

HERITAGE IMPACT STATEMENT



Northside Private Hospital SSDA-10159

Faunce Street West, West Gosford

September 2019 | J3503

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Cover Image: View from north east along Racecourse Road (CGI)

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1 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) assesses the detailed design of a State Significant Development Application (SSD-10159) for the proposed Northside Private Hospital development at Nos. 22-48 Faunce Street West, West Gosford, New South Wales.

The SSDA seeks consent for the staged redevelopment of the site including:

- **Stage 1** – Concept and Built Form Development Application - the demolition of the existing buildings and a built form development application for a part 11 storey, part 5 storey building with 2 basement levels and a lower ground floor level. Stage 1 will consist of in-patient units, general practitioner clinics, radiology rooms, pathology room, intensive care unit, operating theatres and ancillary retail. The basement levels will consist of parking, waste storage and loading dock.
- **Stage 2** – Concept Development Application - Stage 2 comprises a concept development application for a 4 storey building along Racecourse Road and it is anticipated that it will be used for retail tenancy, ancillary tenancies and medical tenancies

Stage 2 detailed built form approval will be sought at a later date and does not comprise part of this submission.

The site is located within the Central Coast Council Municipality. The principal planning control for the site is the *State Environmental Planning Policy (Gosford City Centre) 2018 (SEPP 2018)*. The subject site, is not listed as a heritage item by Schedule 5 Part 1 of the *SEPP 2018*. The site is, however, located within the vicinity of a number of heritage items identified by this schedule.

In order to assess the heritage impact of the detailed design on heritage items in the vicinity of the site, a heritage management document must be submitted with the SSD Application. The appropriate heritage management document in this instance is a HIS. This statement has also considered the Standard Secretary's Environmental Assessment Requirements (SEARS) which have been provided by the Office of Environment and Heritage (OEH) on the 29th March 2019. The following table outlines the SEARS requirements and where they are addressed in this document:

SEARs Requirement	Response
<i>8. The EIS must provide a heritage assessment including but not limited to an assessment of impacts to State and local heritage including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall:</i>	See Section 4.0 An archaeological assessment has been undertaken by Artefact Heritage, it accompanies this application.
<i>a. outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the</i>	This document has been prepared in accordance with the guidelines in the NSW Heritage Manual guidelines. Details of the methodology used to form this assessment are in Section 1.4.

<i>mitigation measures) generally consistent with the NSW Heritage Manual (1996),</i>	
<i>b. be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria),</i>	See Section 1.2 outlining the qualifications of the authors of this report.
<i>c. include a statement of heritage impact for all heritage items (including significance assessment),</i>	See Section 6.0
<i>d. consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant), and</i>	See Section 6.0.
<i>e. where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.</i>	An archaeological assessment has been undertaken by Artefact Heritage, it accompanies this application.
<i>Where archaeological impacts are addressed in a separate early works development application, the EIS is to detail the status of the assessment at the time of lodgement of the subject SSD application.</i>	Not applicable.

1.2 Authorship

This HIS was prepared by Anna McLaurin, B.Envs. (Arch), M.Herit.Cons. M.U.R.P. (candidate), and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons) of Weir Phillips Heritage and Planning.

1.3 Limitations

No provision was made for a history and assessment of the existing building on the site.

An Aboriginal history and assessment was not provided for. However, we understand a separate historical and Aboriginal Archaeological Assessment has been prepared by Artefact Heritage to accompany this application. submitted and assessed through a separate early works Development Application.

1.4 Methodology

This HIS has been prepared with reference to the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) and with reference to the Council planning documents listed under Section 1.5 below.

As site visit was undertaken in March 2019. Unless otherwise specified, the photographs contained in this statement were taken by the authors on this occasion.

1.5 Documentary Evidence

The following references were used in the preparation of this statement:

1.5.1 Heritage Inventory Listing Sheets

- *Burns Place Park, feature eucalypt and stands of mature trees, Between Burns Crescent and Mann Street.* State Heritage Inventory Database No.: 1620241.
- *Gosford Hotel, 102 Erina Street, Gosford.* State Heritage Inventory Database No.: 1620059.
- *Large-faced clock with wooden frame, Burns Crescent (Gosford Railway Station).* State Heritage Inventory Database No.: 1620253.
- *Mitre 10 Store, 299-309 Mann Street, Gosford.* State Heritage Inventory Database No.: 1620248.
- *Railway Bridge and Viaduct, Racecourse Road and Etna Street, Gosford.* State Heritage Inventory Database No.: 1620250
- *Railway Turntable, Railway land off Showground Road.* State Heritage Inventory Database No.: 1620633.
- *Signal box, water column and tank, Railway land off Showground Road.* State Heritage Inventory Database No.: 1620252.

1.5.2 Planning Documents

- *Gosford Development Control Plan (DCP) 2013*
- *Gosford Local Environmental Plan (LEP) 2014*
- *State Environmental Planning Policy (Gosford City Centre) 2018 (SEPP 2018)*

1.6 Site Location & Description

The Northside Hospital site at Nos. 22-48 Faunce Street West, West Gosford legally described as Lot 2 D.P. 1226923. See **Figure 1**.

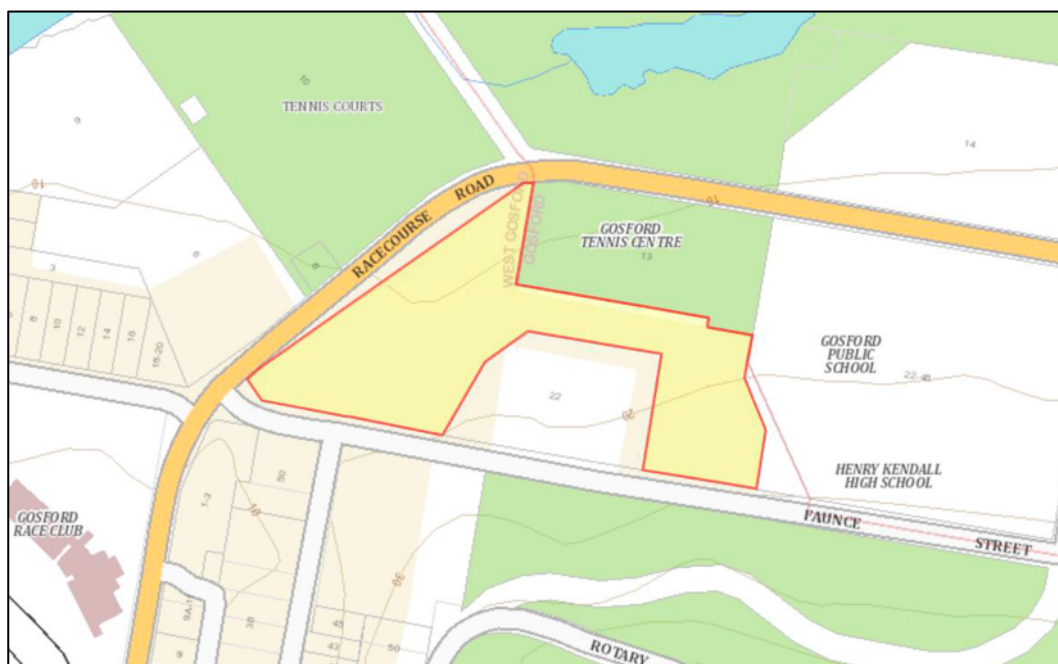


Figure 1: Location of the proposed hospital highlighted in orange.

Source: SIX Maps 2019

2 Heritage Management Framework

2.1 The Site

The site is not subject to any statutory heritage listings. It is not listed as a heritage item on the National or Commonwealth Heritage List, State Heritage Register, Schedule 5 of the *SEPP (Gosford City Centre) 2018*

The site is not located in a heritage conservation area as defined by Schedule of the *SEPP (Gosford City Centre) 2018*

2.2 Relevant Heritage Legislation

In Australia and NSW, heritage listings give rise to statutory requirements to consider the heritage impact of any proposed works on a heritage item. The following requirements are relevant to any works being proposed to the subject site.

2.3 Environmental Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's environment and heritage legislation. The EPBC Act enables the Australian Government to join with the states and territories in providing a truly national scheme of environment and heritage protection and biodiversity conservation. The EPBC Act focuses Australian Government interests on the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance. This Act is the statutory instrument for implementing Australia's obligations under a number of multilateral environmental agreements including the World Heritage Convention. Note that Part 1 (4) states that The Act binds the crown. As such, Parramatta City Council is subject to the requirements set out herein.

The National Heritage List and the Commonwealth Heritage List is created under the *EPBC Act* and the Australian items listed on the World Heritage List are protected under the Act.

No items listed on the National, Commonwealth or World Heritage List are located within the study area.

The proposal will be assessed under Part 4, Division 4.1 of the EP&A Act, which establishes an assessment and approval regime for State Significant Development (SSD). Part 4, Division 4.1 applies to development that is declared to be SSD by a State Environmental Planning Policy (SEPP). Section 4.41 (previously section 89)(c)) of the EP&A Act specifies that approvals or permits under section 90 of the National Parks and Wildlife Act 1974 (NPW Act) are not required for approved SSD.

2.4 NSW Heritage Act 1977

The *NSW Heritage Act 1977* provides statutory obligations for the conservation of items of heritage significance in NSW. Places, buildings, works, relics, movable objects or precincts considered to be of significance for the whole of NSW are listed on the State Heritage Register (SHR). The SHR is administered by the Heritage Division of the Office of Environment and Heritage (OEH) and includes a diverse range of over 1500 items. Any alterations to these assets are governed by heritage guidelines and works cannot be carried out without prior approval from the Heritage Council of NSW.

The proposal does not require assessment under the *NSW Heritage Act 1977* as no part of the site is listed within curtilage of the heritage items listed in the vicinity. Consideration of the impact of the proposal has been included in Section 5.2 of the report below.

3 Site Description

The existing site was formally owned by Ausgrid and is currently occupied by a number of single storey buildings. The site is mostly covered by hardstand and single storey buildings and is therefore void of significant vegetation. Vehicular access to the site is afforded via (2) existing concrete crossovers from Racecourse Road and Faunce Street. **See Figure 3-4.**



Figure 2: An aerial photograph of the site showing the existing buildings.

Source: SIX Maps 2019



Figure 3: The subject site as viewed from Faunce Street West.



Figure 4: The site as viewed from the entrance off Faunce Street West.

3.1 The Surrounding Area

For the following, refer to **Figure 5**, an aerial photograph over the site and the surrounding area.



Figure 5: An aerial photograph showing the site and the surrounding area.

The site adjoins the Gosford Tennis Centre and Golf Course to the north, Henry Kendall High School and Gosford Public School to the east, industrial style buildings to the south and west. To the south of the site is the President's Hill Lookout and parkland. See **Figures 6-7**.



Figure 6: Kendall High School to the east of the site.



Figure 7: Looking towards the entrance to the Presidents Hill Lookout from the subject site.

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

Faunce Street West, West Gosford:

- Is not listed as a heritage item by Schedule 5 Part 1 of the *SEPP 2018*.
- Is located in the vicinity of a number of items listed by the above plan.
- Is not located within the vicinity of heritage items listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is not located within a heritage conservation area as defined by Schedule 5 Part 2 of the *SEPP 2018*.

4.2 Heritage Items in the Vicinity of the Site

For the following, ‘in the vicinity’ has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works. **Figure 8** below shows the subject site, highlighted in red and heritage items are coloured brown and labelled.



Figure 8: The subject site highlighted in red. Heritage items in the vicinity of the site are highlighted in brown and are labelled.

Source: NSW Government Planning Portal.

The following heritage items listed on Schedule 5 Part 1 of the *SEPP 2018* are located within the vicinity of the site:

<i>Signal box, water column and tank, Railway land off Showground Road (148).</i> <i>Railway Turntable, Railway land off Showground Road (147).</i> <i>Large-faced clock with wooden frame, Burns Crescent (Gosford Railway Station) (149)</i>	
The State heritage Inventory provides the following	<i>Gosford Railway Station contains items of local significance, although this excludes the station buildings themselves, as they were built in the 1990s. These items of significance include the signal box, battery box</i>

statement of Significance for both items:¹	<i>and water spout. The signal box and the installation of the 'under wires' type water column on Platform 2 have historic associations with the Sydney - Gosford electrification which was completed in 1960. Gosford Signal Box is rare as an example of a signal box containing both manually operated lever and electronic signalling frames as a result of the combining of three signal boxes in the 1960s. The dropcase clock is rare as it is of a much larger size than standard railway clocks found on the Northern line. It is also one of very few such clocks on public display.</i> <i>The Gosford steam locomotive servicing facilities are significant at a local level because they are the most complete group of steam locomotive servicing facilities in the Sydney Metropolitan area. The servicing facilities are significant for the role they played in the Sydney - Newcastle line during the age of steam (a rare remnant of servicing equipment from this age within the region). The facilities have aesthetic significance at a local level, with the turntable and watering facilities being good examples of steam age railway infrastructure, while the water tank has landmark qualities. They provide an important physical reminder of a technological and transportation era that is now past. The facilities are fine examples of their type, containing the principal characteristics of both individual type and group, and have a high level of integrity.</i>
	
Gosford Steam locomotive servicing facilities.	Gosford Railway Station Turntable.
	

¹ Gosford Railway Clock, Steam Locomotive Facilities & Signal Box, NSW Environment & Heritage . (2019). Environment.nsw.gov.au. Retrieved 10 April 2019, from <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4800002>

Gosford Station Signal Box	Large Wooden Face Station Clock.
The Northside Private Hospital site is located approximately 1km to the west of the heritage items listed within the Gosford Railway Station. It is anticipated that there may be partial views of the hospital from the Signal Box and Railway Turntable. There will be no viewed from the Large Wooden Face Station Clock will not be visible from the site as it is located within the Gosford Station building.	

<i>Burns Place Park, feature eucalypt and stands of mature trees, Between Burns Crescent and Mann Street (127)</i>	
The State heritage Inventory provides the following statement of Significance this item: ²	<i>Burns Place Park is the prime city centre formal park acting as a gateway between the commercial streetscape and the railway station. It is aesthetically significant as a public open space, and socially significant for its components donated/built by the community, such as the War Memorial Fountain. Full height mature trees (Taxodium distichum (Bald Cypress), especially in groups, are a valuable asset to the city.</i>
	
Gosford Signal Box	Gosford Railway Station Turntable.
The Northside Private Hospital site is located approximately 1.2km to the west of the Burns Place Park. It is anticipated that there will be no views to or from the site due to the height difference between Burns Crescent and Mann Street.	

² Burns Place Park, NSW Environment & Heritage . (2019). Environment.nsw.gov.au. Retrieved 10 April 2019, from <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1620241>

Gosford Hotel, 102 Erina Street, Gosford (129)

The State heritage Inventory provides the following statement of Significance this item:³

The Gosford Hotel at the corner of Mann and Erina Streets, Gosford has historic and social significance as a hotel providing accommodation for holiday makers in close proximity to the new Great North Railway. Built at the north end of Gosford, it marks the change in transportation for holiday makers from boat to train. It has aesthetic significance as a fine and intact example of a "high rise" hotel of the 1920's, associated with tourism to the Gosford township and is a prominent element in the streetscape of Mann Street.



The Gosford Hotel

The Northside Private Hospital site is located approximately 1.2km to the west of the Gosford Hotel. It is anticipated that there will be no views to or from the site due to Presidents Hill located between any view lines.

³ *Hotel Gosford | NSW Environment & Heritage . (2019). Environment.nsw.gov.au. Retrieved 10 April 2019, from <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1620059>*

Mitre 10 Store, 299-309 Mann Street, Gosford (I43)	
The State heritage Inventory provides the following statement of Significance this item: ⁴	<i>The site includes two substantial single and two storey facades from the Inter war period which appear to be amongst the oldest standing commercial and industrial scale buildings on the main street of Gosford, and their rarity and history may have potential for conservation and adaptive re-use supported by conservation and listing as items of local heritage significance.</i>
	
Mitre 10 Store (now closed) as viewed from Mann Street.	
The Northside Private Hospital site is located approximately 1 km to the west of the Gosford Hotel. It is anticipated that there will be no views to or from the site due to Gosford Hospital located between both sites.	

⁴ Building - Mitre 10 | NSW Environment & Heritage . (2019). *Environment.nsw.gov.au*. Retrieved 10 April 2019, from <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1620248>

Railway Bridge and Viaduct, Racecourse Road and Etna Street, Gosford (145)

The State heritage Inventory provides the following statement of Significance this item:⁵

The Gosford Overbridge is a representative example of a brick and stone overbridge dating from the early decades of the twentieth century. It is significant as a early feature of the 1910 duplication of the Short North line to Gosford, which adds to the aesthetic significance of the line as a whole.



The Railway Bridge and Viaduct

The Northside Private Hospital site is located approximately 1.2km to the west of the railway bridge and viaduct. It is anticipated that there will be no views to or from the site Gosford Hospital located between both sites.

⁵ Gosford (Etna Street) Railway Overbridge | NSW Environment & Heritage . (2019). Environment.nsw.gov.au. Retrieved 10 April 2019, from <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4803386>

AA Crown Holdings Pty Ltd are proposing to demolish the former Ausgrid site and establish a private hospital.

The SSDA seeks consent for the staged redevelopment of the site including:

- **Stage 1** – Concept and Built Form Development Application - the demolition of the existing buildings and a built form development application for a part 11 storey, part 5 storey building with 2 basement levels and a lower ground floor level. Stage 1 will consist of in-patient units, general practitioner clinics, radiology rooms, pathology room, intensive care unit, operating theatres and ancillary retail. The basement levels will consist of parking, waste storage and loading dock.
- **Stage 2** – Concept Development Application - Stage 2 comprises a concept development application for a 4 storey building along Racecourse Road and it is anticipated that it will be used for retail tenancy, ancillary tenancies and medical tenancies

Stage 2 detailed built form approval will be sought at a later date and does not comprise part of this submission.

Table 3. Stage 1 - Development Particulars	
Project Element	Development Particular
Site Area	10,180m ²
Northside Private Hospital	23,783m ²
Car Parking	389 car parking spaces
Inpatient Units	Total of 8 inpatient units comprising 224 beds
Building Height	49m
Floor Space Ratio	2.34:1
Primary Land Use	Health Services Facility ▪ medical suites; ▪ in-patient units; ▪ general practitioner clinics; ▪ radiology rooms; ▪ pathology room; ▪ intensive care unit; and, ▪ operating theatres.
Hours of Operation	▪ 24/7 operations ▪ Day surgery 7.00am to 7.00pm ▪ Retail Tenancy 8.00am to 6.00pm

6 EFFECT OF WORK

6.1 Method of Assessment

The following considers heritage related issues only. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact.

The proposal is assessed against the relevant controls with a full understanding of the requirements for Heritage Impact Statements provided by the NSW Heritage Branch publication Statements of Heritage Impact (2002 update).

6.2 Effect of Works on the Heritage Items in the Vicinity

The proposed works will have no impact on heritage items in the vicinity of the site due to the physical distance separating the Northside Private Hospital Site and the heritage items to the west.

An individual assessment of the impact of the proposal is outlined below:

Signal box, water column and tank, Railway land off Showground Road (I48).

Railway Turntable, Railway land off Showground Road (I47).

Large-faced clock with wooden frame, Burns Crescent (Gosford Railway Station) (I49)

- The Northside Private Hospital site is located approximately 1km to the west of the heritage items listed within the Gosford Railway Station. It is anticipated that there may be partial views of the hospital from the Signal Box and Railway Turntable. There will be no views from the Large Wooden Face Station Clock will not be visible from the site as it is located within the Gosford Station building.
- The proposed works will have no impact on the curtilage of the items.
- Given the above physical and visual separation, there will be no impact on the setting of the item.

Burns Place Park, feature eucalypt and stands of mature trees, Between Burns Crescent and Mann Street (I27)

- The proposed works will not be visible within significant view corridors to/from the items because of the intervening development, including Gosford Hospital, and the topography of Presidents Hill.
- The proposed works will have no impact on the curtilage of the item.
- Given the above physical and visual separation, there will be no impact on the setting of the item.

Gosford Hotel, 102 Erina Street, Gosford (I29)

- The Northside Private Hospital site is located approximately 1.2km to the west of the Gosford Hotel. It is anticipated that there will be no views to or from the site due to Presidents Hill located between any view lines.
- The proposed works will have no impact on the curtilage of the item.
- Given the above physical and visual separation, there will be no impact on the setting of the item.

Mitre 10 Store, 299-309 Mann Street, Gosford (I43)

- The Northside Private Hospital site is located approximately 1 km to the west of the Gosford Hotel. It is anticipated that there will be no views to or from the site due to Gosford Hospital located between both sites.
- The proposed works will have no impact on the curtilage of the item.
- Given the above physical and visual separation, there will be no impact on the setting of the item.

Railway Bridge and Viaduct, Racecourse Road and Etna Street, Gosford (I45)

- The Northside Private Hospital site is located approximately 1.2km to the west of the railway bridge and viaduct. It is anticipated that there will be no views to or from the site Gosford Hospital located between both sites.
- The proposed works will allow the railway bridge and viaduct to continue to function as an essential transport thoroughfare, thus preserving its significance.
- The proposed works will have no impact on the curtilage of the item.
- Given the above physical and visual separation, there will be no impact on the setting of the item.

7 CONCLUSION

This Heritage Impact Statement has been prepared to examine the heritage impact of the proposal for the Northside Hospital at Faunce Street West, West Gosford.

The proposal is sensitive to the surrounding heritage items in terms of views, massing and form. Due to the physical separation between the heritage items and the Northside Private Hospital site, there is no heritage impact on the items.

The style, height, bulk and massing of the proposed building is in keeping with the varied character of the existing built context of the heritage items and will not disrupt the surrounding streetscape character.

The proposed works fulfil the *SEARs* requirements objectives for works in the vicinity of heritage items .