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Heritage Consultants



New Clinical Services Building

Supplement to the 2006 Concept Plan Heritage Impact Statement

Report prepared for NSW Health Infrastructure

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Report Register

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1.0 Introduction

1.1 Background

In 2006 Godden Mackay Logan (GML) was commissioned to prepare a Heritage Impact Statement (HIS) in relation to a proposed concept plan for the redevelopment of the Royal North Shore Hospital (RNSH) at St Leonards. The plan was subsequently approved in 2007 under Part 3A of the EPA Act 1979 (NSW).

The approved concept plan included demolition of a number of building and landscape elements, and the construction of new multilevel hospital buildings including those proposed for the northeast of the site, primarily intended for residential use. A new residential building was approved directly behind the two cottages fronting Herbert Street (Buildings 7 and 9) in a U-shaped form, and was approved at 8 storeys (for the wings) and 20 storeys for the spine of the building (Figure 1.1).

A number of amendments to the proposal have been made since the 2007 approval. The only one of these relevant to the current proposal is the 2007 approval of the removal of a number of trees along Westbourne Street to create the existing car park (Figure 1.2).

It is now proposed that residential use for the previously approved multi-storey building on this site be amended to provide a Clinical Services building in a newly configured envelope (Figure 1.3). This report considers the heritage impacts of this proposed amendment and, given the previous Concept Plan approval, compares them with those aspects of the previous proposal.

1.2 Site Location

The site is known as Precinct 7. It fronts Westbourne Street and sits immediately to the west of Buildings 7, 8 and 9 which front Herbert Street.

Continuing west along Westbourne Street, immediately adjacent to the subject site, is the newly constructed Kolling (Research) Building. To the south of the subject site, the Acute Services building is under construction.

The majority of the site itself is currently a temporary car park. The site during construction of the car park is shown in the aerial photo in Figure 1.2.

1.3 Heritage Listings

Two buildings on the northeast portion of the RNSH site are listed in the Department of Heath State Agency Heritage Register (established under Section 170 of the Heritage Act):

- Regional Diabetic Services Building (Building 7), and
- Lanceley Cottage (Building 9).

There are no further listings pertaining to the landscape, built or archaeological components of this portion of the site. Building 8 has been identified as having little heritage significance and was approved for demolition in the previous concept plan.

1.4 Methodology and Author Identification

This report has been prepared in accordance with the general methodology outlined in the document *Guidelines for the Preparation of Statements of Heritage Impact*, published by the Heritage Office in the *NSW Heritage Manual*.

The report also responds to the relevant principles and processes of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999* (Burra Charter). In doing so, it provides a basis for informed decisions that have regard to the assessed significance and specific values of the site and its setting.

This report has been written by Jennifer Faddy, Built Heritage Specialist, and has been reviewed by David Logan, Partner, Godden Mackay Logan.



Figure 1.1 Previously approved U-shaped building (pink) adjacent to the existing heritage cottages Buildings 7 and 9 (in red). Circled numbers indicate approved number of storeys (Source: Cox architects).



Figure 1.2 Aerial photo of site during construction of temporary car park—note removal of trees. (Source: Google maps).

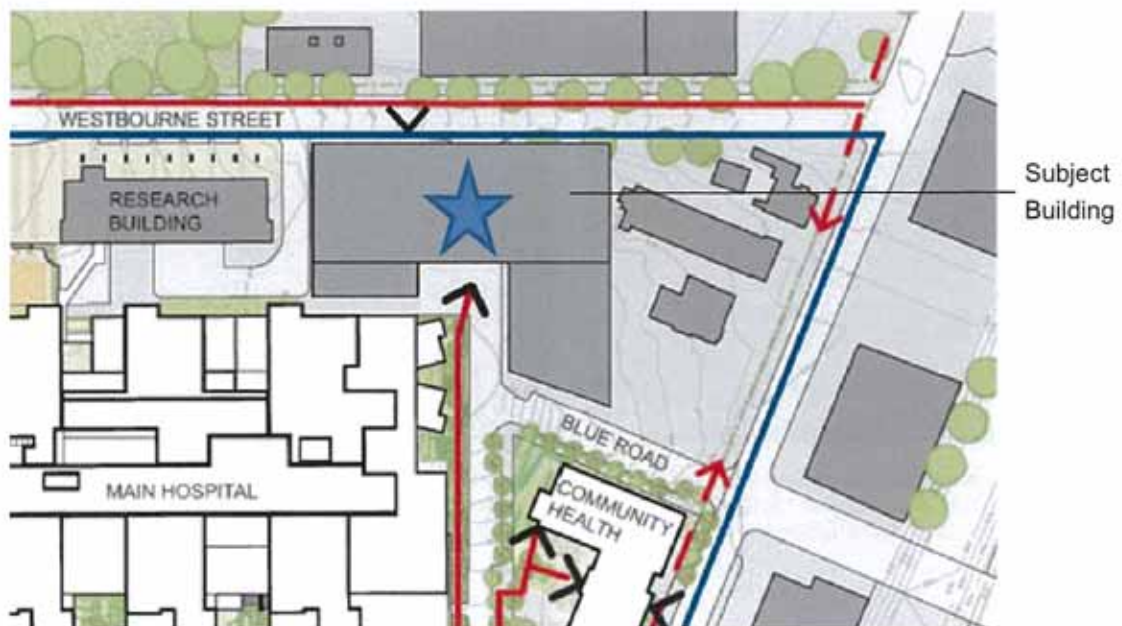


Figure 1.3 Proposed development footprint of Clinical Services building (marked with a star). (Source: Hassell).

2.0 The Proposal

2.1 Detailed Description of Site

Precinct 7 is a stand-alone precinct with flexibility for either a commercial or residential character. The precinct is benefited by its location towards the crest of the site which allows views in all directions. Its address to Herbert Street establishes a strong presence within the St Leonards Centre and the precinct is also easily accessible via Westbourne Road. The existing heritage landscape along the northern boundary provides a key reference for the future character of the precinct.¹

The site is currently part temporary car park and part a fenced-off building site. Buildings 7, 8 and 9 front Herbert Street. Street trees run along Westbourne Street from the corner of Herbert Street. The new 13–14 storey Kolling (Research) building to the west has recently been completed. The 8–9 storey Acute Services building to the south is in its final stages of construction. Further south fronting Herbert Street, a new multi-level Community Health Building has been constructed.

Buildings 7 and 9 have previously been identified as having heritage significance and are the only heritage elements in the vicinity of the proposed building. They are single storey brick, currently disused and in fair to poor condition.

Figures 2.1–2.4 show the existing site.



Figure 2.1 Looking west along Westbourne Street to the development site. The Kolling (Research) building is on the right hand side, and the Acute Services building is in the background.



Figure 2.2 Looking east along Westbourne Street to the development site. The recently completed Community Health building is on the left hand side.