



Figure 2.3 From the development site looking east to the rear of Building 7 (in the distance on the left hand side), and Building 8 (right hand side).



Figure 2.4 From the development site looking east to the rear of Building 9 (centre of photo).

2.2 Heritage Significance of Site

2.2.1 Previous Heritage Reports

The built heritage at the Royal North Shore Hospital has been the subject of four detailed heritage assessments since 2004:

- Royal North Shore Hospital St Leonards—Report Addressing Potential Heritage Issues and Constraints in Connection with Proposed Redevelopment of the Site, prepared by Rod Howard Heritage Conservation Pty Ltd, February 2004;
- Royal North Shore Hospital, St Leonards Heritage Assessment, prepared by City Plan Heritage, February 2005;
- Royal North Shore Hospital – Concept Plan Heritage Impact statement, prepared by GML, May 2006 (GML HIS); and
- Statement of Heritage Impact Issue A RNSH Divestment Lands, prepared by Tanner Architects, August 2010.

The site's cultural plantings have also been the subject of a heritage study:

- Royal North Shore Hospital, St Leonards—Tree Heritage Study, prepared by Taylor Brammer Landscape Architects Pty Ltd, 17 April 2005.

2.2.2 Significance of Precinct

The significance of the precinct in which the new building will be located was outlined in the City Plan Heritage report as follows:

The Main Block Precinct (Precinct 7) is located on the west side of Reserve Road, away from the traditional hospital site and in close proximity to the Gore Hill Cemetery. This parcel of land was resumed for Hospital use and expansion in October 1951, when it became apparent that the existing hospital complex would not be sufficient for long-term future use. This precinct is bound to the south by the Gore Hill Oval, and to the north

by Westbourne Street, formerly Gore's Road. Directly opposite the Precinct, on the other side of Westbourne Street, is the North Shore Private Hospital, resumed c.1952-1974.²

2.2.3 Significance of Buildings 7 and 9

The level of significance of Buildings 7 and 9 was determined in the 2006 GML HIS as being high at a local level based on the previous assessments. These previous assessments recognised that Building 7 has been altered and its fabric degraded by lack of use and maintenance. Building 9 is relatively intact, and retains original landscaping and fencing elements.

Building 7 was constructed as the former office for the North Sydney Brick and Tile Company that existed on the site, and therefore has historic significance. It is also considered to have architectural significance as demonstrating an interesting transition between Federation and Inter War architecture. Building 9 was constructed as a home for the owners of the North Sydney Brick and Tile Company and in addition to this historic significance it is an early and intact Federation bungalow cottage.

The setting of Buildings 7 and 9 has altered markedly in recent years with the demolition of a number of small scale hospital buildings within their immediate setting, albeit buildings with little heritage significance. These have been replaced with buildings of a much greater scale, although none have directly impacted on Buildings 7 and 9. Additionally, trees at the rear which provided a contained setting have been removed and replaced by an open at-grade car park. A new multi-level development across Herbert Street has altered the context of the heritage building. Nevertheless, the cottages retain their previously identified historic value and are still considered to have heritage significance.

These buildings are shown in Figures 2.5 and 2.6 below.



Figure 2.5 Building 7 – Diabetic Unit (former North Sydney Brick and Tile Company office), early 20th century (Source: City Plan Heritage 2005).



Figure 2.6 Building 9 – Lanceley Cottage, early 20th century (Source: City Plan Heritage 2005).

2.3 Endnotes

- ¹ Tanner Architects Statement of Heritage Impact Issue A RNSH Divestment Lands, Aug 2010.
- ² City Plan Heritage, Royal North Shore Hospital, St Leonards Heritage Assessment, Feb 2005.

3.0 Proposed Works

3.1 Description of the Proposed Works

The proposed new building forms essentially an L-shape which is now oriented to the south rather than the east. It has a long stepped street frontage to Westbourne Street of eight above-ground levels, and a return of three to five above-ground levels. It is a highly contemporary building in keeping with the other recently constructed buildings in the vicinity (Figures 3.1 and 3.2), with a modulated façade along Westbourne St that has the façade is divided in three sections. The previously approved U-shaped building had the spine (running north-south) to an approved 20 levels and the side wings approved at 8 levels (Figure 1.1).

The altered building footprint results in a building that has a significantly greater setback to Building 7 on the corner (of Westbourne and Herbert Streets) than the previous approved scheme. The proposed building footprint is now slightly closer to the rear of Building 9 however; it does not wrap around to the south of Building 9 as the previously approved building did. There are two stair pods that project off the east façade, one of which is within 10m of Building 9.

All vegetation proposed for removal in this application has been previously approved for removal (and subsequently removed). The street trees in front of Buildings 7, 8 and 9 are to be retained (along Herbert Street) and the street trees adjacent to Building 7 along Westbourne Street are to be retained.

Building 8 remains in situ although its demolition was approved in the 2007 concept plan approval, with the proposed building setback only 5.5m from the west façade of Building 8. Red Road does not run through to Westbourne Street and has been relocated to the east under this proposal, which differs to the location approved under the Concept Plan. Neither of these issues are considered to impact on any aspects of the heritage significance of the site.



Figure 3.1 East elevation of proposed new building. (Source: Hassell)

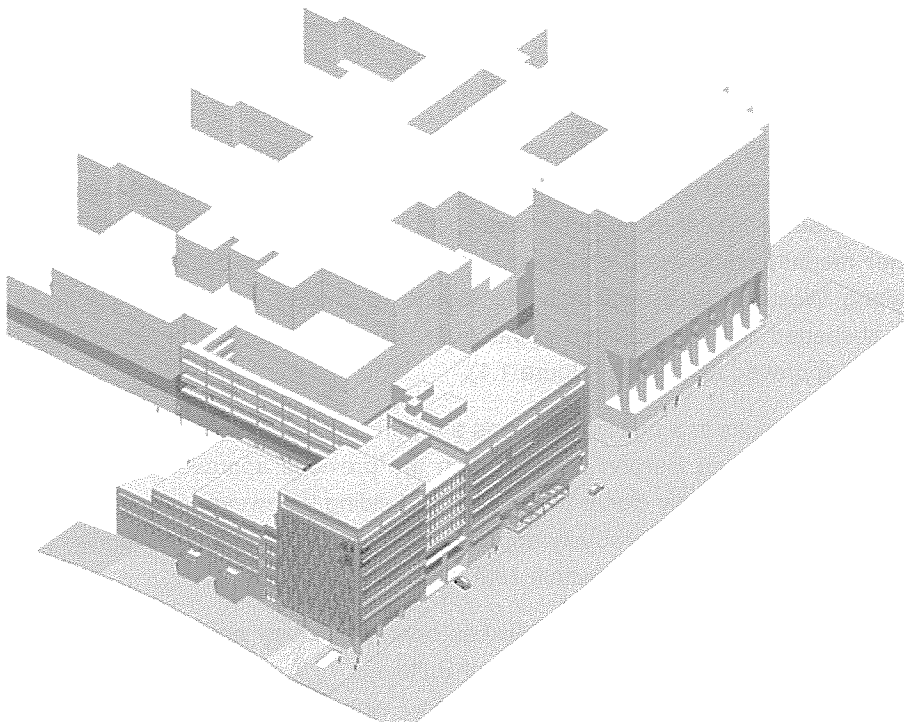


Figure 3.2 Modelling diagram showing the proposed Clinical Services building in the foreground. (Source: Hassell)

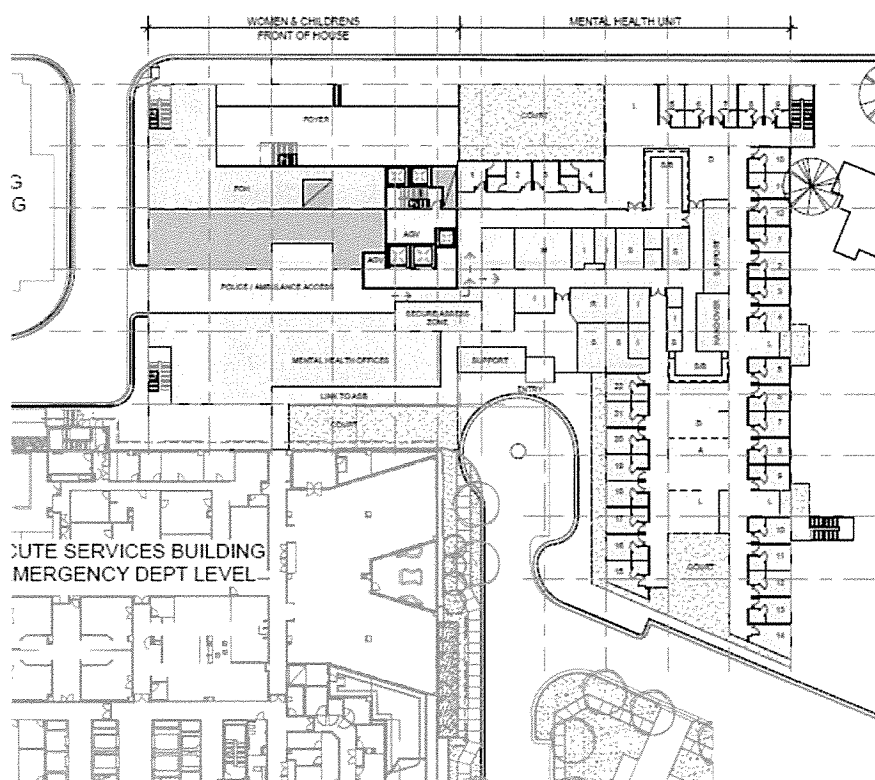


Figure 3.3 Concept Plan level 2. (Source: Hassell)

3.2 Differences Between the Previous and Current Proposals and Assessment of Impacts

A summary of the main differences between the previously approved building and the proposed building is provided below, along with an assessment of the impacts of the change on the heritage significance of the items:

Previous Situation	Current Situation	Comparison of Heritage Impact
U-shaped building with spine (north-south) approved at 20 levels and wings approved at 8 levels.	L-shaped building with spine (east-west) proposed as 8 above-ground levels with plant, with return on eastern side proposed as 3–5 above-ground levels.	The height and bulk of the proposed new Clinical Services building is reduced in views looking west from the Buildings 7 and 9, and the backdrop height to the cottages is substantially reduced. This is considered to be a reduced heritage impact in relation to these listed cottages.
No detail in previous proposal.	The east elevation of the proposed new building comprises a solid elevation at ground level.	It is recommended that the blank wall area on the eastern side of the building be modulated. If it is not going to be accessible consider planting to screen the scale of the blank wall area in relation to views from the cottages.
The approved building was setback slightly further from Building 9. Part of the new building to the rear of Building 9 was at 20 levels, and the section returning along Blue Road was approved at 8 levels.	The proposed building footprint of the majority of the building is now closer to the rear of Building 9 (14m setback), however it does not wrap around to the south of Building 9 as the previously approved building did. There are two stair pods which project off the east façade, one of which is within 10m of Building 9.	While the proposed building is slightly closer to Building 9, the proposed new Clinical Services building does not wrap around the rear and side of Building 9. In addition, at the point closest to Building 9 the proposed new building is now 3-5 levels rather than 20 levels and 8 levels. Therefore the closer proximity of the proposed new CSB is not considered an additional heritage impact. While the southernmost stair pod may slightly obscure views of the rear of Building 9 from Blue Road, these views were similarly not available under the previous approval. The 10m setback of the southern stair pod is closer than is ideal; however it is a relatively small building element.
The setback from the rear of Building 7 was approved as being closer to the rear of Building 7.	The new building footprint has a greater setback to Building 7 on the corner (of Westbourne and Herbert Streets) than the previous approved scheme.	This increased setback (along with the decreased number of levels) provides for a substantially reduced heritage impact on the setting and hence heritage significance of the cottages.

Previous Situation	Current Situation	Comparison of Heritage Impact
Building 8 is approved for demolition.	Building 8 remains in situ although its demolition was approved in the 2007 concept plan approval, with the proposed new building setback only 5.5m from the west façade of Building 8.	Building 8 is a relatively recent intrusion between Building 7 and 9 (which have an historical link). The previous proposal to demolish Building 8 helped to recover the relationship between buildings 7 and 9. It would be desirable for Building 8 to be demolished in order to improve the setting of Buildings 7 and 9. To leave Building 8 in situ is an increased heritage impact.
Red Road forms a spine running north-south through the site and links to Westbourne Street.	Red Road does not run through to Westbourne Street and has been relocated to the east under this proposal, which differs to the location approved under the concept plan.	This has no additional heritage impact.
Community uses for Buildings 7 and 9 compatible with heritage significance.	No change.	No change.
Some significant trees relevant to early walkways, building layouts etc would be removed.	All existing street trees along Herbert and Westbourne Streets are to be retained.	The retention of street trees will assist in retaining the setting of the two cottages from the main street frontages. It is recommended that landscaping appropriate to the character of the existing cottages (and the previous planting on the site) be undertaken at the rear of the cottages, to mitigate the impact of the new development on their setting.
Original property separation observed between buildings 7 and 9. Buildings 7 and 9 conserved in open landscape setting.	This will not be the case as Building 8 is being retained.	Retaining Building 8 reduces the interpretation of the former relationship between the two cottages and increases the impact of the proposal on the setting of the cottage when compared to the previous scheme.
There is potential for the new development west of Buildings 7 and 9 ...to impinge on their visual setting and therefore sympathetic design is required.	Continued detailed design will need to occur.	No change. The proposed design provides an appropriate transition of scale bulk and height between the surrounding new development and the cottages; however, detailed design at the lower levels of the east elevation of the Clinical Services building will be critical.
Potential archaeological deposits are of low to medium significance and will be appropriately investigated and recorded.	No change.	No change.
Significant views of Buildings 7 and 9 and their setting are maintained from the public domain. Proposed conservation and upgrading to enhance interpretation.	There is no proposed upgrading of Buildings 7 and 9 under the current proposal.	Increased heritage impact as Buildings 7 and 9 require urgent maintenance.

4.0 Conclusion and Recommendations

4.1 Conclusion

Overall, the height and bulk of the proposed new Clinical Services building is substantially less than that of the previously approved concept plan and this and the less immediate proximity within the setting of Buildings 7 and 9 would result in reduced heritage impacts on these cottages. The proposed design provides an appropriate transition of scale bulk and height between the surrounding new development and the cottages. The retention of street trees will assist in retaining the setting of the two cottages from the main street frontages of Herbert and Westbourne Streets.

It is considered that the increased setback from Building 7, along with the decreased number of levels of this section of the proposal, provides for a reduced heritage impact on Building 7.

In regard to Building 9, the actual setback of the new building is reduced and it has less impact for a number of reasons. It does not wrap around the rear and south side of Building 9, which assists in retaining an open setting and views of the cottage from the south. In addition, at the point closest to Building 9, the proposed new building is now 3-5 levels rather than 20 levels and 8 levels. While the southernmost stair pod may slightly obscure views of the rear of Building 9 from Blue Road, these views were not available under the previous approval. The 10m setback of the southern pod is closer to Building 9 than is desirable; however, the pods are a relatively slender building element and the overall impact of the new building behind Building 9 is substantially less than under the existing approval.

Detailed design at the lower levels of the east elevation will be important to soften the impact on the setting at the rear of the cottages, (as was also the case with the previous building). The blank wall area should ideally be modulated and, if possible, some planting should be employed to reduce and break up the scale of the east elevation as part of the setting at the rear of the cottages.

The proposed realignment of Red Road has no additional heritage impact on the cottages or the site as a whole.

Demolition of Building 8 would be desirable in order to improve the setting of Buildings 7 and 9. To leave Building 8 in situ permanently is an increased heritage impact when compared with the previously approved scheme (in which it was to be removed). Nevertheless, even if it were to remain, the other heritage benefits of the new building proposal (in particular, the reduced height) compared with the approved scheme far outweigh the impacts associated with Building 8.

In addition, Buildings 7 and 9 require urgent maintenance. As these works are not proposed under the current scheme there is an additional heritage impact when compared with the approved scheme under which the buildings were to have been restored.

4.2 Recommendations

The following recommendations should be implemented to mitigate the additional heritage impacts arising from the current proposal:

- It is recommended that landscaping responding to the character of the building and the previous planting on the site be undertaken at the rear of the cottages to mitigate the impact of the new development on their setting (particularly Building 9);

- Detailed design at the lower levels of the east elevations should employ modulation to mitigate the visual impact of large areas of blank wall in the vicinity of the cottages;
- Planting appropriate to the setting of the cottages should be provided to screen the east elevation of the new building from the rear of Buildings 7 and 9;
- Building 8 should preferably be demolished, if/when possible (as previously approved) to improve the setting of Buildings 7 and 9 and to assist in interpretation of their historic relationship; and
- Urgent maintenance works to Buildings 7 and 9 should be undertaken as part of the proposal, until such time as approval is sought and given to removal of these buildings.