of archaeological</p>

Randwick LEP 2012, 5.10 Heritage Conservation	Discussion
<p><i>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):</i></p> <p>(a) <i>notify the Heritage Council of its intention to grant consent, and</i></p> <p>(b) <i>take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>potential related to the works is provided in detail in <i>Section 5.2 - Archaeology</i>.</p> <p>Notwithstanding, should any unexpected archaeological finds be uncovered during ground works, the 'STOP WORK' procedure will be applied to allow for the inspection of an appropriately qualified archaeologist in order to advise on the required management, and consultation with the Heritage NSW of the Community Engagement, Department of Premier &amp; Cabinet.</p>
<p><i>(8) Aboriginal places of heritage significance</i></p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</i></p> <p>(a) <i>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</i></p> <p>(b) <i>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.</i></p>	<p>Investigation into the potential Aboriginal heritage of the subject site is beyond the scope of this report. However, a basic search of the Aboriginal Heritage Information Management System (AHIMS) was undertaken for Lot 12 of DP 1227916 (Emanuel School site) and has shown that:</p> <ul style="list-style-type: none"> <li>▪ 0 Aboriginal sites are recorded in or near the location, and;</li> <li>▪ 0 Aboriginal places have been declared in or near the location.</li> </ul> <p>Therefore, no impact on a known Aboriginal place of significance is anticipated.</p>

### 5.3.2. Randwick DCP 2013

The following table addresses the proposal in relation to the relevant clauses of the Randwick DCP 2013. Note: as the Adler Building has been assessed as having no heritage value, it is considered a non-contributory building to the North Randwick HCA. As such, the controls relating to non-contributory buildings have also been assessed against.

Randwick DCP 2013, B2 Heritage	This proposal relates to these matters as follows:
<p><i>2.2 Design and Character</i></p> <p><i>All Development</i></p> <p><i>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).</i></p>	<p>The proposed addition of the new Adler Building and associated works, is physically detached from areas or fabric identified as being of <i>high</i> or <i>exceptional</i> significance, thus having no physical impact on the significant elements of the subject site.</p> <p>In addition, the proposed structure is entirely modern in design and material similar to the D &amp; T Building, so as to minimise any confusion in the appreciation of the site's historic core and other significant elements.</p>



Randwick DCP 2013, B2 Heritage	This proposal relates to these matters as follows:
	<p>The key factor in the proposal's relationship to the heritage value of the subject site is its detachment the historic core. The building is easily identifiable as new, compatible with the existing contemporary development of the D &amp; T Building, and the colour scheme is generally respectful to the surrounding setting.</p> <p>The building also to some degree widens the setback of the footprint to Stanley Street, limiting expanse into significant areas of the site and providing space for new landscaping which works to visually soften the addition of the new building.</p> <p>Overall, the detachment of the building from the historic elements of the site allows it to exist as an extension to the contemporary D &amp; T Building which already exists on the site reflecting but not mimicking its architectural language. This results in a reduced and overall acceptable impact on the significant heritage value of the site.</p> <p>The site of the Emanuel School has limited ability to allow for a new learning hub, classrooms and facilities to be added without impacting on the curtilages of the significant heritage buildings of the site. Additional learning hub is required in order to respond adequately to the present day educational standards and demand. Replacement of the existing Adler Building is considered to be the most suitable part of the site that would have no physical and lesser visual impact on the significant buildings and aspects of the entire school site.</p> <p>The addition of sitting steps, landscaping as well as a new multifunction play and education space within the existing outdoor precinct provides an improved means of student connection and engagement with the area. These changes have been included into the open space north of the new Adler Building, replacing a currently empty concrete playground area with shade covers, neither of which have been identified as being of heritage significance. The addition of these changes will serve to improve the amenity of the area and its functionality.</p>
<p><i>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).</i></p>	<p>The design of the proposed new Adler Building is entirely contemporary so as to be consistent with the recent development on the site while not confusing or detracting from the ability to interpret the significant heritage elements of the site.</p> <p>This contemporary design includes a number of elements that assist in softening its integration into the site, including an increased setback, the use of angled blade walls, diverse high-quality</p>

Randwick DCP 2013, B2 Heritage	This proposal relates to these matters as follows:
	<p>materials with reference to the façade treatment of the D &amp; T Building and soft landscaping.</p> <p>Additionally, due to the building's detachment from the surrounding built residential environment it is considered that the structure will appropriately integrate into the surrounding setting as part of the Emanuel School site, which differs in character from the surrounding residential area.</p>
<p><i>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.</i></p>	<p>As the structure is not connected to a conventional streetscape and rather replacing the stand-alone Adler Building, its consistency with streetscape lines of the nearby residential apartments is less significant. However, in regard to the consistency of lines in the surrounding built environment, due to the fact that the new Adler Building is to be adjoined to the existing D &amp; T Building by an elevated walkway, the horizontal line consistency across the buildings is observable. This leaves little potential to impact the streetscape in this regard.</p>
<p><i>v) 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.</i></p>	<p>Elevations facing the interior of the site (north + east) are designed to feature fenestration and shutter configurations that service natural light into the internal classrooms of the building. These design aspects limit the space for expansive blank areas involving the new walls of the proposal.</p> <p>Externally to the south and west elevations this is less obvious. However, the proposal has attempted to soften this impact through a number of design initiatives:</p> <ul style="list-style-type: none"> <li>▪ The western elevation of the building has utilised a series of angled blade walls with copper-like fins similar to the D &amp; T Building façade elements to create articulation of the façade surface, reducing the unbroken expanse and adding warmth into the colour scheme of the new Adler Building;</li> <li>▪ The materials utilised on the exterior feature a number of high-quality materials that are easily discernible as new while complementary to the existing character of the subject site. These include compressed fibre cement cladding, off form concrete, white honed blockwork and aluminium fenestration details.</li> <li>▪ The southern elevation features an upper level setback articulating the façade which works to minimise the expanse of the walls and perceived height of the structure</li> </ul>

Randwick DCP 2013, B2 Heritage	This proposal relates to these matters as follows:
	<ul style="list-style-type: none"> <li>Additionally, the introduction of fixed and climbing landscape elements help to further soften the addition and its integration into the surrounding setting.</li> </ul>
<p><i>Heritage Items and Contributory Buildings</i></p> <p>v) <i>Street elevations and visible side elevations must not be significantly changed. Additions must be located to the rear or to one side of the building to minimise impact on the streetscape.</i></p>	<p>The proposed replacement of the Adler Building was selected to provide a location which could sustain a necessary upgrade to the school's capacity and amenity while minimising any potential impact on the heritage significance of the overall site and historic core.</p> <p>While there will be substantial change in the appearance of the building, the changes to the scale and proportion of the building have been designed to minimise any potentially negative impacts relevant to a change in the streetscape. As noted earlier, there is limited areas for provision of additional amenities and facilities to the school site without impacting on the historic core and preserving the identified significant buildings and site elements with connections and platform levels as defined in the <i>Statement of Conservation Guidelines</i> 'Figure 8.1' of the 1999 CMP. Increase in the height of the subject building is necessary in order to cater for the required learning hub standards while preserving and respecting the significant features of the site as noted in the Conservation Guidelines. Refer to section 5.4 for the detailed discussion in this regard.</p>
<p>vi) <i>The design of any proposed additions or alterations must complement the existing building in its scale, form and detailing. However, it should be possible to distinguish the new work from the old, on close inspection, so that old and new are not confused or the boundaries/junctions blurred.</i></p>	<p>The proposed new Adler Building features a design that increases in scale but somewhat reflects the current proportions of the existing Adler Building in line with the floor levels of the existing D &amp; T Building of which it will be connected.</p> <p>However, the design of the new building is entirely contemporary so as to be compatible with the recent development on the site, remain easily identifiable as new and negate any possible difficulty in interpreting the historic elements of the site.</p>
<p>vii) <i>All new work and additions must respect the proportions of major elements of significant existing fabric including doors, windows, openings and verandas.</i></p>	<p>As above.</p>
<p><i>Non-Contributory Buildings</i></p> <p>viii) <i>Contemporary design is acceptable where it is sympathetic to the heritage conservation area and/or heritage items in the vicinity.</i></p>	<p>The proposed design of the new Adler Building utilises contemporary design and materials which are compatible with the recent development on the site, specifically the neighbouring D &amp; T Building.</p>



Randwick DCP 2013, B2 Heritage	This proposal relates to these matters as follows:
	<p>This consistency with the existing development on site continues a use of materials and colours that integrate effectively with the surrounding built environment. The proposed works are therefore seen to have little to no impact on the heritage items in proximity.</p>
<p><b>2.3 Scale and Form</b> <i>All Development</i></p> <p><i>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.</i></p>	<p>The proposed new building is to be three-storeys in height replacing the existing Adler Building which is two-storeys in height with a hipped roof. The surrounding built environment features a mixture of single, two and three-storey buildings.</p> <p>The design of the new building utilises flat roof design consistent with the neighbouring D &amp; T Building; with only the central plant area and lift overrun marginally higher than the neighbouring building as well as the hipped roof height of the existing Adler Building it will replace. This design results in somewhat of a reduction in the visual impact of the increase in height of the new building.</p> <p>Additionally, taking into account to the detachment of the Adler Building from the surrounding built environment and the improved and articulated design of the new Adler Building, it is considered that the site will be able to sustain the addition of a third-storey with a limited but acceptable impact on the heritage significance of the site and overall streetscape within this part of the Randwick North HCA.</p>
<p><b>Heritage Items and Contributory Buildings</b></p> <p><i>iv) Additions must not visually dominate, compete with or conceal the original form and massing of the existing buildings.</i></p> <p><i>v) Additions to heritage items must not contain any major or prominent design elements which compete with the architectural features or detailing of the existing building.</i></p>	<p>The proposed new work is an addition to the subject site that does not directly adjoin any buildings of significance. Therefore, discussion of its impact relates largely to the new buildings impact on views and its impact on character within the context of the heritage item.</p> <p>The proposed new building is of a scale and design which is consistent with the neighbouring D &amp; T Building, featuring a layered and modulate form, to help integrate its addition amongst the rest of the site.</p> <p>Due to its distance from other significant buildings on the site and its relatively uncomplicated, contemporary form, the proposed building will have limited impact as a dominating or competing feature within the site. Further discussion on the potential impact of the proposal on views is available in more detail in <i>Section 5.4.1 - 1999 CMP Policies</i>.</p>
<p><b>2.4 Siting and Setbacks</b></p>	<p>The new Adler Building has been set back sufficiently to allow for trees/landscaping to be</p>

Randwick DCP 2013, B2 Heritage	This proposal relates to these matters as follows:
<p><i>All Development</i></p> <p><i>i) Development must conform to the predominant front setbacks in the streetscape.</i></p> <p><i>ii) Development must respect side setbacks and rear alignments or setbacks of surrounding development.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>	<p>included in the design and allow for an improved presence of the school within the surrounding setting.</p> <p>As the proposed new building does not encroach any further than the existing building setback, it is considered that while there is a change in the built footprint there will be no negative impact on the predominant streetscape setbacks.</p> <p>The existing setbacks of the Adler Building to other internal elements of the site will be altered in the proposed design to include a connecting link to the D &amp; T Building as well as external decking to the Kindergarten Building. This has been proposed to provide an improved functionality and link between existing buildings and maximise the opportunities for connection to the reimagined outdoor spaces. The existing setbacks have not been identified as contributing to the heritage significance of the site or its subsequent appreciation and therefore this change is considered acceptable.</p> <p>These works take place over the existing Lot 12 of DP 1227916. Therefore, it is not considered to have any impact on the historical pattern of subdivision or lot sizes.</p>
<p><i>2.5 Detailing</i></p> <p><i>Non-Contributory Buildings</i></p> <p><i>vii) Decorative elements should adopt a level of detailing which is less elaborate than original buildings and does not mimic inappropriate heritage detailing.</i></p>	<p>The proposed new building is to be entirely contemporary in design not containing the level of decorative detailing which would be associated with other significant heritage buildings on the site. Examples of the uncomplicated modern detailing proposed for the new building can be seen in elements like the angled blade walls, copper-like fins and the use of materials like compressed fibre cement cladding or white honed blockwork. The design and materials of the building is also driven in consideration to the needs and increased safety requirements of the Emanuel School.</p>
<p><i>2.6 Materials, Finishes and Colour Schemes</i></p> <p><i>Non-Contributory Buildings</i></p> <p><i>New development should have regard to the original colour schemes for the heritage conservation area.</i></p>	<p>The colour of the proposed new building will utilise a scheme consistent with the neighbouring D &amp; T Building. This scheme features colours both contemporary to identify itself as new work while recessive so as to integrate successfully in the surrounding area.</p>
<p><i>2.7 Roofs and Chimneys</i></p> <p><i>Non-Contributory Buildings</i></p> <p><i>iv) Roofs of new development are to be consistent to the type of roof (i.e. gabled, hipped), pitch,</i></p>	<p>The proposed form of the roof of the new Adler Building will take a flat roof design with the provision of photo-voltaic panels for sustainable power generation. Additionally, the roof will be of metal cladding with the colour to match the existing D &amp; T Building.</p>

Randwick DCP 2013, B2 Heritage	This proposal relates to these matters as follows:
<i>eaves and ridge height which are predominant in the heritage conservation area.</i>	This design ensures that while not related to the roofs common across the HCA, it is consistent with the recent development on the site and is easily identifiable as a contemporary addition to the site.
<p><b>4 Heritage Conservation Areas: Statements of Significance, Values and Guidelines</b></p> <p><b>4.9 North Randwick Heritage Conservation Area</b></p> <p><b>4.9.4 Guidelines for change</b></p> <p><i>Alterations &amp; Additions</i></p> <p><i>Part of the heritage significance of the area is its predominantly single storey scale. Single storey rear additions are therefore preferred so as not to compromise this aspect of significance. The dwellings are generally modest workers cottages on small blocks, and in order to increase the size of the dwelling, may be necessary to provide some upper level floor space. The bulk and prominence of any upper level addition should be minimised however. Any upper level addition should be set well to the rear to minimise streetscape visibility and retain the integrity of the original roof.</i></p>	<p>The proposed new building is to be three-storeys in height replacing the existing Adler Building which is two-storey high with hipped roof. The surrounding built environment features a mixture of single, two and three-storey buildings.</p> <p>The design of the new building utilises flat roof form consistent with the neighbouring D &amp; T Building; with only the central plant area and lift overrun marginally higher than the neighbouring building. This design results in a reduction in the visual impact of the increase in scale and height of the new building.</p> <p>As discussed above, the site will be able to sustain the addition of a third-storey with a limited but acceptable impact on the character and heritage significance of the HCA due to the detachment of the Adler Building from the surrounding built environment and the improved design of the new Adler Building.</p>

## 5.4. Conservation Management Plan Policies

The 1999 CMP prepared for the site included conservation policies; however, the 2002 draft CMP does not include any policies. As such, the following addresses the relevant policies from the 1999 CMP only.

### 5.4.1. 1999 CMP Policies

Conservation Policies	This proposal relates to these matters as follows:
<p><b>7.2 Treatment of Fabric</b></p> <p><b>Guideline Recommendation no.1.3</b></p> <p><i>Define significant views from the Place as those to the surrounding environs in an arc from the east to south-west, and from the high levels of Woollahra, Bondi Junction and Waverley and lying areas of Queens and Centennial Parks.</i></p>	<p>This HIS report has discussed the existent significant views of the subject site and which views are relevant to the proposed works in <i>Section 5.1 - Views Analysis</i>. There are only two views that may be affected by the proposed new Adler Building. These have been discussed below;</p> <p><b>View 1 - View between existing Adler and the D &amp; T Buildings</b></p> <p>The proposed works to the site include the construction of a link between levels 1 and 2 of the new Adler Building and D &amp; T Building. This link will have some impact on the currently existing view from the corner of Stanley and Chepstow Streets. While the ability to see the historic core of the site from the corners of the streets is only glimpsing, if moving further east down Stanley Street, the current ability to view the core will be almost entirely removed.</p>



Conservation Policies	This proposal relates to these matters as follows:
	<p>It is considered that while the view itself holds some significance, the accessibility of the view compounded by factors currently obscuring the view including the external gate and boundary wall, make the ability to assist interpretation of the site limited.</p> <p>Therefore, the change will have an impact on the existing views from the corner of Stanley and Chepstow Streets, but the overall impact on the significance of the site and the ability to appreciate this significance can be found to be acceptable.</p> <p><b>View 4 - internal view to the Saunders Administration Building/Wolanski Family Learning Centre and Aron-Kleinlehrer Performing Arts Centre</b></p> <p>As the proposed works will occur within relatively the same footprint of the existing Adler Building, this key view will be largely retained under the proposed works. However, due to the proposed connection between the new building and the D &amp; T Building, there is the potential to partially obscure views from pathway between the two buildings. Due to the height of the walkway and the brevity of the width of the walkway, this change will only impact areas underneath and behind the proposed building link. The significant views in front of the link and from the northeast corner of the Adler Building will be retained. As such this change is considered to have a minor but acceptable impact on the internal views to the significant core of the subject site.</p>
<p><i>Guideline Recommendation no.1.4</i></p> <p><i>Significant fabric should be preserved and conserved in accordance with recognised conservation principles and procedures such as that included in the Burra Charter of Australia ICOMOS. Such conservation includes maintenance, preservation, restoration and reconstruction and adaption.</i></p>	<p>The proposed works do not involve changes to the identified significant fabric. The works relate only to the demolition of the existing Adler Building, which is a building of no significance and construction of a new structure in its place, avoiding change to existing significant fabric. Additionally, the assessment of works in this HIS is guided by the philosophy and processes included in <i>The Burra Charter</i>.</p>
<p><i>7.3 Interpretation of Place</i></p> <p><i>Guideline Recommendation no.2.2</i></p> <p><i>It is desirable that adaptations of fabric or new works are identifiable as such.</i></p>	<p>The new works proposed are of contemporary design and modern materials, compatible with that of the neighbouring D &amp; T Building and other contemporary buildings within the site. This will ensure that the new building is easily identifiable as new work amongst the historic core of the Emanuel School site, negating any confusion in the ability to interpret the site's historic significance.</p>
<p><i>7.4 Use of Place</i></p> <p><i>Guideline Recommendation no.3.1</i></p> <p><i>The Place should continue to be used by the Emanuel School.</i></p>	<p>The proposed works aim to replace the existing Adler Building with a new and upgraded building for improved amenities and learning facilities. This upgrade will help to ensure that the place can continue to sustainably and effectively house the growing requirements of the Emanuel School and meet the current educational standards.</p>

Conservation Policies	This proposal relates to these matters as follows:
<p><i>Guideline Recommendation no.3.2</i></p> <p><i>New uses for individual locations of the site and spaces within the significant buildings should be permitted provided that they take advantage of the differing character of the site and/ or building.</i></p>	<p>The proposed uses within the proposed new building are largely consistent with the uses of the existing Adler Building. This includes classrooms, staff rooms, breakout and play areas. The construction of the proposed new Adler Building will assist in accommodating projected growth of the school's student body, retaining the use of the site as a school for the future.</p>
<p><i>7.5 Intervention, Adaption and New Buildings and Additions</i></p> <p><i>Guideline Recommendation no.4.3</i></p> <p><i>Permit new buildings and additions to existing buildings provided the proposal is cognisant of the existing building environment</i></p>	<p>The proposed new building is to be integrated into the existing building environment through its avoidance of significant fabric and its compatibility in design with the neighbouring D &amp; T Building. Through the placement within a similar footprint of the existing Adler Building and design of the building, its addition should have a limited impact on the existing built environment of the site. This is consistent with the Statement of Conservation Guidelines of the CMP in relation to the locations of new buildings.</p>
<p><i>Guideline Recommendation no.4.4</i></p> <p><i>Archaeological monitoring of new work should be undertaken.</i></p>	<p>This HIS report has outlined existing archaeological information available on the site in <i>Section 5.2 - Archaeology</i>.</p> <p>Due to the significant earthworks involved in the construction of the existing 1970s Adler Building, it is less likely than the unbuilt areas around the building to contain archaeological remnants. However as stated in the 2002 CMP as no archaeological investigation has been undertaken for the area, the presence of underground structures or artefacts cannot be completely discounted. Therefore, it is appropriate to proceed with caution. Should any unexpected archaeological finds are uncovered during the ground works, a STOP WORK procedure is to be applied to allow for the inspection of an appropriately qualified archaeologist in order to advise on the requirements of management and consultation with Heritage NSW of the Community Engagement, Department of Premier &amp; Cabinet.</p>

## 5.5. Heritage Division Guidelines

The following questions have been extracted from the NSW Heritage Division publication, *Statements of Heritage Impact, 2002*.

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to the demolition of a building or structure.

Questions to be answered	This proposal relates to these matters as follows:
<p>Can all of the significant elements of the heritage item be kept, and any new development be located elsewhere on the site?</p>	<p>Due to the identification of the existing Adler Building as a non-contributory building to the site, the assessment of heritage impact for the Emanuel School focuses on the subject of views and any changes to the heritage character of the site and area. There will be no physical impact on</p>

Questions to be answered	This proposal relates to these matters as follows:
	the significant historic core of the heritage item. All of the significant elements of the buildings of <i>high</i> and <i>exceptional</i> significance will be kept.
Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?	<p>To assist the effective continuation of use of the site for the Emanuel School and to sustainably address constraints associated with rising student numbers and security concerns, elements of the school including the Adler Building have been identified as areas with potential to be upgraded. The demolition of the Adler Building is essential and will ensure that the accommodation of changes to the school can be undertaken sustainably and effectively with limited to no impact on the heritage values of the item.</p> <p>The location of the proposal was purposefully selected to operate in an area of the site detached from heritage significant structures on the site while being easily accessible and complementary to recent development.</p>
Has the advice of a heritage consultant / specialist been sought? Have the consultant's recommendations been implemented? If no, why not?	City Plan Heritage has been engaged to provide heritage design advice on the constraints associated with the original fabric and in relation to materials, form, mass and detailing of the proposed development.

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to minor partial demolition (including internal elements) of a building or structure.

Questions to be answered	This proposal relates to these matters as follows:
Is the demolition essential for the heritage item to function?	As addressed previously, the demolition of the Adler Building is essential as it provides space for the upgrade of the site to accommodate the growth and subsequent needs of the Emanuel School. Accommodating the growing change will assist in continuing the use of the site as the home of the Emanuel School since 1983 while preserving the significant historic core of the item. The site has very limited space for any new development and there is a need to upgrade the existing Adler Building to the current educational standards with improved safety and amenity.
Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?	The Adler Building has been identified as a non-contributory building to the site and therefore its demolition is not relevant to the retention of significant elements of the subject site.
Is the resolution to partially demolish sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?	Yes. As discussed above, due to the nature of the Adler Building as non-contributory element of the site, the decision to demolish the building itself will have limited negative impact on the subject



Questions to be answered	This proposal relates to these matters as follows:
	site. Therefore, it is not considered necessary to maintain the fabric of the Adler Building in the design of the new structure.
If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	The demolition of the Adler Building is not related to issues of condition.

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to major additions to a building or structure.

Questions to be answered	This proposal relates to these matters as follows:
How is the impact of the addition on the heritage significance of the item to be minimised?	The new building is essentially a replacement structure in a similar footprint to the existing Adler Building but marginally higher than the existing to align with the floor levels of the neighbouring D & T Building as it will be linked to improve functionality of the spaces between the two buildings. It has been designed to be compatible with the existing contemporary development on the site in the D & T Building. Through the design and the selection of materials the building is easily identifiable as new work and generally remains recessive in character. While the building is visually more expansive than the existing Adler Building, the design of the structure is compatible with the neighbouring D & T Building and integrates within the site. The location of the building ensures that there is a limited impact on the established heritage significance of the historic core of the heritage item.
Can the additional area be located within an existing structure? If no, why not?	The proposed new structure is a significant upgrade in terms of floor space and facilities and its size necessitated the construction of a larger updated structure through replacement of a building of 'none' significance in a similar footprint.
Will the additions tend to visually dominate the heritage item?	The proposed new structure is of three-storey, replacing the existing two-storey Adler Building. There will be marginal increase in size due to the hipped roof height of the existing building and the flat roof of the proposed building. This increase will make the building visually more dominant than the existing building on the corner of Stanley and Chepstow Streets. The building's mass will be extended with the addition of an adjoining link to the D & T Building. The new Adler Building will not dominate the identified curtilages of the historic core; however, the proposed link will conceal the existing secondary view to the historic core from Stanley Street. Notwithstanding, the subject view is available to a casual passer-by from the opposite side of

Questions to be answered	This proposal relates to these matters as follows:
	Stanley Street for a short length in the form of glimpses between the existing Adler Building and the D & T Building. None of the significant view corridors to the historic core will be affected by the proposed new building as discussed in <i>Section 5.1 - Views Analysis</i> , the constraints related to school's continued use and the mitigating design factors discussed in <i>Section 5.3.2 - Randwick DCP 2013</i> , this change can be considered to be generally acceptable.
Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?	The potential for archaeological deposits and subsequent recommendations are discussed in detail in <i>Section 5.2 - Archaeology</i> .
Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	The proposed additions to the site are designed largely to be compatible with the recent development on the site. This helps to identify the building as new, so as not to distract from or confuse the interpretation of the significant heritage core of the site. The proposed new building's relationship to significant heritage elements of the site is considered acceptable due to its detachment from any physical impact on the site and its limited impact on significant views related to the site.

## 6. CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered by City Plan Heritage that the proposed works, involving the demolition of the existing Adler Building and the construction of a new building in a similar footprint with external landscape works will result in some but an acceptable impact on the heritage significance of the subject site, the North Randwick HCA or the nearby heritage items. The proposed change to the site aims to upgrade the school and available facilities to accommodate a projected increase in student capacity, meet the current educational standards and specific issues of security facing the Emanuel School establishment. The design and the location of these changes has been selected with consideration of the fundamental need to retain the site's significant heritage elements and their appreciation.

The existing Adler Building has been assessed in the previous 1999 CMP as a non-contributory building. The assessed significance of the building and its distance from the significant historic aspects of the site have removed the potential to physically impact upon the structures critical to the site's significance. With this knowledge, impacts assessed in this HIS have related largely to the potential change in the ability to view or interpret the site. This report has found that while marginal change to the current scale of the structure on the site and partial obscuration of views from Stanley Street to the heritage core will have some heritage impacts, the mitigating factors introduced in the design of the proposed new Adler Building will adequately see the proposal being an overall acceptable change to the site. The mitigating design factors including selection of materials and detailing that reference architectural language of the neighbouring D & T Building, help to soften the introduction of what is a much-needed addition to the site. The addition will help to accommodate the projected increase in student numbers and update the standards of the facilities available to them. The upgrading of educational facilities is integral in ensuring that the site remains capable of servicing the long-term use of the Emanuel School while ensuring no physical impact on the buildings of high and exceptional significance of the historic core. The continuation of the site's active use assists in ensuring the continued maintenance and conservation of the site's significant heritage values. The site has a limited capacity for any new additions hence replacement of the existing Adler Building with marginally increased bulk and mass was necessary. This proposal has provided a means to facilitate the upgrade of the site while considering how to best manage the conservation of the heritage item as a whole.

The impact on the streetscape to some extent could not be avoided but have been mitigated through design and use of a consistent architectural language with the existing D & T Building. The buildings on the opposite side of Chepstow Street are two to three-storey apartment buildings and the new building in relation to those buildings will marginally higher than the existing building it is replacing. It is considered that while the new building will make changes to the site's conditions at this part it will not adversely affect the residential character of the surrounding neighbourhood. The new building appropriately responds to its educational facility requirements and architectural character in this regard.

The proposal demonstrates compliance with the existing controls regarding heritage conservation and is therefore recommended to Council for approval.

With the following recommendation:

### Photographic Archival Recording (Brief)

- A brief archival record of areas implicated by the works should be undertaken by a built heritage specialist prior to the demolition of the existing Adler Building in accordance with the Heritage NSW guidelines for *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006).

CITY PLAN HERITAGE

January 2020



3 July 2020

Our Ref: H-19073

**Jonathan Lau**  
Sandrick  
Suite 412 Nexus Norwest  
4 Columbia Court  
BAULKHAM HILLS NSW 2153  
[JLau@sandrick.com](mailto:JLau@sandrick.com)

DEVELOPMENT APPLICATION

**40/2020**

Amended/Additional Information

**Randwick City Council**  
**10 July 2020**  
**Records Received**

Dear Jonathan,

**RE: ADDENDUM TO HERITAGE IMPACT STATEMENT - RESPONSE TO HERITAGE REFERRALS  
DEVELOPMENT APPLICATION DA/40/2020, 18-20 STANLEY STREET, RANDWICK**

This addendum to the previous Heritage Impact Statement (HIS), which was prepared by this office in December 2019 and accompanied the DA/40/2020, has been prepared in response to the Heritage NSW and Randwick City Council's referral comments in relation to heritage matters provided in the Council's letter dated 4 May 2020. The referral comments are included under item 4 of the above noted letter and raise the following concerns:

Heritage NSW

*A preliminary review of the application was undertaken and the following concerns are raised:*

*Loss of the existing view to the site from Stanley Street. Blocking of this view impacts on the landmark values of the site, severs the existing visual connection and conceals the public view of the Chapel from Stanley Street. The former Chapel is considerably setback from the Aston Lodge and Novitiate building at front and is not seen from main entry on the Stanley Street. The design should retain the existing visual connection to the site.*

*The bulk and scale of the proposed building in the immediate vicinity of the former Laundry building is domineering. However, more concerning is the new building's encroachment into the setting of the former Laundry building and to some extent on the setting of Aston Lodge. The proposed breakout area should not project further north from the lines of the classrooms and any possible design amendments to minimise the visual impact of the bulk of the proposed building, on the diminutive former Laundry building, should be investigated.*

Heritage Planner

**Controls**

*Clause 5.10(1) of Randwick Local Environmental Plan 2012 includes and Objective of conserving the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views.*

Level 6, 120 Sussex St, Sydney NSW 2000

P +61 2 8270 3500

[CITYPLAN.COM.AU](http://CITYPLAN.COM.AU)

M:\CPHeritage\Cph-2019\19-073 Emanuel School, 18-20 Stanley St, Randwick\3. Report\POST-DA\Addendum HIS\_Adler Building\_3.7.20.docx

*Clause 5.10(4) of Randwick LEP 2012 requires Council to consider that effect of a proposed development on the heritage significance of the heritage item.*

*Clause 5.10(5) of Randwick LEP 2012 allows Council to require the submission of a heritage management documents assessing the extent to which the carrying out of the development would affect the heritage significance of the heritage item.*

**Comments**

- 1999 Conservation Management Plan

*The 1999 CMP provides Conservation Guidelines for the site in relation to:*

*Treatment of Fabric*

*Interpretation of Place*

*Use of Place*

*Intervention, Adaptation and New Buildings and Additions*

*Conservation Management Procedures*

*Adoption and Review of Conservation Guidelines*

- Demolition of existing building

*The building to be demolished, known as the Adler building is located adjacent to the corner of Stanley Street and Chepstow Street, with the Kindergarten building to the north on Chepstow Street (former Laundry) and the D and T building to the east on Stanley Street. The Adler building is a two storey L-shaped building with light brick walls, aluminium windows and a tiled roof.*

*In relation to Treatment of Fabric, (Guideline Recommendation No.1.4) Clive Lucas Stapleton and Partners CMP states:*

*Define significant fabric generally as:*

- *the landform of the place;*
- *landscape, building and site feature items introduced to the place prior to 1945.;*
- *subsurface remains (if any) of former landscape, building and site features introduced prior to 1945.*

*The 1999 CMP provides an estimated construction date, description and historical background for each of the building on the site. For the Adler School, the CMP provides a construction date of the 1970s, with alterations in c.1985 and c.1997 with addition of balconies and rebuilding of the south east wing with a second storey. In terms of Historical Background, the CMP notes that the building is believed to have been constructed by the Little Sisters of the Poor for aged care 'hostel' type accommodation, and know at this time as Marian Lodge. A photograph of Marion Lodge is included in Appendix A of the CMP (which corresponds to Council's historic aerial photographs).*

*There are no heritage objections to the demolition of the existing Adler building which dates from the 1970s with subsequent alterations and additions, and has been identified in the 1999 CMP as having no heritage significance.*

▫ *Proposed new building*

*The existing Adler building is sympathetic in scale and form with the adjacent two storey buildings in the heritage conservation area. The adjacent 1929 Laundry building to the north is single storey in scale, while 1860s Aston Lodge to the north east is two storeys. The more recent D and T building to the east is partially two and partially three storeys. The 2002 CMP identifies Aston Lodge as being of Exceptional significance, and the former Laundry building and the boundary wall as being of Moderate significance.*

*In relation to Intervention, Adaptation and New Buildings and Additions (Guideline Recommendation no.4.3), the Clive Lucas Stapleton and Partners CMP states:*

*Permit new buildings and additions to existing buildings providing the proposal is cognisant of the existing built environment.*

*Discussion of this guideline notes that:*

*A substantial amount of development is possible within the Place but it follows from the history and architectural character of the site that such development should be an extension of the historic pattern of growth. This pattern is essentially urban and not suburban. There is also a clear precedent on the site that new buildings have direct functional links with the existing buildings and existing walls. There is scope for new buildings to be higher than the existing boundary wall by one or one and a half storeys to Chepstow Street and perhaps more to Stanley Street. There is also a precedent for differing standards of materials use in construction which should be considered in new work: high finish materials for important elevations, and common brick for the minor buildings.*

*In relation to siting and setbacks, the set back of the proposed building from the Stanley Street and Chepstow Street boundary wall varies according to façade articulation from around 1.3m to 2.7m. Appropriate consent conditions should be included in relation to structural issues. The northern elevation of the proposed building is separated from the former Laundry building by around 2m, while the projecting breakout areas have a separation of around 4m. The proposed building is separated from Aston Lodge by around 10m. **There are some concerns that the projecting breakout areas at ground and first floor level, with roofed terrace above will impact on the setting and visibility of the front elevation of the former Laundry building which is of Moderate significance. If these projections were removed, then the proposed building could better define the northern edge of the courtyard which allows the appreciation of Aston Lodge, the former Chapel building and the former Laundry building from within the site.***

*In relation to scale and form, the proposed building is one level higher than the existing two storey Interwar residential building buildings on the corner of Stanley and Chepstow Streets and two levels higher than the single storey former Laundry building immediately to the north. The proposed building is not incompatible in scale with these immediately adjacent buildings in the North Randwick heritage conservation area. The former Laundry building is integral with the brick perimeter wall to the western boundary of the site, giving it greater streetscape presence, despite the greater scale of the proposed building which has a more generous setback from the western boundary of the site.*

*In relation to Treatment of Fabric, (Guideline Recommendation No.1.4) Clive Lucas Stapleton and Partners CMP states:*



*Define significant views from the Place as those to the surrounding environs in an arc from the east to the south-west, and from the high levels of Woollahra, Bondi Junction and Waverley, and from the (low) lying watershed of Queens and Centennial Parks.*

*In relation to Physical Fabric (3.16 Views), the CMP notes that:*

*Principal views to the Place are those from the heights of the suburbs of Woollahra, Bondi Junction and Waverley, and from the low lying watershed of Queens and Centennial Parks. The very upper wall and roof forms of the strongly modelled former novitiate and former chapel above the trees are the main components of these views.*

*Aston Hall is generally not visible from outside the boundary walls.*

*In relation to Views, the proposed new building will not impact on distant views to and from the site in a northerly direction. The three key buildings on the site, Aston Lodge, and the former Chapel and Novitiate buildings are located in the centre part of the site. These key buildings have little visibility from the west from Chepstow Street due to intervening buildings on this edge of the site. The three key buildings have some visibility from Avoca Street to the east, and these views will be unaffected by the proposal. There is a good view towards the front façade of Aston Lodge and the south eastern corner of the Novitiate building from the corner of Avoca Street and Stanley Street. Due to its greater setback from Avoca Street however, the former Chapel building is not prominent in views into the site. There is a partial view towards the side elevation of Aston Lodge and the south west corner of the former Chapel from the north in Stanley Street, between the D and T building and the existing Adler building. **This view into the site will be blocked by the proposed building and there are some concerns that the ability for the public to appreciate the former Chapel building will be further reduced.***

*In relation to Interpretation of Place, (Guideline Recommendation Nos.2.2 and 2.3) Clive Lucas Stapleton and Partners CMP states:*

*It is desirable that adaptations of fabric or new works are identifiable as such.*

*It is desirable to install signage and continue the practice of keeping historic records which outline the history of the buildings and site.*

### **Recommendation**

*A meeting should be held to discuss these issues and any heritage issues raised by the Heritage Council of NSW.*

## **RESPONSE TO THE CONCERNS RAISED IN THE ABOVE QUOTED HERITAGE NSW (EXTERNAL) AND COUNCIL'S HERITAGE PLANNER'S (INTERNAL) REFERRALS**

Following receipt of the heritage referrals, the project team met twice with the Heritage NSW and Randwick City Council's heritage and planning officers via Zoom on the 19th of May and 1st of June, 2020. A number of options have been explored and presented during these meetings and the amended final design is the result of these discussions. It is noted that there were no objections from both, external and internal referrals, to the demolition of the existing Adler building. The main common concerns of the Heritage NSW and the Council's Heritage Planner are:

- The loss of the existing view to the site from Stanley Street; and

- The bulk and scale of the new building in the immediate vicinity of the former Laundry Building (currently kindergarten building) and encroachment into the setting of the former Laundry building and to some extent on the setting of Ashton Lodge.

The final amended design now comprises alterations and additions to the existing Adler building, and maintains the overall external shell and internal structural elements with a third-floor addition and a ground floor extension to the adjoining D & T building. An open lightweight bridge connection is also proposed to the adjoining D & T building at the third floor level to allow for egress and utilise most of the existing space within the Adler building for classrooms rather than wasting space for the required second egress stairs.

The third-floor addition has been setback substantially from both Stanley Street (approx. 7.7m and 6m) and Chepstow Street (approx. 5m and 2.5m) street boundaries and facades of the existing Adler building respectively allowing for the provision of a pitched roof similar to the existing roof form of the building with terracotta roofing. The third-floor addition will be raising from the pitched roof of the existing building envelope hence will not alter the setting and existing relationship of the Adler building with the former laundry building or Ashton Lodge. While the ground floor extension to the adjoining D & T building is proposed, this section has been kept to a minimum height with non-trafficable low-pitched skillion roof to ensure the existing views from Stanley Street into the site has been maintained with minimum interruption above the existing site boundary wall.

The proposed bridge link between the new third-floor extension and the adjoining D & T building is essential for the required egress and effective circulation within the teaching areas of the buildings. Inclusion of the bridge was supported by both Heritage NSW and Randwick City Council during the above noted meetings. Their recommendations for a lightweight and open form have been considered and implemented in the final design. The proposed bridge link is designed as a lightweight structure with minimum required platform thickness and canopy in an open form with transparent vertical rail balustrade. This, together with the low height of the ground floor extension, will ensure the existing views into the site remain in a framed form with minimum interruption hence maintaining the existing visual connection to the site. The public will still appreciate the historic core of the site when viewed from the available limited view corridor of Stanley Street.

As the existing Adler building is now being adapted to accommodate the new additions and required teaching facilities in combination of contemporary and traditional forms, façade articulation and materials, it will act as a transitional element between the existing D & T building and the facebrick flat buildings on the opposite side of Chepstow Street. The amended design maintains the existing relationship of the site with the North Randwick Heritage Conservation Area (HCA) while providing the necessary teaching spaces and amenities in a contemporary and complementary manner.

The materials and colours proposed as part of the final amended design incorporate the existing fabric of the Adler building and allows for contemporary materials that reflect the materials and neutral and warm palette of finishes seen within the new buildings of the site. The breakout rooms and the third floor classroom facing the internal courtyard and the historic core of the site has been specifically designed in a lightweight and transparent form and materials to reduce any heavy insertion into the space adjacent to the former laundry building while providing a more solid presentation and form along the street boundaries in response to the existing heritage context characterised by facebrick flat buildings.

In general, the resultant building will present a more contemporary than traditional form, but it will have an appropriate scale, bulk and characteristics that will fit well within its mixed traditional and modern context. It will ensure the existing setting and curtilage around the former laundry building and historic core of the site are retained and complemented as well as maintaining a visual connection to the site from Stanley Street.

The above noted Council's letter has also included comments provided by the Randwick Design Excellence Panel, which are mainly concerned with the bulk, scale, built form, character of the context and neighbourhood, visual impact and finishes of the originally proposed design. Response to the heritage matters have resulted in a development that would also be responding to the concerns of the Design Excellence Panel as detailed above.

## **CONCLUSION AND RECOMMENDATIONS**

In conclusion, it is considered that the amended final design responds adequately to the concerns raised by the officers of the Heritage NSW and the Randwick City Council and demonstrates compliance with the existing controls regarding heritage conservation and is therefore recommended to Council for approval.

The recommendation of the December 2019 HIS has been reiterated here for consideration:

### **Photographic Archival Recording (Brief)**

- A brief archival record of areas implicated by the works should be undertaken by a built heritage specialist prior to the demolition of the existing Adler Building in accordance with the Heritage NSW guidelines for *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006).

I trust the above addendum and response to the heritage concerns will assist both the Heritage NSW and Randwick City Council in their assessment of the amended final design. Should you require any further information or clarification please do not hesitate to contact me on 8270 3500 or 0414 421 035.

Yours Sincerely,



**Kerime Danis**  
Director - Heritage