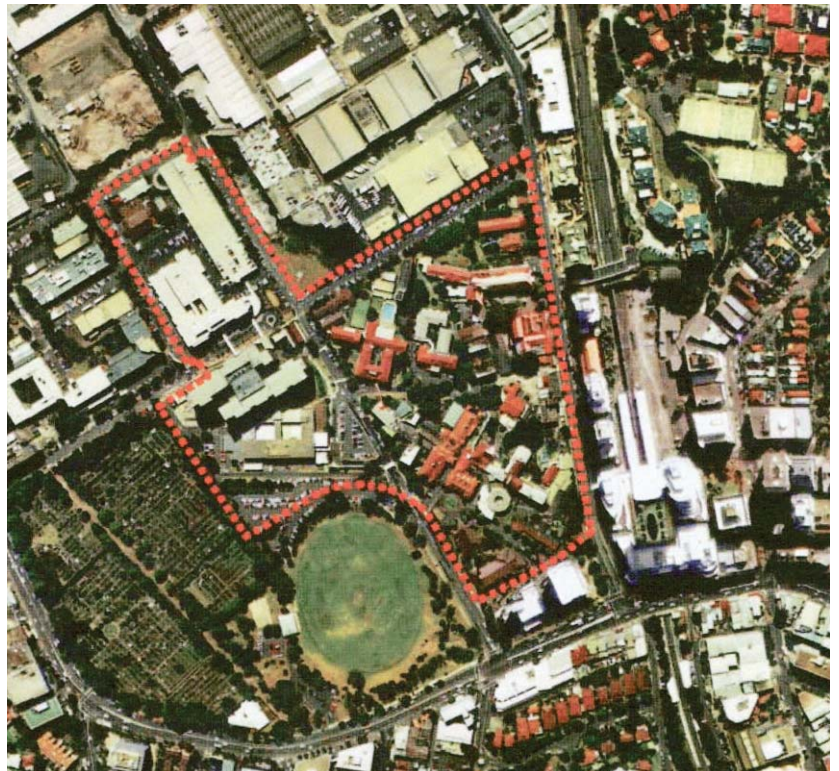




GRAHAM BROOKS
AND ASSOCIATES

ARCHITECTS
PLANNERS AND
HERITAGE
CONSULTANTS

Heritage Report Project Application RNSH Core Health Precinct



October 2008

Graham Brooks & Associates Pty Ltd
Incorporated in NSW
Architects, Planners & Heritage Consultants
71 York St, Level 1
Sydney 2000 Australia
Tel: (61) 2 9299 8600
Fax: (61) 2 9299 8711
Email: gbamain@gbaheritage.com
www.gbaheritage.com
ABN: 56 073 802 730
CAN: 073 802 730
Nominated Architect: Graham Leslie Brooks
NSW Architects Registration: 3836

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Introduction

1.0

1.1 Context of the Report

This Report has been prepared to accompany an application for development at the Royal North Shore Hospital (RNSH).

The proposed development is for the construction of a new Acute Hospital, Community Health Facility, multi-level car park and associated works on land known as the 'Royal North Shore Hospital Redevelopment', (RNSH), and is to be administered as a Project Application under Part 3A of the Environmental Planning and Assessment Act 1979, (the Act). The Project is referred to as MP 08_0172.

In summary, the proposed scope of works includes:

- Acute Hospital building.
- Community Health Facility.
- Multi-level car park for 576 vehicles.
- Refurbishment/alterations to the Douglas Building.
- Pedestrian bridge linking new Hospital and Douglas Building.
- New roads associated with the development of the Hospital, Community Health Facility and car park.
- At grade parking and the temporary use of land for parking purposes during construction.
- Public Domain works including footpaths, lighting and street tree planting.
- Demolition of Buildings 1, 2, 10 and part 19 (demolition of all other buildings requiring demolition has already been approved).
- Landscaping.
- Civil works including storm water and drainage infrastructure, new roads and utilities.

1.2 Application Background

1.2.1 Concept Plan

A Concept Plan Approval was issued by the Minister for Planning on 9 February 2007, (Major Project Application No. 06_0051), which gave concept approval for the following hospital related components:

- Subdivision of the site into a hospital precinct and other development precincts.
- A maximum floor area of 178,370m² across the development precincts (maximum FSR are prescribed for each precinct)
- Minimum and maximum FSR for the various components of the proposal including residential, employment generating uses, nurses accommodation etc.

- The conceptual road design.
- Urban design, landscaping, open space and heritage concepts.
- Maximum heights.
- Car parking provision to be in accordance with Willoughby Council DCP.
- Improved servicing of the site.
- Staged re-opening of Westbourne Street to through traffic.

Project Application Approval was given for demolition works and site preparatory works to ground level.

On 31 January 2008, the Concept Plan and Project Application Approval was modified in so far as amendments being to conditions related to agreements with public transport providers and with respect to the scheduling of a Traffic Management and Accessibility Plan (TMAP) (Conditions M9.1 and M10.1).

The Concept Plan and Project Application was further modified on 7 April 2008. The modification allowed for the erection of temporary buildings and imposed relevant conditions.

1.2.2 Project Application

Further to the Concept Approval for the whole RNSH site, and along with it the identification of development precincts within the site, on 19 August 2008 a request was made to the Minister to declare the core medical precinct as a “Critical Infrastructure Project”, under Clause 6 of SEPP Major Projects 2005 (the SEPP), to permit the lodgement of a Project Application, under Part 3A of the Act.

The application was accompanied by a Preliminary Environmental Assessment, (PEA), for development within the core medical precinct and a request for any relevant Director-General’s environmental assessment requirements (DGR’s).

On 30 September 2008, the DGR’s were issued by the NSW Department of Planning, under s.75F of the Act. The project has been declared a Major Project Application, (MP 08-0172).

1.3 Report Objectives

This Report has been prepared to address those matters related to heritage in the assessment of MP 08_0172, and the Conditions of Consent, relating to heritage, of the approval of MP 06_0051.

1.4 Site Identification

The Royal North Shore Hospital is sited on an area of approximately 13 hectares of land north of the Pacific Highway, and west of Herbert Street, at St Leonards.

1.5 Heritage Management Framework

None of the built or landscape elements of the Royal North Shore Hospital site is listed as item of State Heritage Significance on the State Heritage Register, or as an item of local significance on the heritage schedule of the *Willoughby Local Environmental Plan 1995*.

Building 7 (Regional Diabetic Services Building) and Building 8 (Lanceley Cottage) are listed under Section 170 of the Heritage Act as they are on the NSW Health Heritage and Conservation Register.

The 2005 City Plan Heritage *Royal North Shore Hospital Heritage Assessment* identified a number of buildings within the site considered to be of heritage significance. Included were the following buildings in Precincts 1, 6, 7 and 8, defined in the Concept Plan:

- Building 3 (Chapel)
- Building 7 (Regional Diabetic Services Building)
- Building 8 (Lanceley Cottage)
- Part of Building 19 (Former Mortuary)

1.6 Methodology and Structure

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 1999, known as *The Burra Charter*, and the New South Wales Heritage Office publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.7 Terminology

The terminology used, particularly the words place, cultural significance, heritage significance, fabric, and conservation, is as defined in Article 1 of *The Burra Charter*.



Figure 1-1
Aerial photograph with the Royal North Shore Hospital site boundaries marked in red.

Source: Urbis



Figure 1-2
Map showing the location of the Royal North Shore Hospital

Source; google maps

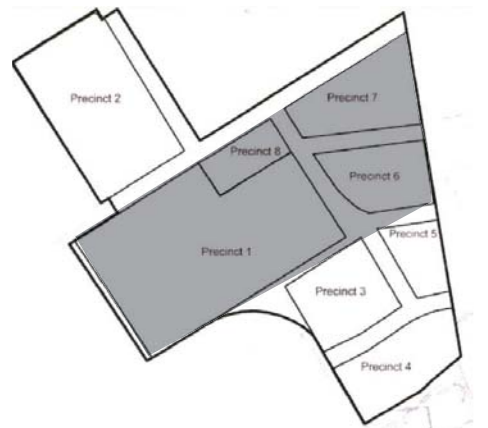


Figure 1-3
Plan showing the development precincts defined in the RNSH Concept Plan, with Precincts 1, 6, 7 and 8 shaded grey

1.8 Authorship

This Statement of Heritage Impact has been prepared by Gail Lynch, Senior Heritage Consultant, and reviewed by Graham Brooks, Director, of Graham Brooks and Associates Pty Ltd. The photographs in this report, unless otherwise noted, are by Graham Brooks and Associates Pty Ltd.

1.9 Report Limitations

This report is limited to the assessment of the European significance of the subject site. It does not include assessment of the site's landscape or archaeological elements, which has been provided separately.

Site Description & Development

2.0

2.1 Site Description

The Royal North Shore Hospital site occupies a prominent ridge to the north of the Pacific Highway, and the main high rise hospital building is a prominent landmark visible from many vantage points in the North Shore. The site contains more than 50 buildings of a wide range of building types, styles and sizes, ranging from Queen Anne Style heritage buildings to the multi storey Hospital Building 2, and demountables.

Vehicular access to the site is from the Pacific Highway to the south and to the west, and the Gore Hill Freeway to the north. Service vehicle access is available from Herbert Street and the western section of Westbourne Street. A complex internal road network provides vehicular access to the different hospital precincts and buildings.

Hospital facilities on the site are comprised of separate public and private hospitals, with the public facilities located to the south of Westbourne Street, and the private facilities to the north.

The existing Royal North Shore public hospital is a local and a major Referral/Tertiary Hospital for an area that extends north of Sydney Harbour, across to the Hawkesbury River to the southern shore of Lake Macquarie and west to Wiseman's Ferry, serving a population in excess of 1,110,600 people.

2.2 Historical Development of the Site

The historical development of the Royal North Shore Hospital is documented in the *Royal North Shore Hospital Heritage Assessment*, prepared by City Plan Heritage in 2005. This is selectively reproduced below.

The Royal North Shore Hospital had small-scale beginnings as a cottage hospital on North Willoughby Road, Crows Nest, with the foundation stone laid in 1887 by Sir Henry Parkes. In the year of Australia's centenary, the first hospital catering for the north shore opened, with fourteen beds.

Within a short space of time, the cottage hospital was overcrowded, with a tent erected in the grounds in 1900 to alleviate the now severe crisis in patient accommodation.

An eight acre site for a new, larger hospital was resumed along Lane Cove Road (present day Pacific Highway) on 12 August 1899. This was to be serviced and accessible via the newly opened St Leonards railway station. The proposed design, submitted by A.



Figure 2-1
1905 Photograph of the Hospital (Building 31)

Source: G Sherington, *A Century of Caring*



Figure 2-2
1908 view of the Hospital site

Source: G Sherington, *A Century of Caring*



Figure 2-3
Circa 1920 view of the cottages in the north eastern part of the site

Source: G Sherington, *A Century of Caring*

Shervey, entailed a number of pavilion (Nightingale) wings that facilitated the circulation of air and light throughout the buildings.

Upon its opening in 1903, the 48-bed hospital comprised only part of Shervey's original design, being a single pavilion wing, the main administration building, an infectious diseases cottage (later the first Children's ward), and small service buildings offset from the two main structures, including a kitchen set behind the administration block. The patient wards were divided between male and female patients, named 'Carey Ward' and 'Sophia Dibbs Ward' respectively.

The service buildings were soon added to, with plans for the construction of a shelter shed 'for the Doctors Grooms and vehicles'. As early as 1906 the Hospital Committee was having to address overcrowding issues, and it was necessary to use the verandahs of Carey and Dibbs wards as dormitories to supplement the shortfall in beds.

Expansion and further land acquisition occurred in rapid progression. A second resumption of land in 1912, adjacent to the original Gore Hill site, allowed for the further development of the hospital complex. A second wing, housing the women's 'Northern Suburbs Hundred' ward and the men's 'Hospital Saturday Fund' ward, was opened in 1914, together with new facilities including a T.B. dispensary and pathological laboratory.

Properties fronting Gore Road and Herbert Street were resumed in 1919 and 1920, and cottages once occupied by employees of the North Sydney Brick and Tile Company were converted for hospital use, as staff and nurse accommodation, maternity wards, and infectious diseases wards.

The streets separating the properties Eileen and Rawson, were also resumed, and converted into covered walkways leading to the main hospital buildings.

Within a decade the Hospital acquired all lots of land contained within Herbert Street, reserve Road and Gores Road

The second phase of growth occurred in the interwar period, utilising the advances made in the medical fields during the course of World War I, as well as in response to public health crises such as the influenza epidemic of 1919.

During the 1920s the previously 'ad hoc' activities of hospital development made way for a more methodical principle based on creating a modern hospital complex.

In defiance of financial setback and the limitations incurred by the Depression Years, the general expectation of the community and the Hospital Board was that the facility would expand further. In 1934 combined fundraising efforts by the NSW Government, Hospital Trust funds, and the Ladies Committee allowed for the construction in 1934 of a purpose-built Children's Ward, named the



Figure 2-4
Photograph of the Princess Elizabeth Pavilion (Building 35), which was opened in 1934

Source: G Sherington, *A Century of Caring*



Figure 2-5
Circa 1948 photograph of the Kolling Institute (Building 25)

Source: G Sherington, *A Century of Caring*



Figure 2-6
Circa 1964 photograph of the Main Block (Building 1)

Source: State Library of NSW

Princess Elizabeth Pavilion. Two years later, in 1936, a new 35-bed maternity block, the Alec Thomson Pavilion, opened, followed shortly afterwards by a detailed report by architects Stephenson and Turner on the projected future development of the site. This identified the urgent need for a new kitchen, boiler room and operating theatre, as well as additions to key infrastructure such as laundry and out patients departments. Once these items were addressed, large-scale expansion of the complex was a realistic objective.

Later expansion of the site was facilitated by the resumption of 6.5 acres of the Gore Hill Reserve to construct a new multi-storey hospital building, designed on modern hospital lines. The existing wards were modernised in the 1950s and the Thoracic Ward and other small-scale units were added to the hospital facilities.

The 1960s saw the opening of the new Main Block, the Clinical School, the Cummins Psychiatric Unit and the Chapel.

Development in the 1970s included the Wallace Freeborn Professorial Block, Main Block Stage Two, student residences and associated infrastructure.

With the completion of the new Stage I and II buildings, patient accommodation was no longer offered in the original pavilion wards, with these early buildings converted for facilities including lab and research space and offices for a number of departments and medical units.

The original Carey Ward was converted for use for Physiotherapy and a Rehabilitation Gymnasium, while C Block and Wakehurst Wing were renovated to accommodate the Departments of Rheumatology, Oncology, Psychiatry and Orthopaedics.

All former patient accommodation was relocated and medical Departments and Academics Units moved in. The original kitchens were renovated or extended for alternative uses. The Alec Thomson Wing, opened in 1936 for Maternity, underwent a series of extensions, with a fourth wing added in 1987.

Similarly Lanceley Cottage, which had long been used for staff purposes, was remodelled twice, for Community Services and Satellite Dialysis Service respectively. D Block, once used as Orthopedic theatres, was now converted for use as Day Surgery. Renovations and adaptations of the buildings continued throughout the 1980s and 1990s, along with smaller constructions of the Centenary Lecture Theatre, but a new phase of development began with the new century, with the commencement of the Douglas Building.

2.3 Identification of Heritage Items

The 2005 City Plan Heritage *Royal North Shore Hospital Heritage Assessment* identified a number of buildings within the site considered to be of heritage significance. The location of these buildings, listed below, is shown in Figure 2-7.

- Building 3 (Chapel)
- Building 7 (Diabetic Unit)
- Building 9 (Lanceley Cottage)
- Part of Building 19 (Former Mortuary)
- Original Core Hospital Precinct, Buildings 29, 30, 31, 32 and 33
- Chimney Stack, Building 21
- Building 10 (Block 3)

Gore Hill Memorial Cemetery, listed on the State Heritage Register, and the heritage schedule of the *Willoughby Local Environmental Plan 1995*, is located to the west of the site.

Historic kerb and guttering present on the site has been identified in Appendix 1 - *Survey to Identify Historic Kerb and Guttering*, Graham Brooks and Associates, October 2008.

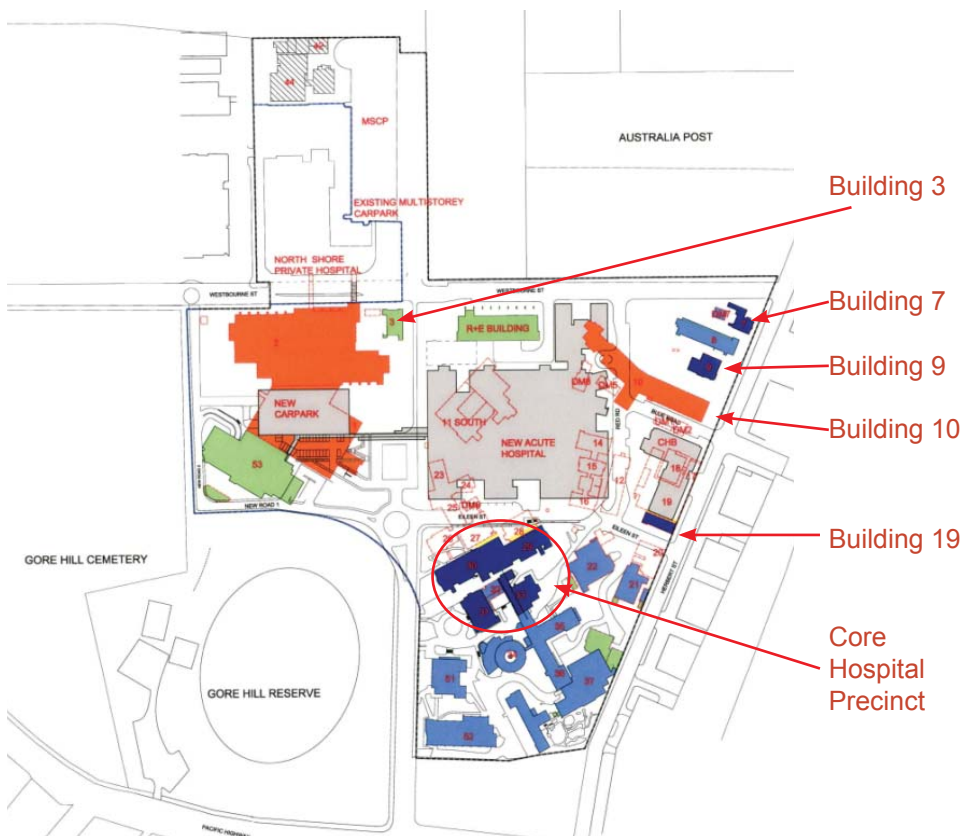


Figure 2-7
Plan showing the location of the buildings on the RNSH, identified as having heritage significance

Description of the Proposal

3.0

3.1 The Proposed Development

The proposed development is for the construction of a new Acute Hospital, Community Health Facility, multi-level car park and associated works on land known as the 'Royal North Shore Hospital Redevelopment', (RNSH), and is to be administered as a Project Application under Part 3A of the Environmental Planning and Assessment Act 1979, (the Act). The Project is referred to as MP 08_0172.

In summary, the proposed scope of works includes:

- Acute Hospital building.
- Community Health Facility.
- Multi-level car park for 576 vehicles.
- Refurbishment/alterations to the Douglas Building.
- Pedestrian bridge linking new Hospital and Douglas Building.
- New roads associated with the development of the Acute Hospital building, Community Health Facility and car park.
- At grade parking and the temporary use of land for parking purposes during construction.
- Public Domain works including footpaths, lighting and street tree planting.
- Demolition of Building 10
- Landscaping and tree removal.

The RNSH Concept Plan divides the site into eight development precincts, as shown in Figure 3-1. This application seeks approval for works Precincts 1, 6, 7 and 8.



Figure 3-1
Plan showing the location development precinct defined in the RNSH Concept Plan

3.2 Proposal Background

A Concept Plan Approval was issued by the Minister for Planning on 9 February 2007, (Major Project Application No. 06_0051), which gave concept approval for the following hospital related components:

- Subdivision of the site into a hospital precinct and other development precincts.
- A maximum floor area of 178,370m² across the development precincts (maximum FSR are prescribed for each precinct)
- Minimum and maximum FSR for the various components of the proposal including residential, employment generating uses, nurses accommodation etc.
- The conceptual road design.

- Urban design, landscaping, open space and heritage concepts.
- Maximum heights.
- Car parking provision to be in accordance with Willoughby Council DCP.
- Improved servicing of the site.
- Staged re-opening of Westbourne Street to through traffic.

Project Application Approval was given for demolition works and site preparatory works to ground level.

The Concept Plan approval, Major Project 06_0051, included the following Conditions of Approval:

C1 Terms of Approval

(a) Demolition of all buildings on the site (excluding those items identified within the Heritage Impact Statement (HIS) as having moderate or higher heritage significance and listed in Condition C2 and preparatory site works to ground level

C2 Significant Heritage Buildings

C2.1 The demolition of the following items identified within the Heritage Impact Statement (HIS) as having moderate or higher significance within Precincts 3, 4, 5, 6 and 7 shall not form part of this stage of the approval:

- (a) Building 3 (Chapel)*
- (b) Building 7 (Diabetic Unit)*
- (c) Building 9 (Lanceley Cottage)*
- (d) Building 10 (Block 3)*
- (e) Building 19 (Mortuary)*
- (f) Building 29 (Pavilion Wing)*
- (g) Building 30 (Pavilion Wing)*
- (h) Building 31 (RMO Quarters)*
- (i) Building 32 (Ansto-Body Protein)*
- (j) Building 33 (Orthics)*
- (k) Chimney Stack, Building 21*

C2.2 Every effort should be made to retain the subject items as long as possible and demonstrate why they cannot be retained and integrated into the subsequent redevelopment proposal. Further details shall be submitted to the Director, together with design documentation, in order to demonstrate the need to demolish these items. Should approval be granted to demolish these items, archival recording must take place in accordance with NSW Heritage Office Guidelines.

Section 5.0 of this Report addresses these conditions.

The following aspects of this Project Application are a variation from the approved Concept Plan. This Report evaluates the heritage

impact of the variations.

- Replacement of Buildings 1 and 2 with a new Carpark building
- Siting of the new Acute Hospital Building to the east of that approved in the Concept Plan
- Construction of a new Community Health Building in Precinct 6

Figure 3-2 shows the Concept Plan location of the Acute Hospital building in Precinct 1, constructed in two sections spanning Reserve Road. Figure 3-3 shows the proposed location on the eastern side of Reserve Road.



Figure 3-2
Concept Plan, showing the hospital buildings coloured yellow

Source: Cox Richardson

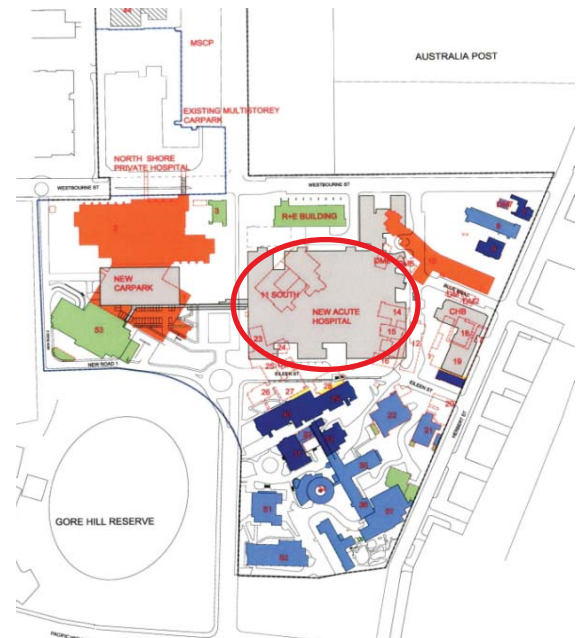


Figure 3-3
Plan showing the location of the new acute hospital building marked with a red circle

Source: Cox Richardson

Heritage Significance of the Site and its Surrounds

4.0

4.1 Heritage Significance of the Site

The buildings listed below were individually identified in the 2005 City Plan Heritage *Royal North Shore Hospital Heritage Assessment (The Assessment)* as being of heritage significance. Additionally, this *Assessment* notes the importance of the Core Hospital Precinct buildings as a Group. This group comprises buildings 29, 30, 31, 32 and 33 in development Precinct 3.

The following Summaries of Significance for these buildings are reproduced from the *Assessment*.

Building 3 (Chapel)

Building 3 was constructed 1967-8 and is a fair representative example of this style of church design. It has contemporary stained glass windows in northern and southern walls, designed by Philip Handel, and is valued as a place of meditation and peace for hospital patients and their relatives. The chapel has associations through its stained glass window donated by Graduate Nurses Association as its altar wall. It has little archaeological potential. The building has a moderate degree of social significance for cultural and religious aspects.

Building 7 (Diabetic Unit)

The building has historical associations with the Lanceley family and the North Sydney Brick and Tile Company. Used as the office and showroom for the adjacent brickworks, the original portion of the building exhibits fine decorative architectural elements internally and externally. This fabric is likely a very early use of certain cream bricks and other brick types, being the first of their kind to be manufactured in Australia. Architecturally the building is an interesting stylistic transition between typical domestic Federation period architectural detailing (roof and gable) and brick detailing more characteristic of the Inter-war period. It has varying degrees of aesthetic, historical, and cultural value. The site is expected to have archaeological potential. Building 7 is ascribed as of High heritage significance in the local area.

Building 9 (Lanceley Cottage)

Building 9 forms part of the historical buildings group comprising the Royal North Shore Hospital Precinct. An excellent and architecturally accomplished example of domestic Federation architecture exhibiting fine detailing throughout as well as some uncommon features. The original layout of the surviving front portion of the garden survives, as does most of the original brick and iron fencing



Figure 4-1
View of the Chapel, looking north



Figure 4-2
View of the Chapel, looking south west



Figure 4-3
Building 7

Source: City Plan Heritage, *RNSH Heritage Assessment*

along the Herbert Street boundary. The surviving brick and iron fence is one of the best examples of its kind in suburban Sydney. Built for E.R. Lanceley, and associated with two generations of the Lanceley family, owners of the North Sydney Brick and Tile company (later Norbrick) and operators of the adjacent brickworks. It has historical, social, architectural significance at a local level, and may contain some degree of archaeological potential. Overall the building has a High level of significance.

Part of Building 19 (Former Mortuary)

The former mortuary building at Royal North Shore Hospital presents a good exterior remnant example of a simply constructed, early interwar hospital 'services' building, with its square timber shingles and extensive windows and skylight openings. Its 1922 design was, for the time, state of the art, with refrigeration chambers and provision for a chapel, and is representative of key hospital facilities that are often overlooked in favour of prominently located patient wings and administration buildings.

It occupies a site close to the original RNSH morgue site along the Eileen Street alignment, in keeping with the hospital's policy in relation to disposal after death, with Eileen Street considered a convenient and discreet location from which to convey corpses for burial.

The building has historical and architectural value, with its distinctive skylight windows highlighting the building's purpose. Externally, the building is in fair but neglected condition, and is encroached upon by the hospital laundry. Internally, the mortuary has little integrity due to renovations for its use as the laundry office. The former mortuary is considered to be of Moderate heritage significance.

Building 29 (Pavilion Wing)

Building 29 demonstrates typical Hospital ward planning in Edwardian times, showing example of pavilion-style institutional architecture based on Nightingale principle. The building retains its early Federation character with many surviving original materials, finishes and decorative features including impressive louvred roof ventilators. It has been subjected to considerable alteration of form, but its key purpose and building elements are still extant. Like other Core Hospital buildings, it was amongst the first structures in the north shore area providing hospital facilities. It has associated and increased degree of significance due to its relationship with the RMO and other original structures, which cannot be considered in isolation, but rather placed into its original context. Despite enclosure of its verandahs and internal alterations, the building's form is still readable. The site is unlikely to have archaeological potential given repeated soil disturbance. It has a high heritage value.



Figure 4-4
Building 9

Source: City Plan Heritage, *RNSH Heritage Assessment*



Figure 4-5
Building 19



Figure 4-6
North east corner of Building 29

Building 30 (Pavilion Wing)

Building 30 is of high heritage significance due to its representation of pavilion wing architecture in the North Shore area and for its contribution to the overall significance to the Federation hospital buildings as a group. It has associations with the then Premier and Minister for Health. Building 30 has been subjected to considerable alteration of form, but its key purpose and the important building elements and architectural style are still surviving. Like the other Core Hospital buildings, it was amongst the first structures in the north shore area that provided hospital facilities. The site is unlikely to have archaeological potential given repeated soil disturbance. The building has a high heritage significance, both as an individual item and as part of a group of buildings.



Figure 4-7
Building 30

Building 31 (RMO Quarters)

The Vanderfield Building is significant as the original main hospital on the site, and designed as the centrepiece in what was intended to be a model hospital layout based on the pavilion principle. Aesthetically one of the best Edwardian institutional buildings to be found in New South Wales, featuring consistently fine architectural elements and detailing throughout. This includes magnificent decorative pressed metal ceilings, decorative tiled floors and grand timber staircase. The survival of the garden entry forecourt and associated landscaping enhances the significance of the building and helps to define and appreciate curtilage or setting. Also has significance as one part of an integrated whole: the early pavilion wings and kitchens add to its value and provide context and setting. It has Exceptional heritage significance at a local and state level.



Figure 4-8
Building 31

Building 32 (Ansto-Body Protein)

Building 32 is a wartime Georgian Revival building constructed to ease patient overflow, and used subsequently as a kiosk and presently for the Ansto-Body Protein Unit. It is a fair example of its architectural type and externally relatively intact excepting the insertion of a timber door on the south elevation. Internally it has been modified to allow new uses. It has architectural and historical merit, but no associations with individuals or groups of significance in the community. The site is unlikely to have archaeological significance. Overall, the building is considered of Moderate significance at a local level.



Figure 4-9
Building 32

Building 33 (Orthics)

Building 33 is a Federation structure that was erected as part of the Core of the original hospital complex at the beginning of the Twentieth century. It has been subjected to alterations and additions, but its original form and function can still be read. It has historical significance at a local and state level for its representation of a functional kitchen block within a Federation hospital design. It has limited aesthetic value and little archaeological potential is expected given repeated soil disturbance. Overall, the building has High heritage significance as an individual item and more particularly as part of a Group of Federation Hospital buildings.



Figure 4-10
Building 33

Chimney Stack, Building 21 (Boiler House)

The boiler house is an architecturally distinctive and functional structure built as part of a wider upgrading process across the site during the mid-twentieth century. The adjacent chimney stack dating from 1929 is of historical value and is demonstrative of the industrial nature of this portion of the hospital site since its early decades of operation. The boiler house is of little heritage significance. The 1929 chimney stack is of high heritage significance.

Building 10 (Block 3)

A detailed assessment of the significance of Building 10 is included as Appendix 2 of this report (*Building 10 Supplementary Heritage Impact Statement*, Graham Brooks and Associates, October 2008). It contains the following Statement of Significance:

Building 10 is a two to four storey brick and concrete building constructed as part of the Post-war phase of the Royal North Shore Hospital expansion. It was built in two stages, has had later additions and undergone several internal modifications. The building style appears to be influenced by Inter-war Functionalist architecture and it was already dated by the time it was constructed in 1947-48.

It was designed and constructed as two asymmetrical wings, angled to capture the sun on its north facing verandahs. The building wings are stepped, in response to the sloping topography. (The west wing being two storeys and the east being four.) Both wings have long horizontal balconies on the northern facade which have been partially enclosed on the ground floor.

The southern (rear) facade has little ornamentation, other than the curved entrance way near its western end. Construction materials include brick, concrete and terracotta tiles, with internal finishes of painted plaster and terrazzo. The building has a variety of timber and metal framed doors and windows.

Building 10 was built as an infectious diseases ward and was initially used for the treatment of tuberculosis patients. It continued to provide specialist thoracic services after the spread of tuberculosis was brought under control in the early 1960s.

Australia's first heart/lung implant operation was performed in the building before the Thoracic Unit moved to Building 2 in the 1970s.

Subsequent users of the building have included the hospital's Children's Ward, Geriatric Services, IVF Clinic, Sexual Health Unit, Podiatry and various research facilities.

The building was designed by the Government Architect's Office, under the direction of Cobden Parkes, and plans for later additions were drawn the architectural practice of Stephenson and Turner. It is not considered to be a major or important work of either office.



Figure 4-11
Boiler House (Building 21) and chimney, viewed from Herbert Street



Figure 4-12
Building 10, viewed from Herbert Street

As it is an undistinguished example of twentieth century hospital architecture Building 10 is of low heritage significance, at a local level, for its association with the expansion of the Royal North Shore Hospital.

Core Hospital Precinct Building Group

(This group comprises buildings 29, 30, 31, 32 and 33 in development Precinct 3)

The Core Hospital Precinct Group is an important, and increasingly rare, surviving example of early twentieth century Federation hospital architecture and design. It comprises the centrepiece and figurehead building, being the two storey Queen Anne RMO Quarters and Administration Building, which is of superb design and intact form. This is flanked by two double-storeyed pavilion wings, altered but which retain sufficient fabric and form as to read and understand their former use, and a kitchen wing is located behind the RMO building, in line with hospital philosophy and design. This building has been altered externally and internally, but it is possible to see its original form and function. Added to this early group is a Georgian Revival waiting room/kiosk building, which is architecturally complementary and submissive to the main buildings, and is demonstrative of the early evolution of the hospital. These buildings are linked via covered passageways which run throughout the extent of the early hospital complex, and a courtyard garden setting preceding the Administration Building, facing onto Reserve Road. This group of buildings is situated on an elevated slope of land, to take advantage of views and ventilation, and has an important visual connection to the site. The group of buildings have aesthetic significance, being constructed with high quality material and representative of key architectural trends of the Federation period. The Core Hospital Precinct has historic significance, being the oldest purpose-designed and built complex of hospital buildings on the North Shore of Sydney. It has social significance as an icon for the development of health services in the region, and scientific and technical value as a demonstration of design influences used in institutional philosophy at the beginning of the twentieth century.

4.2 Heritage Item in the Vicinity of the Site

Gore Hill Memorial Cemetery

The Gore Hill Memorial Cemetery, listed on the State Heritage Register and the heritage schedule of the Willoughby LEP 1995 as an item of State heritage significance, is located immediately to the west of development Precinct 1.

The following Statement of Significance for the Cemetery has been sourced from the State Heritage Inventory.

Gore Hill Memorial Cemetery is an item of State heritage significance that satisfies all seven criteria for such listing. By virtue of its design



Figure 4-13
Aerial photograph with the location of the original core hospital buildings marked with a red circle

Source: NSW Department of Lands



Figure 4-14
Aerial photograph showing the location of the Gore Hill Memorial Cemetery, west of the Hospital site, marked with a red circle

Source: NSW Department of Lands

and historical associations it is an important place in the pattern of the cultural history of NSW. In its layout, monuments and plants it demonstrates the religious philosophies and changing attitudes to death and its commemoration by a significant sample of the Australian population over a period of more than 100 years.

Aesthetically the Cemetery is of rare and representative State significance as a particularly fine and intact example of a Late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of the artisans who crafted the monuments.

The Cemetery is of rare and representative social significance at a State level because of the unusually high esteem in which it is held by major identifiable groups in the community, a fact which led to its becoming a benchmark in the conservation of historic cemeteries through its saving from conversion and its dedication as a Memorial Cemetery.

Gore Hill Memorial Cemetery has enormous educational and research potential at a rare and representative State level by virtue of its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to Australia's major population centre. As the burial place for more than 14,000 people whose lives contributed to and enriched the history and development of Sydney's North Shore, Gore Hill Memorial Cemetery has strong and special associations with the community of a significant region of the State for social, cultural and spiritual reasons.

As a particularly fine and intact example of a Late Victorian/Edwardian landscaped public burial ground with landmark qualities, important plantings and a wealth of high quality funerary architecture demonstrating the skills of the artisans who crafted the monuments, Gore Hill Memorial Cemetery demonstrates aesthetic characteristics and a high degree of creative achievement.

The Cemetery is held in unusually high esteem by major identifiable groups in the community, a fact which led to its becoming a benchmark in the conservation of historic cemeteries through its saving from conversion and its dedication as a Memorial Cemetery. This adds to its social significance.

Gore Hill Memorial Cemetery has enormous potential to yield information that will contribute to an understanding of the cultural history of NSW by virtue of its wealth of genealogical, architectural, horticultural and artistic information which is readily accessible to Australia's major population centre.

Gore Hill Memorial Cemetery possesses rare aspects of NSW's cultural history through its landscape design and intactness and demonstrates the principal characteristics of a class of the State's cultural places ie landscaped public burial grounds of the late 19th and early 20th centuries.

Assessment of Heritage Impact

5.0

5.1 Introduction

The 2006 Godden Mackay Logan report *Royal North Shore Hospital Concept Plan Heritage Impact Statement* assessed the impact of the proposed Concept. This Report contained the following conclusions:

The development proposed by the concept plan is intended to make a significant contribution to the health and welfare of the people of the State through research and other contributions. The heritage impacts on the site must therefore be balanced against these positive benefits.

The concept plan has been prepared with considerable heritage input following the preparation of detailed assessments of the significance of the various elements of the site.

One of the key heritage recommendations was that all of the original hospital grouping be kept, including associated landscaping, circular driveway and spacings between buildings. The concept plan enhances the heritage significance of this most significant grouping through the creation of a 'heritage precinct'.

The two historic cottages fronting Herbert Street (Buildings 7 and 9) are also conserved within a landscaped setting, as well as the former mortuary, also adjacent to Herbert Street.

The existing chapel, which is of undoubted social significance, is also kept.

These are excellent heritage outcomes.

Steps are also taken within the concept plan to retain as far as possible the alignment of the historically significant Reserve Road. Elements of early and original landscaping would also be retained.

The Boiler House chimney (assessed as being of High significance at the local level) would be demolished under the concept plan. Also, a small number of heritage buildings of Moderate-to-High significance would be demolished under the concept plan. Similarly, many elements and areas of early landscaping would be lost. The removal of these elements is an adverse heritage impact. The degree of impact would be mitigated by a number of measures including archival recording of these elements prior to

demolition, and by the opportunities presented by the concept plan for interpretation.

Further, it is recognised that the demolition of these heritage buildings (and their replacement with new structures) needs to be balanced with the significant benefits to the public health system resulting from the new development.

For the proposed hospital to be a viable facility it would require structures of a minimum size and in locations determined by matters other than heritage. Alternative forms and locations for the proposed buildings have been considered but determined to be non-viable.

The construction of new buildings of increased scale and bulk in the vicinity of heritage buildings also has the potential to have an adverse heritage impact. This could be mitigated through the massing of the new forms and careful selection of materials and details.

The proposed works also have the potential to disturb or destroy potential archaeological relics. However, these relics have been assessed as not warranting insitu retention should they be exposed. Their archaeological investigation/excavation will, in fact, help to realise their research potential.

This Report evaluates the heritage impact of the current application, which is limited to development in Precincts 1, 6, 7 and 8 of the approved Concept Plan. The application is part of the staged development of the RNSH site.

The Report provides additional information, relating to the built heritage of the site, requested in the approval conditions for the Concept Plan (MP 06_0051), and comments on the impact of variations from the approved Concept Plan.

5.2 Demolition of Building 10

The demolition of Building 10 was excluded from the Concept Plan approval and Condition C2.2 of this approval (MP 06_0051) requires that

Every effort should be made to retain the subject items as long as possible and demonstrate why they cannot be retained and integrated into the subsequent redevelopment proposal. Further details shall be submitted to the Director, together with design documentation, in order to demonstrate the need to demolish these items. Should approval be granted to demolish these items, archival recording must take place in accordance with NSW Heritage Office Guidelines.

A detailed assessment of the significance of Building 10 has been made in *Building 10 Supplementary Heritage Impact Statement* (Graham Brooks and Associates, October 2008). This is included in Appendix 2 of this Report. This report, includes a comparative analysis with similar hospital buildings of this era. It concludes Building 10 to be of Low heritage significance for its association with the RNSH.

The Concept Plan approval includes the construction of new access roads within the site. The demolition of Building 10 is required to allow the construction of the Blue and Red Roads, and the approved residential development in Precinct 7. This is essential to the viable redevelopment of the RNSH site.

Considering this context the demolition of Building 10 is considered an acceptable outcome, from a heritage perspective. The impact of this demolition will be mitigated by an archival photographic recording of the building and recognition of the medical milestones, associated with Building 10, in the site wide Interpretation Plan.

5.3 Partial Demolition of Building 19

Demolition of Building 19 (Mortuary) was also excluded from the Concept Plan approval. The *Building 19 Supplementary Heritage Impact Statement* (Graham Brooks and Associates, October 2008), included in Appendix 3 of this Report, verifies that the Former Mortuary component of Building 19 is to be retained, as required in the Concept Plan approval. Assessment of the heritage impact of the new development in the vicinity of this building is included below.

5.4 Heritage Impact on Items in the Vicinity of the Proposed Development

The heritage impact of the development approved as part of the Concept Plan (MP_0051) is detailed in the *Royal North Shore Hospital Concept Plan Heritage Impact Statement* (Godden Mackay Logan, 2006). The impact of the following, not included in the Concept Plan, is evaluated below.

- Replacement of Buildings 1 and 2 with a new multi-level carpark building
- Siting of the new Acute Hospital Building to the east of that approved in the Concept Plan
- Construction of a new Community Health Building in Precinct 6

The NSW Heritage Office has published a series of criteria for the assessment of heritage impact on either a heritage item or an item in the vicinity of a development. The 'questions to be answered' in relation to new development adjacent to a heritage item are:

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Will the additions visually dominate the heritage item?*
- *How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

The proposed demolition of Buildings 1 and 2, and the construction of the new car park in the west of Precinct 1 has been addressed below in relation to Building 3 (Chapel) only, as it is not considered to have any impact on the established significance of the heritage buildings located in other precincts.

Item	Evaluation of Heritage Impact
Building 3 Chapel	<p>The Chapel is located in development Precinct 1, adjacent to Building 2. It has a moderate degree of social significance for religious and cultural aspects.</p> <p>No changes are proposed to the Chapel itself, as part of this development.</p> <p>Views to this building, from Reserve Road, will be enhanced with the siting of the Acute Hospital Building further to the east, than that of the Concept Plan.</p> <p>The proposed development in Precincts 1, 6, 7 and 8 will have no adverse impact on the established heritage significance of the Chapel.</p>
Buildings 7 and 8 Regional Diabetic Unit and Lanceley Cottage	<p>The Regional Diabetic Unit and Lanceley Cottage are the last resumed cottages remaining in this Precinct (6).</p> <p>No changes are proposed for these buildings, or their immediate settings, as part of this application.</p> <p>The visual setting of these cottages includes the existing mid twentieth century hospital buildings. As such it is considered there will be no additional impact on the setting of these buildings resulting from the construction of the new buildings in the adjacent precincts.</p> <p>The proposed development will have no adverse impact on the historical, architectural or social significance of these buildings.</p>

<p>Building 19</p> <p>Former Mortuary Component</p>	<p>The former Mortuary, constructed in 1925, is the southern component of Building 19.</p> <p>The approved Concept Plan replaces the northern component of Building 19 with residential development.</p> <p>There will be no additional heritage impact arising from the construction of the new Community Health Building in this location.</p> <p>The new Acute Hospital Building, west of the former Mortuary, will be a dominant element on the RNSH site. Its impact will be minimised by the separation provided by the Red Road.</p> <p>Removal of the Intrusive eastern addition to the former Mortuary would enhance its significance and be an improved heritage outcome for this building.</p>
<p>Heritage Precinct</p> <p>Precinct 3 buildings</p> <p>Buildings 29, 30, 31, 32 and 33</p>	<p>The siting of the new Acute Hospital Building, east of the location identified in the Concept Plan, will result in a reduced separation between the Hospital and Building 29, and a loss of the view from the north, along Red Road.</p> <p>This is offset by the enhanced views available from the west of Precinct 1.</p> <p>As noted in previous heritage assessment of the site, the size and location of the structures required to provide a viable hospital facility have had to be determined by matters other than heritage.</p> <p>The construction of the Eileen Street extension in close proximity to the north east corner of Building 29 is considered acceptable in the context of the retention of the early twentieth century hospital buildings as a group. This is a positive heritage outcome for the site.</p>
<p>Building 21 Chimney</p>	<p>The Boiler House chimney, adjacent to Building 21, at the Herbert Street edge of Precinct 5 is a dominant visual element on the eastern side of the hospital site. This will not be impacted by the development proposed for Precincts 1, 6, 7 and 8.</p>
<p>Gore Hill Memorial Cemetery</p>	<p>Gore Hill Memorial Cemetery is located immediately to the west of Precinct 1, and is separated by the roadway and boundary planting.</p> <p>The proposed development will have no adverse impact on the established significance of the cemetery.</p>

5.5 Curtilage

The NSW Heritage Office publication *Heritage Curtilages*¹ defines “heritage curtilage” as the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. Heritage curtilage can be classified as one of four types:

- Lot Boundary Heritage Curtilage
- Reduced Heritage Curtilage
- Expanded Heritage Curtilage
- Composite Heritage Curtilage

The RNSH is sited on 13 hectares of land which has been acquired over time and consolidated into two allotments. Thus the heritage buildings within this site all have a reduced heritage curtilage, as the significance of these items does not relate to the entirety of the existing land parcel.

Precinct 3 - Buildings 29, 30, 31, 32 and 33

The curtilage of the remaining original core hospital buildings has been defined as the boundaries of development Precinct 3. This precinct is situated on an elevated slope of land and includes Buildings 29, 30, 31, 32 and 33. The Precinct 3 boundaries provide a setting in which the original relationship of these buildings is maintained.

The Chapel - Building 3

The Chapel, sited in close proximity to Building 2, has been identified as having a moderate degree of social significance for cultural and religious aspects. As such its curtilage is defined as that needed to facilitate its on-going use as a contemplative space for hospital patients and their relatives and friends.

The set back required for any future buildings planned for this site will depend on their size and form.

Herbert Street Cottages - Buildings 7 and 8

Buildings 7 and 8 are the last of the resumed cottages on Herbert Street to remain. The Concept Plan provides for the original separation between these cottages to be observed, rather than the retention of their original lot boundaries. It also conserves the landscape setting of both buildings.

The remnant garden features and front fence of Lancelely cottage are considered to be part of this curtilage and should be conserved in any future redevelopment of this Precinct.

¹ Warwick Mayne-Wilson, *Heritage Curtilages*, NSW Heritage Office and the Department of Urban Affairs and Planning, NSW, 1996

Former Mortuary Building - Part of Building 19

The former Mortuary is the southern part of Building 19. It was constructed close to Eileen Street to enable convenient and discreet access to convey corpses for burial. Its curtilage is defined as that space that allows it to be accessed and viewed directly from Eileen Street. Accordingly no new building, or additions to the former Mortuary, should be made between the building and the Eileen Street alignment.

Summary

The development proposed as part of this application does not impinge on the heritage curtilages defined above.

5.6 Views

There are limited views of the heritage buildings available from within the hospital site, owing to the density of the existing built environment. Overall views of these buildings, particularly those to the north of Precinct 3, will be improved in the site redevelopment.

Views to the original hospital buildings (Precinct 3), from Reserve Road, will be maintained and from the north will be greatly enhanced with the reinstatement of Eileen Street. This will provide increased the opportunity for the public to appreciate these historic buildings.

The siting of the new Acute Hospital Building further to the east is an improved heritage outcome for Reserve Road which has provided a visual north south link through the site, in addition to its function as a access route.

The chimney adjacent to Building 21 is a distinctive visual element on the Herbert Street (eastern) side of the site. Views to this item will not be impacted by the proposed development.

The siting of the former Mortuary near the intersection of Eileen and Herbert Streets, allows it to be viewed when passing through the site in an east west direction. These views will continue to be available.

5.7 Future Use of Historical Buildings

Re-use of the heritage buildings on the RNSH site is not part of this project application. Buildings 7, 8 and 19, in the precincts being developed, are to be made available for future re-use, possibly as community facilities. This will be the subject of a future application.

No changes are proposed for Building 3, the Chapel, and it will continue its function within the hospital campus.

Conclusions and Recommendation

6.0

6.1 Conclusions

Concept Plan Approval for the development of the Royal North Shore Hospital, Major Project Application No. 06_0051, was issued by the Minister for Planning on 9 February 2007.

The Godden Mackay Logan *Heritage Impact Statement* for the Concept Plan notes the viable redevelopment of the Royal North Shore Hospital requires consideration of matters other than heritage.

The demolition of Building 10 was excluded from the Concept Plan approval. It is essential to the viable redevelopment of the hospital site that this building is demolished to allow the construction approved in the Concept Plan. The detailed heritage assessment of Building 10, attached as an appendix to this report, includes a comparative analysis with similar hospital buildings of this era. It concludes Building 10 to be of Low heritage significance for its association with the RNSH.

In the context of serving the public interest with the provision of improved hospital facilities the adverse heritage impact arising from its demolition is considered acceptable, and can be mitigated by undertaking an archival recording of the building and its context and recognition of the medical milestones, associated with Building 10, in the site wide Interpretation Plan.

The following buildings, of identified heritage significance, are to be retained in the redevelopment of the hospital: Building 3 (Chapel), Buildings 7 and 9 (Herbert Street cottages), the former Mortuary component of Building 19, the remaining group of original core hospital buildings (Buildings 29, 30, 31, 32 and 33). This is a positive heritage outcome for the site.

The new Acute Hospital Building will be a dominant element on the RNSH site. Its impact on the adjacent heritage buildings is to be minimised by the improvement in overall views to these buildings, providing increased opportunity for public appreciation.

The proposed development will have no adverse impact on the established significance of the adjacent Gore Hill Memorial Cemetery.

The retained heritage buildings are to be made available for adaptive re-use. This will be the subject of a future application(s).

Should any heritage relics be located during site excavation, an excavation permit under Section 140 of the *NSW Heritage Act 1977* will be required to be obtained from the NSW Heritage Council.

6.2 Recommendation

Having examined the Royal North Shore Hospital site in some detail, and reviewed and considered the proposed development, including the available heritage documentation, Graham Brooks and Associates recommends the current application be approved subject to the following conditions:

- Building 10 is to be archivally recorded prior to its demolition
- The use of the former Mortuary Building and Building 10 is recognised in the site wide Heritage Interpretation Plan.
- The Intrusive eastern addition to the former Mortuary Building is demolished.
- A Conservation Works Schedule, and On-going Maintenance Schedule, for the former Mortuary be prepared to accompany the detail design application for this project.
- Options for the conservation and adaptive reuse of the heritage buildings on the RNSH site are to be developed in consultation with a Heritage Conservation Architect.

Appendix 1

Identification of Historic Kerb and Guttering

Appendix 2

Building 10

Supplementary Heritage Impact Statement

Appendix 3

Building 19

Supplementary Heritage Impact Statement