



Redevelopment of North West Precinct (RPAH)
67-73 Missenden Road, Camperdown
Heritage Impact Statement

July 2012

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1.0 INTRODUCTION

1.1 BACKGROUND

City Plan Heritage has been engaged by Savills Project Management, on behalf of NSW Health Infrastructure to prepare the following Heritage Impact Statement. The proposal is for the redevelopment of the site occupied by Buildings 11 (part) and 21 of the Royal Prince Alfred Hospital (RPAH) located at 67-73 Missenden Road and 25 Lucas Street, Camperdown. The redevelopment necessitates demolition of the existing buildings and structures within the subject area shown in Figure 1 of this report. Approval for the demolition and associated works is being sought concurrently under Part 5 of the Environmental Planning and Assessment Act 1979.

The existing buildings on the site date to 1920s and comprise former warehouse buildings that have been acquired and converted to serve the hospital operations. The subject buildings are not listed on any heritage registers and were not identified in the Conservation Management Plan (CMP) of the RPAH prepared by the former Department of Public Works & Services in 1996. The buildings have been assessed as having *Low* cultural significance to the area with neutral impact to the RPAH. The site adjoins a Heritage Conservation Area (CA 47) and is in the vicinity of several heritage listed items.

1.2 SITE LOCATION

The subject site is located near the corner of Lucas Street and Missenden Road on the Royal Prince Alfred Hospital precinct in Camperdown. The real property description of the site consists of Lots 39 to 44 in the DP 71762 and Lots 34-36 in the DP 69454.



Figure 1: Location of the subject site at 67-73 Missenden Road & 25 Lucas Street, Camperdown
(Source: Google Maps)

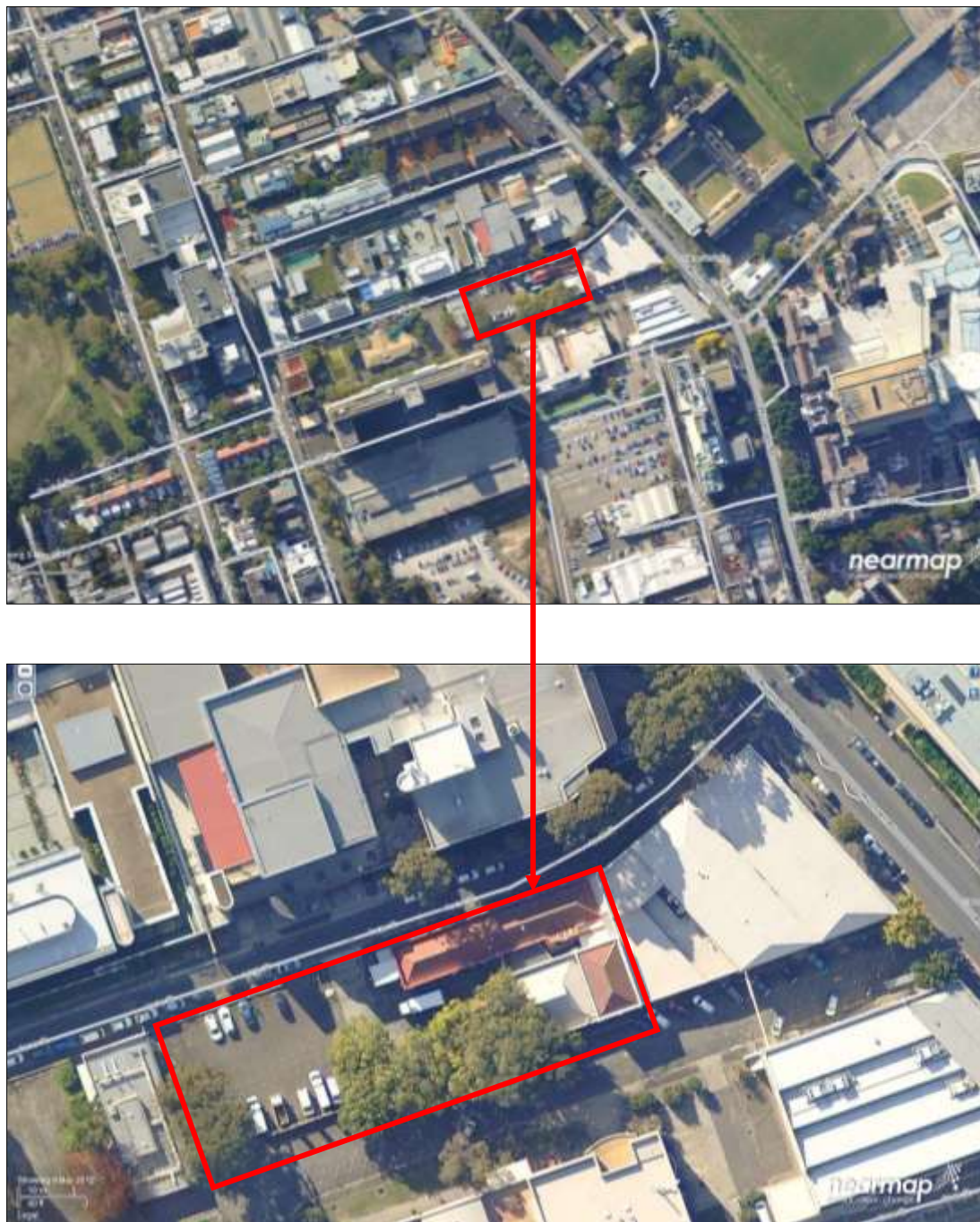


Figure 2: Aerial views of the subject site and its immediate surroundings
(Source: Nearmap, satellite photo May 2012)

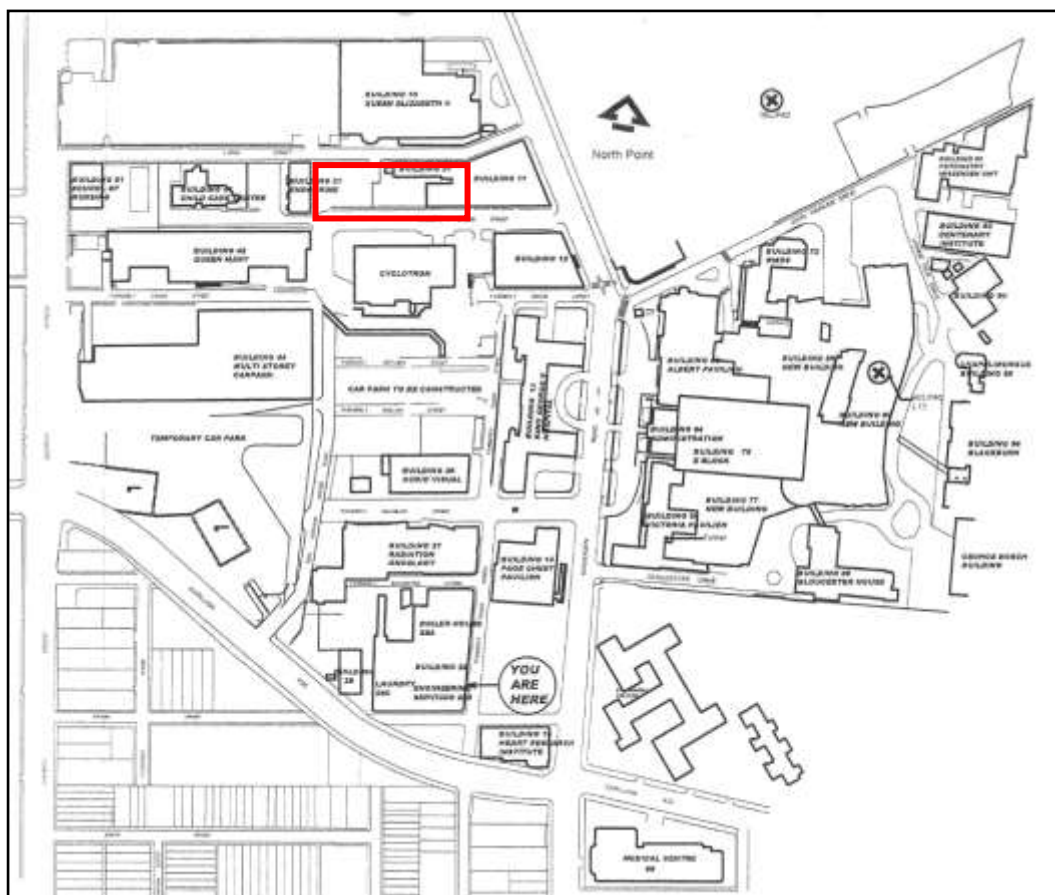


Figure 3: Map of RPA Hospital precinct showing layout of buildings and spatial relationship. The subject site comprising Buildings 11 (part) and 21 identified in red.
(Source: Inventory Sheet, 1997 CMP for RPAH)

1.3 METHODOLOGY

This Heritage Impact Statement (HIS) has been prepared in accordance with the *NSW Heritage Manual* 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS *Burra Charter 1999*. The subject proposal has been assessed in relation to the relevant controls and provisions contained within the South Sydney Local Environmental Plan (LEP) 1998, and the City of Sydney Heritage Development Control Plan (DCP) 2006. These planning instruments will be superseded by the Draft LEP 2011 and the Draft DCP 2010. The proposal has also been assessed in relation to relevant Conservation Policies of the CMP and the relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines.

Historical background for the site has been sourced from the *Royal Prince Alfred Hospital Conservation Management Plan*, Department of Public Works & Services, May 1997.

The Director General's Requirements (DGRs) have been issued for the preparation of an Environmental Assessment (EA) for the project on 22 October 2010 and this Heritage Impact Statement (HIS) incorporating Aboriginal Impact Assessment will form part of the required EA. The DGRs in relation to Heritage matters include the following:

7. Heritage

- *A statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage manual, if required.*

8. Aboriginal Heritage

- *The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005.*

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Kerime Danis (Manager) of City Plan Heritage.

2.0 SITE DESCRIPTION AND CONTEXT

2.1 SITE DESCRIPTION

The subject site is located on the western side of Missenden Road near the corner of Lucas Street and is occupied by Buildings 11 (part) and 21 of the RPAH and a bitumen car park at the rear. It is rectangular in shape and oriented west to east with its main frontage being on to Lucas Street behind the angled Missenden Road part of Building 11. Buildings 11 and 21 are not part of the original or purpose built hospital buildings of RPAH complex. They have been incorporated into the hospital complex during the expansion of the Royal Prince Alfred Hospital between the 1940s and the 1970s to accommodate the additional spaces needed for the operations of the Hospital.

The 1997 Conservation Management Plan focuses on the eastern side of the RPAH and on the buildings that have Exceptional, High or Moderate heritage significance. Buildings 11 and 21, which are described as Medical Records, Social Work, and Computer Services respectively, are only noted in the list of the buildings located on the west of Missenden Road with an inventory sheet only for Asset No 11.

Building 11 (part) is a two-storey rectangular utilitarian building with painted brick finish. It has architectural detailing, form and presentation of a former warehouse building that were dominant in the locality since the 1920s. It currently accommodates the consulting and interpreter services on the upper level while the ground floor is occupied by the Department of Nutrition and Dietetics, which largely utilises an area outside of the subject development site.

Building 11, externally, features a series of arched or segmental or flat lintel openings some enclosed with brick or modified to suit the new uses of the spaces. The upper floor windows are all simple vertically proportioned rectangular openings with sash panels most fitted with air-condition units. The ground floor windows are secured with metal mesh grilles.

Internally, Building 11 is even simpler than its external detailing with the only relatively interesting feature being the staircase with its blue painted handrails and skirting. The upper floor is organised in the form of a series of consulting rooms and labyrinth like corridors of various width and length. Internal detailing and finishes generally present a 1970s-80s cornices with more recent ceilings, light fittings and bald colour scheme with red feature walls. The same simplicity of the detailing and finishes continue even simpler on the ground floor spaces. Due to the existence of the patients photographs of the ground floor and the consulting rooms on the upper floor could not be taken. Rather general photographs have been provided here.



Figure 4: Internal configuration and finishes of the upper floor of Building 11



Figure 5: Missenden Road elevation of Building 11 with bricked in former loading docks and modified openings. This section of the building is outside of the development site



Figure 6: Former Brodie Street (top left and right & right images), and Lucas Street (above) elevations of Building 11 showing part of the building that comprises part of the subject development site. Note rising damp and rusting along former Brodie Street elevation of the building.

Building 21 is a single-storey face brick building with rendered and painted parapet, moulded string course, lintels and some pillars and walls. It is attached to the rear of Building 11 on the northern side and is accessed from Lucas Street. It is currently occupied by the RPA Sexual Health Services. The consulting, waiting and administrative rooms are located around the long and narrow corridor on both sides. Internal finishes are contemporary with some of the rooms having bright coloured feature walls. There are no special architectural elements within the Building interiors. A single room with a boarded door facing the car park terminates the building at the rear.

The bitumen car park extends between Buildings 11 and 21, and Building 31 (endocrinology reproductive) and is accessed from both Lucas Street and the access road (former Brodie Street). The former Brodie Street has a controlled vehicular access from Missenden Road

and blocked by planter boxes and a boom gate. A remnant brick wall with window openings without lintels defines the southern side of the car park extending from Building 11 to the west. This wall was much more complete with timber window frames in place until the 1980s as evident from a photo of this area available in the City of Sydney photo archives (see Figure 11). Directly behind Building 11 is a courtyard with construction rubble and few trees. An oxygen tank secured with mesh fencing is located on the southern side of the car park next to the remnant brick wall. Narrow pavements with sandstone kerbing run along Lucas and former Brodie Street boundaries of the site.



Figure 7: General internal views of Building 21 currently used as RPA Sexual Health services



Figure 8: External views of Building 21 along Lucas Street



Figure 9: The car park behind Buildings 11 and 21 (left) and along former Brodie Street (right). The remnant brick wall is on the right hand side of each image as indicated (see below).



Figure 10: Close up views of the remnant brick wall along the southern side of the car park (above left & right).



Subject wall in the 1980s in a more complete form (left) available on the City of Sydney online picture archives (image no. 045739)



Figure 11: The access road (former Brodie Street) between Buildings 11 and 12 is viewed from Missenden Road and the car park area respectively

2.2 SITE CONTEXT

The subject site lies just outside of a triangular formation of land bounded by the Great Western Highway, City Road (main thoroughfare to Newtown), and Missenden Road. The history and infrastructure of this area is significant to Sydney as part of the Royal Prince Alfred Hospital Group and the University of Sydney. The area is predominantly green and leafy with a combination of parks, university greens and quadrangle, and the landscaped outdoor areas adjacent to the hospital. Clean fresh air, open spaces, and greenery were considered highly conducive to convalescence in the hospital's early days.

Missenden Road naturally follows a ridge line that may have existed prior to European settlement or very early in Sydney's establishment.

Although the subject buildings forms part of the RPA Hospital Group, they were built in the 1920s as warehouses/workshops under private ownerships and the City of Sydney Council in part and were acquired by the Hospital as part of the hospital's expansion to the western side of Missenden Road. The western side of the Hospital group have fewer vestiges of the 19th century layout and landscaping of the first buildings on the eastern side. Because of this, the buildings tend to stand isolated and somewhat out of context as a hospital-related building or facilities. The large expanses of adjacent car parks and parking structures also give it a slightly desolate and industrial feel to this part of the RPAH site.

Surrounding development is predominantly low-scale and, aside from a dotting of trees around the perimeter, there is little greenery. Car parking either enclosed or open scattered throughout the western side of the Hospital grounds. On the western side is a nurses training building, a pre-school centre, and an endocrine research facility with car parking between. Lucas Street is one of the main pedestrian and vehicular vantage points to the subject Northwest Precinct of the Hospital.

There are a number of heritage items in the area largely along Fowler and Church Streets, which are separated by other hospital buildings and neighbouring properties from the subject site and have no visual relationship. The closest heritage item is the Royal Prince Alfred Hospital Group in particular King George V Memorial Hospital for Mothers and Babies, and buildings directly opposite on the eastern side of Missenden Road. Other nearby heritage items on Missenden Road are located on either corner of Dunblane Street to the north including Alfred Hotel and a Victorian shop and residence. These items have no visual relationship with the subject site and are separated by RPA Queen Elizabeth II Rehabilitation Centre (Building 10) located on the northern side of Lucas Street. The southern side of the subject site is occupied by Building 12 Rehabilitation Centre formerly used for accounts and

dietetics services. This building is similar to the subject Building 11 in its form and detailing and was built in c1920. It has been ranked as *Low Significance* in the 1997 CMP.

To the southwest of the subject site is Queen Mary Building formerly nurses accommodation built in 1957 in the Post War International style and consists of eleven storeys. Another high rise brick hospital building visible in the skyline of the subject site is the King George V Memorial Hospital to the south behind Building 12. St John's College is located directly opposite Building 11 on the east side of Missenden Road.

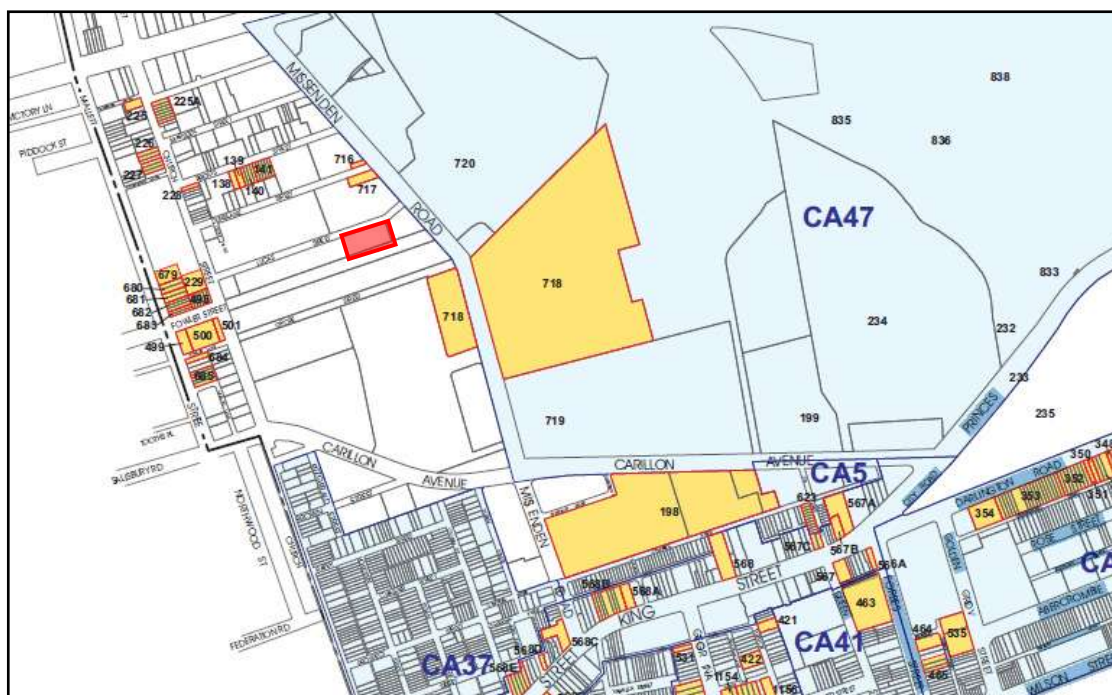


Figure 12: Extract from the Heritage map of South Sydney LEP 1998 (as amended) showing the heritage items in the vicinity of the subject site indicated by red. Adjacent Heritage Conservation Areas are shown in blue.
(Source: City of Sydney website)



Figure 13: Building 10 – RPA QEII Rehabilitation Centre (left) on Missenden Road at the Lucas Street corner, and Queen Mary Building (right) to the southwest of the site



Figure 14: Building 12, which is located on the south of the subject site, is viewed from Missenden Road and the access road car park. It is similar to Building 11 in form, size and architectural detailing.



Figure 15: Cyclotron Building is located behind Building 10 to the south of the subject site (left) and the new section of St John's College on Missenden Road

3.0 HISTORICAL BACKGROUND

The 1997 *Royal Prince Alfred Hospital Conservation Management Plan* does not include historical information or significance assessment/ranking for the subject Buildings 11 and 21. The following historical background is summarised from the *Royal Prince Alfred Hospital – North West Precinct: Phase 1 Environmental Site Assessment* by E3 Consulting Australia Pty Limited in October 2010.

The subject site is part of 240 acres (approx. 97 hectares) land that was originally granted to William Bligh in 1806 and comprises a number of allotments of four Deposited Plans that Buildings 11 and 21 occupy. These allotments summarised below:

- 67-73 Missenden Road, Camperdown (Building 11)
 - Lots 40 - 44 in DP 71762,
 - Lot 1 in DP 132987; and
 - Lot 39 in DP 69454
- 25 Lucas Street, Camperdown (Building 21)
 - Lot 34 in DP 69454
 - Lot 1- 3 in DP 132990;
 - Lot 35 – 38 in DP 69454

Volume 7878 Folio 172 of the Site, which is occupied by Building 21 and the car park, was transferred to Prince Alfred Hospital in 1960. Prince Alfred Hospital has presumably transferred ownership to the current site owner, SSWAHS.

Lots 39-44 in DP 71762 and Lot 1 in DP 132987 area is located at the north eastern end of the Site where Building 11 is located. In 1919, the subject allotments were mortgaged to Joseph Neal Grace, a merchant. The allotments subsequently were sold to Motor Body Works in 1926 who retained the ownership of the Building 11's site at least until 1937 when it was leased to Breville Radio Proprietary Limited. By this time the site was occupied by three buildings on the north-eastern end of the Site with a road dividing it in a southeast to northwest alignment. A 1943 aerial of the Site (Figure 17) shows clearly the configuration of the buildings as they stand today together with the long and narrow building of which only part of its brick wall remains along the access way and the car park.

In 1953, Breville sublet part of the Site of Building 11 to Harold Seymore, a manufacturer, and Bernice Geraldine Norton of Rushcutters Bay, and A.W Jackson, industrialist. No description of the manufacturing or industry is given in the records. This portion of the Site was transferred to Prince Alfred Hospital in 1959. Prince Alfred Hospital has presumably transferred ownership to the current site owner, SSWAHS.

The access road (formerly Brodie Street) occupies Lot 593 in DP 752049 and was also part of William Bligh's original 240 acres grant noted above. Records from 1941 show that the site comprising Lot 1 in DP84936 was owned by Municipal Council of Sydney (then Sydney County Council) prior to their transfer to the Prince Alfred Hospital in April 1949. The site was leased back to Sydney County Council in May 1949 and later was leased to the Commonwealth Savings Bank of Australia in the period from 1958 to 1988. From 1988 onwards, no further leases were recorded on the records; however, lease transactions appear on the electronic records from 1998 to 2008 presumably regarding the Commonwealth Bank and the Substation lease. Part of the Site was leased by Sydney County Council for the purpose of use as a substation in 1977. The Substation lease expires in 2016.

The Environmental Site Assessment (ESA) also provides anecdotal information on the previous uses of the Site in particular information obtained from Mr Chris Batch who was employed as a Cluster Manager Engineering Services RPAH at the time that the Phase 1 ESA was completed in October 2010. Information obtained from Mr Batch is summarised below:

- *Building 11 had previously been used to accommodate a large computer server, providing data to hospitals in the area. Prior to the use as a server, the building accommodated the payroll;*
- *Mr Batch had no recollection of fuel storage or underground tanks or pits being encountered during renovation works; and*
- *Hazardous building materials, including asbestos in lagging were known to be present the crawl space under Building 11 and Building 21.*

Until the early 1980s little changes occurred within the project site as seen on the aerial photographs taken as early as the 1930s. The long building along the access road was demolished in part in early 1980 as evident from the City of Sydney archival photo (Figure 11).

Given consideration to the above historical summary and the physical evidence it is concluded that the Buildings 11 and 21 were constructed in the early 1920s as simple utilitarian buildings under private ownership and became part of the hospital building stock in the late 1940s and early 1950s.

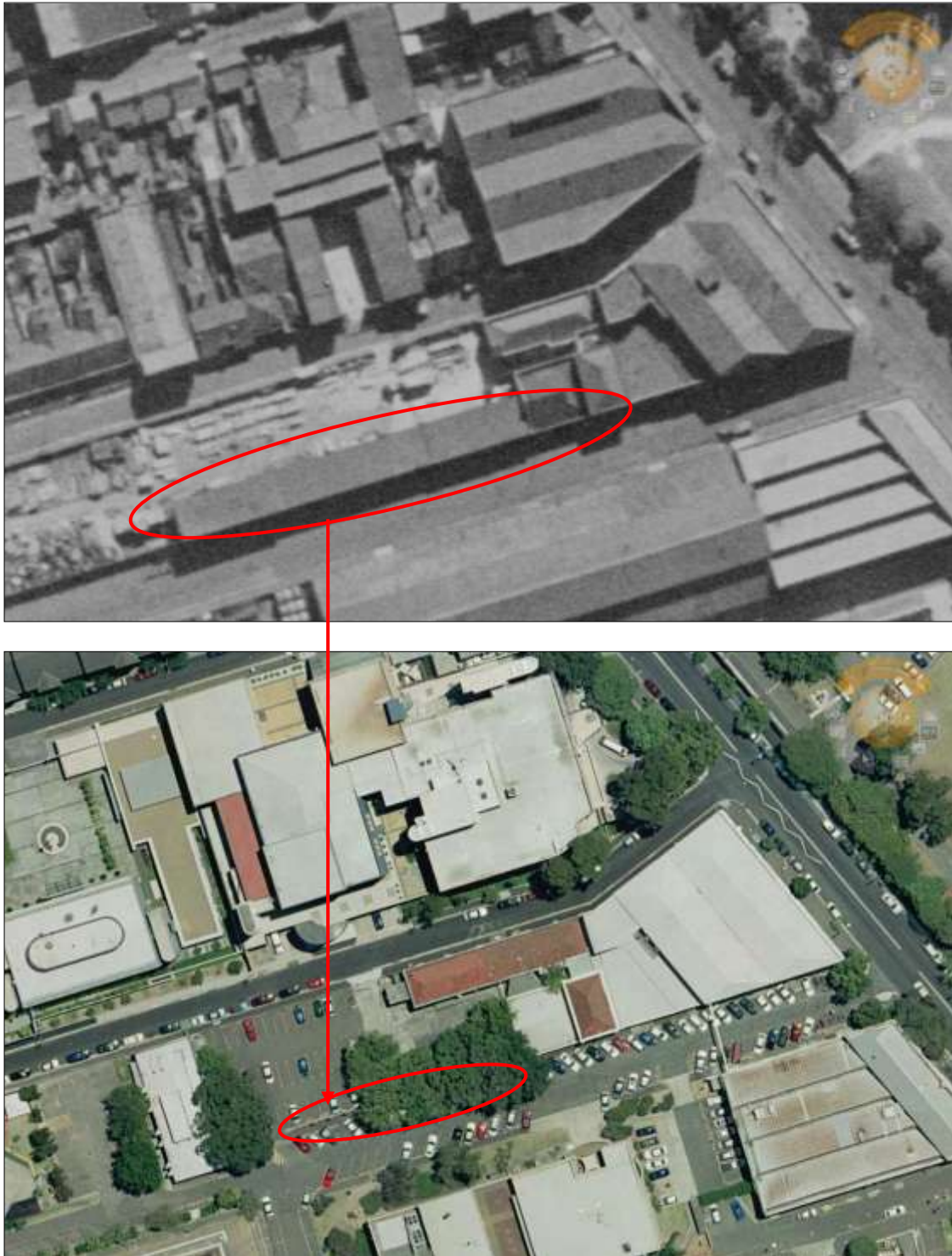


Figure 16: A 1943 aerial photograph of the subject site is compared with the 2012 aerial photograph showing the long building, which the current brick remnant wall belong to.

4.0 STATEMENT OF SIGNIFICANCE

The 1997 *Royal Prince Alfred Hospital Conservation Management Plan* by former DPWS, State Projects Heritage Group inventory form for Asset No.11 provides very brief information including a Statement of Significance and ranking of significance for Buildings 11 and 21. Therefore in addition to the Statement of Significance of the Inventory Form, a simple Statement of Significance has been provided below based on the similar buildings' significance assessment in the CMP (Building 12 in particular) and the author's visual assessment, together with the overall Statement of Significance for the RPA Hospital Precinct. Copy of the Inventory Form has been provided as Attachment B.

Statement of Significance for Buildings 11 and 21:

Buildings 11 and 21 are not culturally significant and have neutral impact on the heritage significance of Royal Prince Alfred Hospital. They were built privately as industrial / service buildings separately in varying building forms with simple detailing and no reference to any particular architectural style. They have later been acquired by the Royal Prince Alfred Hospital who has presumably transferred the ownership to the current owner, Sydney South West Area Health Services (SSWAHS). The buildings indicate earlier uses in the Camperdown area and demonstrate expansion of hospital into the surrounding area.

Indicates earlier use of area and demonstrates expansion of hospital into the surrounding area. Maintains and emphasises the line of Missenden Road.¹

Statement of Significance for RPA Hospital Precinct:²

Royal Prince Alfred Hospital is of cultural significance:

- for its continuous use as a major Australian medical and surgical hospital since its opening in 1882.*
- as the first hospital, in Australia, to be established as a training hospital, with legislated links to a University Medical School.*
- as a leading medical research institution, both historically and now.*
- for its continued association with Sydney University, primarily in the provision of medical education, with links at the level of the Senate of the University and the Board of the hospital as well as at the medical level.*
- for the continuing development of the hospital's high standard of medical theory and practice, evident in changes to the building fabric.*
- as a memorial, erected by Sydney residents, to the attempted assassination of HRH Prince Alfred. The Royal family continue to be patrons of the hospital.*
- for its establishment as a charity hospital, funded largely by public subscription gathered from Sydney residents.*
- as it contains the remnants of probably the most elaborate pavilion general hospitals in Australia, set in a landscaped garden.*
- for the design of the original pavilion layout, which was based on British and Colonial examples and incorporated the latest innovations in hospital design and layout. It represents the peak of the building type, on a worldwide level, and an early example,*

¹ Ibid.

² *Royal Prince Alfred Hospital Conservation Management Plan* by DPWS, State Projects Heritage Group, May 1997, pp.133-134.

in Australia, of a pavilion hospital.

- *as the earliest of the two specifically designed pavilion style ward blocks of general hospitals in inner Sydney.*
- *for the close contact that Alfred Roberts maintained with Florence Nightingale regarding a suitable layout for the hospital and the design of the Nurses Home. Many of her ideas were embodied in the original hospital layout and in the detailed design of the ward pavilions.*
- *as containing physical evidence, in the original hospital layout and plantings, of mid nineteenth century theory regarding the transmission of disease by 'miasmas'.*
- *as the site of pioneering medical technology including the early introduction of the Listerian techniques of antiseptics and subsequently asepsis.*
- *for the training of nurses, which has been undertaken at the hospital since its opening in 1882. The matrons of RPAH played an important role in formalising nursing training and developing the training school at the hospital.*
- *as a memorial to the work of the prominent philanthropists such as Sir William Manning, Edward Knox and Alfred Stephens who established and raised funds for the running of the hospital and to those prominent citizens who continued to raise funds for, or subscribe to, the hospital. This association is recorded in the fabric of the place, and in particular in the naming of specific areas of the hospital.*
- *for its association with prominent medical professionals, such as Alfred Roberts and Herbert Schlink who were responsible for directing the continuing development of the hospital facilities.*
- *for its association with prominent medical professionals, such as Thomas Anderson Stuart, and Alexander MacCormick who were responsible for the training of the medical students, and to a lesser degree, the nurses.*
- *as the site of pioneering surgery and treatment in fields such as cardiology, microsurgery, organ transplants, gastroenterology and the treatment of skin diseases and melanoma.*
- *as the site of pioneering work with radiation therapy and recently as the site of one of the two major medical cyclotrons in Australia, developed to produce radioactive isotopes for use in medical treatment.*
- *as providing evidence of the changes in medical technology such as the introduction of x-rays and medical imaging.*
- *for its role in the rehabilitation of soldiers wounded in World War I and II.*
- *as the site of the first privative ward pavilion in the state, within a public hospital complex in NSW.*
- *for the architectural excellence of the original buildings, the Nurses Home, the Victoria and Albert Pavilions and some of the modern buildings, in particular King George V and Gloucester House. As containing fine examples of the work of George Allen Mansfield, Harry Kent, Walter Liberty Vernon and Stephenson, Meldrum and Turner.*
- *for the archival records, which document over a century of patient treatment and the development and day-to-day running of the hospital.*
- *as the first hospital in the state to employ a woman RMO.*

5.0 THE PROPOSAL

The proposal is for the redevelopment of the North West Precinct of the Royal Prince Alfred Hospital (RPAH) occupied by Buildings 11 (part) and 21 located at 67-73 Missenden Road and 25 Lucas Street, Camperdown. As noted in Section 1.0 above, demolition of the existing buildings and structures within the subject site is subject to approval under Part 5 of the EP&A Act. The development site extends over the access road between the Building 11 and Building 12. The proposal includes construction of a new building extending from the curved section of the site to the car park with an open car park to the Missenden Road portion of the site. The proposal has been designed by the Architects PeckVonHartel. The following is summary description of the proposed design for more detailed information on the proposed work reference should be made to the submitted drawings.

The new six-storey Building, which will occupy the rectangular western portion of the site (essentially the area where Building 21 and the car park are located), will house the Mental Health Unit including three levels acute mental health unit beds, High Dependency Unit, Psychiatric Emergency Care Centre, Day Eating Disorder Unit, Renal Dialysis, Dietetics, Interpreters, Community Nutrition, Sexual Health, and Child and Family units over total five levels with a basement car parking for secure patient drop off and patient car parking, and a sixth level for plant rooms and lift / stair over runs.

The building design is contemporary in architectural style with the ground floor level elevated on two-level high columns at the front creating entry forecourt behind the open car park fronting Missenden Road. While the ground and first floor levels feature curved frontage the overall form of the new building is rectilinear presenting two separate buildings from third level up with a canopy over the narrowed access road, which will be called as Brodie Street under the current proposed redevelopment.

The proposed redevelopment also incorporates landscape works and extension/augmenting of services/utilities to the development.

6.0 HERITAGE IMPACT ASSESSMENT

The significance assessment of the existing buildings forms part of the Part 5 process where it is concluded that their demolition will have no impact on the heritage significance of the RPA Hospital site. The redevelopment site adjoins the Sydney University Heritage Conservation Area (CA 47) and is in the vicinity of several heritage listed items. These heritage items are located largely along Fowler and Church Streets, which are separated by other hospital buildings and neighbouring properties from the subject site and have no visual relationship. The closest heritage item is the Royal Prince Alfred Hospital Group in particular

King George V Memorial Hospital for Mothers and Babies, and buildings on the eastern side of Missenden Road. Other nearby heritage items on Missenden Road are located on either corner of Dunblane Street to the north including Alfred Hotel and a Victorian shop and residence. These items have no visual relationship with the subject site and are separated by RPA Queen Elizabeth II Rehabilitation Centre (Building 10) located on the northern side of Lucas Street.

The proposed redevelopment is therefore subject to the relevant controls and provisions contained within the South Sydney Local Environmental Plan (LEP) 1998, and the City of Sydney Heritage DCP 2006. The controls of the Draft Sydney LEP 2011 and the Draft Sydney DCP 2010 have been considered in this impact assessment. The proposed development has also been assessed against the conservation policy guidelines of the *Conservation Management Plan* for the whole Prince Alfred Hospital site prepared by Heritage Group, State Projects, NSW Public Works in 1997.

The following heritage impact assessment has been provided to assist the relevant assessment authority in its assessment of the proposed redevelopment of the North West Precinct of the RPA Hospital site.

6.2 STATUTORY CONTROLS

6.2.1 SOUTH SYDNEY LEP 1998

As noted earlier, the subject Northwest Precinct redevelopment site including Buildings 11 (part) and 12, and the car park are not individually listed as a heritage item on the LEP, nor is it located within a Heritage Conservation Area. The site, however, is located within the vicinity of heritage buildings of the RPA Hospital Group and adjoins the Sydney University Conservation Area.

Although the proposed redevelopment of the Precinct will be considered by the NSW Department of Planning and Infrastructure under Part “3A” the proposed redevelopment of the site requires assessment under relevant planning instruments, in particular, Clause 24 of South Sydney LEP 1998. Any changes made to Clause 24 under the Draft LEP 2011, will also need to be considered.

The Director General's Requirements (DGRs) have been issued for the preparation of an Environmental Assessment (EA) for the project and this Heritage Impact Statement (HIS) incorporating Aboriginal Impact Assessment will form part of the required EA.

The proposed redevelopment of the subject site will have no adverse impact on the identified and established heritage significance of the RPA Hospital Group, and the Sydney University

Conservation Area and the heritage items located diagonally from the site on the eastern side of Missenden Road of the Hospital precinct for the reasons explained below:

- The redevelopment site is separated from the significant buildings of the RPA Hospital Group by Building 12, Cyclotron building and Missenden Road. It has no visual relationship with King George V Building. Although it is within the visual curtilage of the heritage item on the opposite diagonal site the significant building is set back from the street frontage thus reducing visual relationship from and to the heritage item.
- The site also adjoins the Sydney University Conservation; however, directly opposite the site is the new section of the St John's College and other buildings to the north and south are setback from the Missenden Road boundary and obscured by landscaping. The visual relationship of the site can be considered as neutral.
- The proposed new building will be setback behind an open car park and will be compatible with the existing hospital buildings in terms of its five-storey height with sixth level for plant rooms and lift/stair overruns, configuration and form as well as contemporary design. It will form part of the recent and contemporary building stock within the Hospital site. The treatment of facades will consider the materials, texture and colours used within the Site including the heritage buildings and the recent developments.
- The heritage items of RPA Hospital in the vicinity are medium to high rise buildings as such the proposed new building will be consistent within the urban landscape of the Site and surrounding development.
- The proposal will respond to the present day needs of the Hospital and will allow for the provision of an up to date health facility to provide better services to the community and patients.
- The site contains a remnant brick wall and sandstone kerbing and gutters around it. Salvage and reuse of these elements was considered as part of the REF approval process and necessary mitigation measures were recommended.

6.2.2 CITY OF SYDNEY HERITAGE DCP 2006

The subject site is located on the western side of Missenden Road, opposite the University of Sydney Heritage Conservation Area (CA47). The proposed development is consistent with the objectives and controls of the DCP for the development in the vicinity of a heritage item in that it:

- Does not affect the identified significance of the heritage items or the adjacent conservation area as noted above;
- Respects the existing character and mixture of architectural styles of the RPA Hospital Group and Sydney University Precincts;

- Consistent with the general setbacks within the Site, which are varied in that some buildings placed at street edge while the others setback with car parking or landscaping at the front. The subject redevelopment design also incorporates a landscaped buffer to the Missenden frontage to mitigate the visual impact of the car parking;
- Incorporates materials, textures and colours that would be compatible and sympathetic to the heritage buildings of the Site while maintaining consistency with the contemporary building stock in the area.
- Has no impact to surrounding heritage items as curtilage and setting remain the same and improved by the setback and landscaping;
- Retains all significant views to and from the heritage items;

Aboriginal Cultural Heritage of the RPA Hospital site has been considered and assessed in the 1997 CMP. The findings of the significance assessment for Aboriginal Cultural Heritage are copied below:

Missenden Road follows a ridge line and may have been a path that either existed prior to European settlement or was created within the first few years of settlement. There are currently no known Aboriginal archaeological sites in the area.

6.3 COMPLIANCE WITH CMP POLICIES

The following table provides a summary of relevant conservation policies for the purpose of this Heritage Impact Statement. Detailed conservation policies have been provided in the 1997 Conservation Management Plan. Policy numbers relate to the numbers in the CMP.

CONSERVATION POLICY	THIS PROPOSAL RELATES TO THESE POLICIES AS FOLLOWS:
Main Policy 1.0 The Use of the Complex Policy 1.0.1 – <i>Ensure that new developments and modifications to existing buildings within the hospital complex are compatible with the primary use of the site as a teaching hospital.</i> Sub Policy 1.1 – Methodology Policy 1.1.1 – <i>Undertake all conservation and associated development works to Royal Prince Alfred Hospital in accordance with</i>	The proposed redevelopment project of the North West Precinct including construction of a new contemporary building will have no impact on the identified and established heritage significance of the site. The new building will provide improved and up to date health services that are currently provided on this site. The proposal does not require conservation works as the proposal is for a new building.

CONSERVATION POLICY	THIS PROPOSAL RELATES TO THESE POLICIES AS FOLLOWS:
<i>Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter), whilst aiming to enhance the cultural significance of the place.</i>	
Main Policy 2.0 Integration and Management of the Site Sub Policy 2.2 – Process for Approvals Policy 2.2.2 – <i>Seek approvals for development and conservation work as required by legislation.</i> Sub Policy 2.5 – RPA Archives Policy 2.5.1 – <i>Ensure that documents relating to the development of the hospital continue to be archived in the RPA Archives and that close links are maintained between the Central Registry, Archives and the Nursing Museum</i> Sub Policy 2.6 – Recording Sub Policy 2.7 – Interpretation Policy 2.7 – <i>Enhance the understanding of the significance of the hospital by providing the following information in an accessible format:</i> • an interpretation of the significance of the hospital in the history of the development of medical treatment in Australia; • an interpretation of the significance of the hospital as a training institute for both doctors and nurses;	The preparation of this Heritage Impact Statement has been undertaken in response to the DGR's requirements number 7 and 8 as the North West Precinct is located within the vicinity of a number of heritage items and the Sydney University Conservation Area. Approval for the proposed redevelopment of the North West Precinct will be sought from the Department of Planning and Infrastructure under Part 3A of the EP&A Act. This HIS will form part of the Environmental Assessment prepared in response to the DGR's requirements. Documentation pertaining to this proposal, if accepted, will be deposited with the RPA Archives so that there is a clear standing record of the changes occurred to the North West Precinct of the site. Photographic Archival Recording of the buildings within the site would form part of the REF approval process prior to their demolition. The policies outlined in the CMP primarily focus on the significant fabric and elements of the site which are highly exceptional, including configuration of the main administration building facade, its roof form, entrance hall, and commemorative stained glass. The subject site has limited historical importance to the RPA Hospital site therefore an interpretation of

CONSERVATION POLICY	THIS PROPOSAL RELATES TO THESE POLICIES AS FOLLOWS:
• interpret the significance of the original pavilion layout and landscaped setting, including the underlying philosophy; • an interpretation of the major additions to the hospital complex including the former Nurses Home (now RMOs quarters), Gloucester House and the King George V hospital. • an interpretation of the significance of the collection of artworks, furniture and other artefacts held by the hospital	significance is not considered necessary. The significant buildings within the site contain various types of interpretive media including historical information on the hospital's website. No additional interpretive action is recommended; however, if there are any moveable items or artworks that are stored in the archives of the RPA Hospital, they could be exhibited within the common entry foyers and lobbies of the new building.
Main Policy 3.0 Context Sub Policy 3.0 – Ensure that the setting of Royal Prince Alfred Hospital is treated in an appropriate manner which recognises its significance as an item or environmental heritage. Sub Policy 3.1 – Boundaries Policy 3.1.1 – Retain the following features: • the distinct boundaries of the hospital precinct. • the dwarf stone wall to Missenden Road • evidence of the screen planting that separated the ward pavilions from the rear service areas and mortuary. Sub Policy 3.4 – Continued Expansion Policy 3.4.1 – Endeavour to ensure that future expansion of hospital facilities occurs within the existing hospital boundaries. Policy 3.4.3 – Reduce the scale of any new buildings at	The setting of the Hospital will not be changed adversely rather the new building will be more compatible to the Precinct in terms of its scale, rectilinear form and treatment of its facades, which will be compatible with the recent developments and expansion phase of the RPA Hospital. The redevelopment recognises and respects the established heritage significance of the Hospital. The established and distinct boundary lines across the hospital precinct as well as the features listed in this Policy will not change with this development proposal. The proposed development does not seek to expand outside of its established footprint. Encroachment towards Building 12 over the existing access road (formerly Brodie Street) is consistent with this policy as this area is within the hospital boundaries. Although its width will be narrower, the expansion over the former Brodie Street will be in the form of an arcade as such the

CONSERVATION POLICY	THIS PROPOSAL RELATES TO THESE POLICIES AS FOLLOWS:
<i>boundaries adjoining residential area to reduce visual impact and retain their residential scale.</i>	road will still be read as an access road with both ends and one side remaining open. The proposed partial changes to the access road will not detrimentally affect its historical existence and importance as part of the historical road network in the locality. The proposed redevelopment is not close to residential areas of the locality. It is surrounded by the hospital buildings of two to thirteen stories.
Main Policy 4.0 Integrity of the Original Design Sub Policy 4.1–The Layout of the Hospital Policy 4.1.3 – <i>Retain the evidence of expansion of the hospital in the mid twentieth century, in particular</i> • Gloucester House • King George V Memorial Hospital	The proposal complies. Although the new building has a contemporary architecture, it is sympathetic and compatible with the mid twentieth century expansion of the hospital as seen in the recent developments within the Site.
Main Policy 6.0 The Grounds Sub Policy 6.0–Ensure that future planning for the continuing expansion of the hospital recognises the significance of the landscaped garden setting. Policy 6.0.3 – <i>Continue to maintain the landscaped setting in a manner that provides an amenity for the staff, patients and visitors.</i> Sub Policy 6.1–Landscaped Precincts Policy 6.1.2 – <i>Ensure that additional planting in each precinct complements not only the overall character of the precinct but also any mature plant species that are being retained.</i>	The site does not contain significant landscaping. The proposal incorporates some landscaping to the Missenden Road frontage of the site and the forecourt under the building that would provide some separation from the vehicular traffic and amenity to the staff, patients and visitors. The subject redevelopment site is not located within a Landscaped Precinct.

CONSERVATION POLICY	THIS PROPOSAL RELATES TO THESE POLICIES AS FOLLOWS:
Main Policy 7.0 Undertaking New Works Sub Policy 7.0–Ensure new work: • <i>recognises the major heritage status of Royal Prince Alfred Hospital;</i> • <i>matches the quality of the original design in planning detail and execution;</i> • <i>is based on an understanding of the original design concept;</i> • <i>is identifiable to the trained observer.</i> Policy 7.0.1 – <i>Demolition or removal of significant fabric should be conditional on new works proceeding, and construction commencing.</i> Policy 7.0.2 – <i>Modifications to significant areas, or fabric, of Royal Prince Alfred Hospital for short term uses or temporary uses should not be permitted.</i> Policy 7.0.3 – <i>Design modifications to areas of significant fabric to retain the significant fabric in situ, eg. Insert new work around older rather than the reverse.</i> Policy 7.1.4– <i>New construction should address, but not mimic, the significant fabric, in terms of scale, materials, colour, texture, and quality.</i> Sub Policy 7.2–Relationship to main buildings Policy 7.2.1– <i>Ensure that the design of major additions to items of environmental heritage complements the design of the existing building.</i> Policy 7.2.2– <i>Ensure that a high standard of detailing and construction is employed when designing the facades of additions to</i>	The new work, as detailed in the architectural drawings, respects the overall heritage significance of the RPA Hospital in that it provides a compatible new building and health facility in a contemporary and sympathetic manner. No significant fabric of Exceptional or High significance as defined in the CMP will be removed. The proposal is not for short term or temporary use of the building. No work is proposed to the significant fabric of the Hospital. New building is designed in contemporary but compatible manner and reflects the new buildings within the RPA Hospital site. It does not mimic the heritage building stock but maintains consistency in its rectilinear form, scale and appropriate materials, colours and textures. The proposal is for a new development and is compatible with the Hospital significant buildings and it will form the new development, upgrading and expansion phase of the Hospital. The proposed new building has been designed by a well known architectural firm and incorporate a high standard detailing and construction that would be compatible with the robust and high

CONSERVATION POLICY	THIS PROPOSAL RELATES TO THESE POLICIES AS FOLLOWS:
<i>items of environmental heritage.</i>	standard design of the heritage buildings of RPA Hospital.
Main Policy 10.0 Conservation Works Sub Policy 10.4–Reuse of materials Policy 10.4.1 – <i>Re-location of structures designed to be moved, or previously moved, is acceptable provided the removal is undertaken in a manner that does not damage fabric of moderate or higher significance.</i> Policy 10.4.2 – <i>Seek endorsement from South Sydney Council and the Heritage Council for the proposed re-location of fabric of moderate or higher significance as removal is considered to be demolition.</i>	As noted earlier, under the concurrent REF approval process, the remnant brick wall and the sandstone kerbing and gutters are recommended to be salvaged and reused as part of the landscaping to the development site. The project is a Part 3A Project; therefore, approval is sought from the Department of Planning and Infrastructure.
Sub Policy 10.6–Colour schemes	This policy essentially provides recommendations for the existing heritage buildings rather than new buildings. Notwithstanding a suitable colour scheme will be selected to ensure sympathetic and recessive presentation of the new building.
Main Policy 11.0 Archaeology Policy 11.0.1 – <i>Undertake an archaeological assessment, as part of the planning stage of any proposed new development within the hospital complex, to determine the sensitivity of the area.</i>	The proposal includes a basement car parking thus will require excavation for the entire footprint of the new building. The area where the subject site is located however does not contain archaeologically sensitive area as all of the buildings that were built on the site still exist except for the demolished narrow warehouse / service building along the access road. Remnants of its foundations may still exist but they are not considered to be culturally significant that would warrant their monitoring by an archaeologist. If any foundations are exposed they should be photographed by the project architects or contractor for the RPA Hospital records.

CONSERVATION POLICY	THIS PROPOSAL RELATES TO THESE POLICIES AS FOLLOWS:
Policy 11.0.2– <i>Obtain an excavation permit for any works involving soil disturbance, including the installation of service trenches and drainage, in areas that have been assessed as being likely to contain archaeological relics ie sites of former buildings such as laundry/boiler house and C & D pavilions.</i>	As noted above an excavation permit is not warranted in this case due to the fact that the site is not in a location that is likely to contain archaeological relics.

6.4 'STATEMENTS OF HERITAGE IMPACT' (NSW HERITAGE MANUAL)

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The proposal provides an opportunity to provide an up to date health facility that would respond to the growing needs and technological advances in the health services.
- The services provided within the existing subject buildings will be continued to be provided in a more advanced and appropriate environment for patients, staff and visitors.
- The proposal does not affect buildings that are identified as culturally significant for the RPA Hospital Group. There will be no adverse impact on the established heritage significance of the Hospital.
- The proposed new building and associated landscaping will not affect any views or vistas to and from the subject heritage items in the vicinity or within the RPA Hospital precinct.
- The new building will be similar to those contemporary developments within the Hospital precinct in terms of its bulk, scale, rectilinear form and materials. It will be a compatible infill building within the existing context where medium height hospital buildings including Building 10, St John's College and King George V memorial Hospital are located.
- It is consistent with the requirements of the South Sydney LEP 1998 and the City of Sydney Heritage DCP 2006.
- The proposal also complies with the relevant CMP Policies established for the conservation of the RPA Hospital

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- Building partially over the existing access road, formerly Brodie Street, could have detrimental impact on the understanding of the original street layout of the locality; however, the arcade form of the Street and its ends and one side remaining open will ensure appreciation of the former Brodie Street as an access road within the ground of

RPA Hospital. Since the late 1940s the Street has been part of the Hospital road network and will remain to serve as an access road.

The following sympathetic solutions have been considered and discounted for the following reasons:

- There are no known sympathetic solutions that have been considered and discounted for the project.

7.0 CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered by City Plan Heritage that the proposed redevelopment of the North West Precinct of the Royal Prince Alfred Hospital will result in no adverse impact to the identified and established heritage significance of the Hospital Precinct as a whole.

The proposal is consistent with the controls of the South Sydney LEP 1998 and the City of Sydney Heritage DCP 2006 (and the 2011 Draft LEP and DCP). It has also been adequately established that the proposed works comply with the Conservation Policies set out in the Royal Prince Alfred Hospital CMP.

The proposed new development will allow for the improved health facilities and enhancement of health services including mental health, sexual health and drug clients as well as the majority of the renal dialysis patients. The proposed new building is considered to be an appropriate contemporary infill building in the existing context of the RPA Hospital in terms of its scale, rectilinear form, materials and colours.

The proposed development does not seek to expand outside of the existing site's established footprint. Encroachment towards Building 12 over the existing access road (formerly Brodie Street) is consistent with the Conservation policy of the CMP as this area is within the hospital boundaries. Although its width will be narrower, the expansion over the former Brodie Street will be in the form of an arcade as such the road will still be read as an access road with both ends and one side remaining open. The proposed partial change to the former Brodie Street is acceptable as it will not detrimentally affect its historical existence and importance as part of the historical road network development in the locality.

**CITY PLAN HERITAGE
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