

STATEMENT OF HERITAGE IMPACT

65 Hotham Road, Gymea

29 June 2020

Macquarie Health Corporation



65 Hotham Road, GyMEA Statement of Heritage Impact			
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1.0

INTRODUCTION

1.1 BACKGROUND

This Statement of Heritage Impact has been prepared by Graham Brooks, Managing Director, GBA Heritage, at the request of Macquarie Health Corporation.

This Statement of Heritage Impact identifies the issues and constraints arising from the heritage listing on the current proposal to comprehensively redevelop the Hospital to provide contemporary health care to the local community. It examines the acceptability or otherwise of the proposed demolition of the recently LEP Heritage Listed federation house at 65 Hotham Road, GyMEA to facilitate the comprehensive redevelopment of the existing, outdated hospital facilities on the land surrounding and including the house.

Sutherland Shire Council first recognised the subject house in an inventory sheet prepared by Perumal Murphy Wu, Heritage Consultants, in 1992. The data sheet captured the relevant findings from the Sutherland Shire Heritage Study, 1992 for the subject property.

The statement of heritage significance for the house contained in the 1992 inventory sheet concluded:

A good example of a large, individually designed, Inter-War brick house. Essentially unaltered. Local Significance.

The LEP heritage schedule developed by Council arising from the 1992 Heritage Study did not include the house or its garden. When making Sutherland Shire LEP 2015, Council again decided not to heritage list the property.

In 2018 - 2019 public interest was stirred in the property when Macquarie Health Corporation announced plans for the comprehensive redevelopment of their aging facility on the corner of Hotham and President Avenue (DA 18/0788). Council placed an Interim Heritage Order over the property and commissioned Architectural Projects, Heritage Consultants to prepare a Heritage Assessment of the property. Architectural Projects reported to Council on 19 March 2019. They recommended that the property be heritage listed.

Macquarie Health Corporation subsequently commissioned GBA Heritage to undertake a detailed, independent Peer Review of the Architectural Projects Heritage Assessment. The aim of the Peer Review was to ensure that Council had as comprehensive an understanding of the place as possible before it came to any conclusions. The GBA Peer Review found a number of weaknesses in the Heritage Assessment

This Peer Review has concluded that the Heritage Assessment has NOT identified any of the required "special", "strong" or "important" attributes that would otherwise justify the inclusion of this house on the LEP.

The critical flaw in the logic of this Heritage Assessment is that there is no remaining tangible evidence of the former poultry farm, which is identified as the main reason why this house might otherwise be significant.

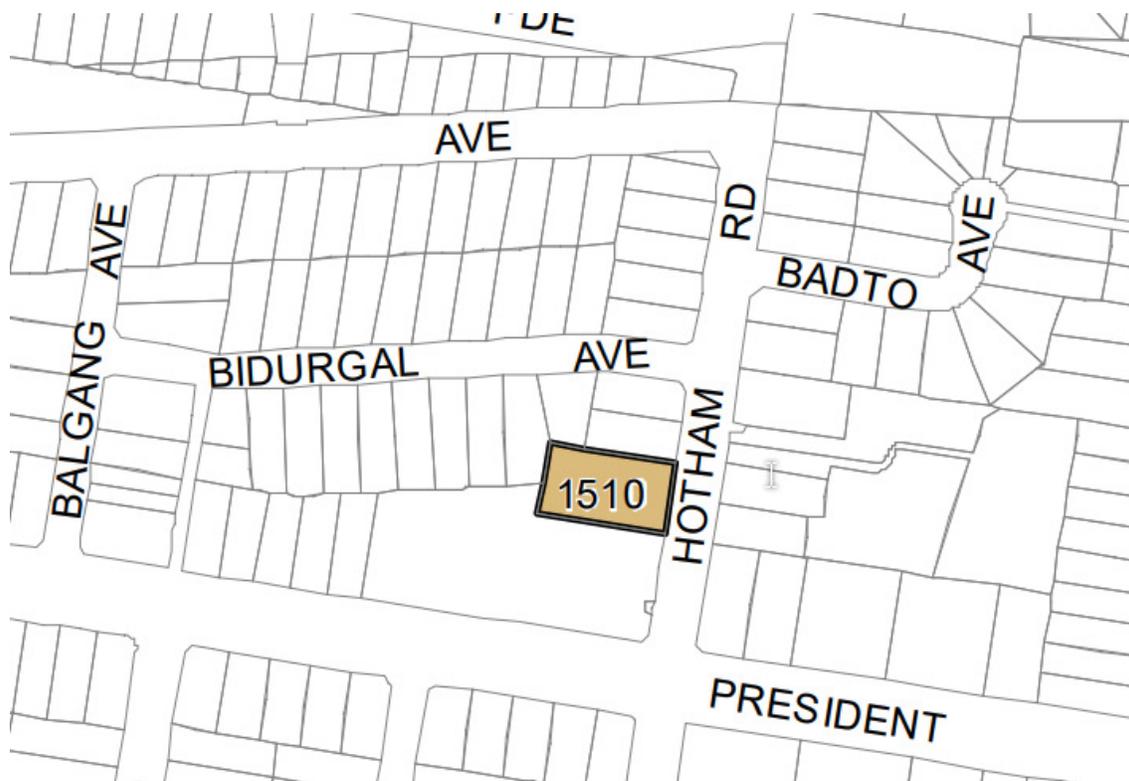
Nevertheless Council proceeded to enter the “House and garden” at 65 Hotham Road, GyMEA on Schedule 5 of Sutherland Shire LEP 2015.

The Statement of Significance for the property contained in the Heritage Inventory is as follows:

- *Good example of a large, individually designed Inter-War brick house.*
- *Representative example of an Inter-War architectural style.*
- *Association with the Balmain Starr Bowkett Society.*
- *Association with poultry farming in the Sutherland Shire.*

No other part of the Hospital property is heritage listed and there are no other heritage items or Heritage Conservation Areas in the vicinity of the house.

Unfortunately, the amount of information contained in the Statement of Significance of the published inventory sheet gives virtually no detail of why or how the property has any significance. The description of a “large, individually designed Inter-War brick house” and a “representative example of an Inter-War architectural style” could apply to hundreds of thousands of houses in any of the older suburbs in Sydney. The “association with the Balmain Starr Bowkett Society” was purely due to the personal activities of the early owner of the house, activities which eventually saw him serve a prison sentence. There is no surviving physical evidence to demonstrate either this “association” or that of “early poultry farming activities in the Sutherland Shire”.



Extract Sutherland Shire LEP 2015 HER 006A

1.2 AUTHORSHIP

This report was prepared by Graham Brooks, Managing Director of GBA Heritage. His CV is attached at the end of this report.

2.0

HERITAGE ASSESSMENT

2.1 HISTORICAL SUMMARY FROM INVENTORY SHEET

The following historical summary has been drawn from the heritage inventory for the subject site. It is based on the historical research contained in the Architectural Projects' Heritage Assessment report.

1913 - Mr A. H. Tyldesley (or Tildesday) , secretary of the Balmain Starr Bowkett Society clears land bought from the Holt Sutherland State in what is today President Avenue and Hotham Street to build a house and extend an existing poultry farm.

Mr. Tyldesley built a dam to provide electric energy to the house and the tennis court as well as to the incubators that were at the time running on gasoil.

(Oral History - Mr Mick Derrey - Sutherland Shire Historical Society, 1984, page 60)

1918 - Oral recounts said that the ballroom was added at a later time and ballots of the Balmain Starr Bowkett Society were conducted in the ballroom as well as social events.

(Oral History - Mr. Mick Derrey - Sutherland Shire Historical Society, 1984, page 60)

1926 Mr. A H Tyldesley was arrested for forgery and uttering of checks of the Balmain Starr Bowkett Society. Tried to burn down the evidence that was stored in Hotham house

Criminal Court, large sums were embezzled from the Building Society. He had acquired properties in Cronulla and regional NSW (Bayley). Mr Tyldesley's farm seemed to be a cover for his crimes and it was part of the bankruptcy declaration. It is not clear who assumed the property. Mr. Tyldesley was found guilty and imprisoned.

(The Sydney Morning Herald (NSW: 1842- 1954) Wed 21 Sep 1927, Page 12, Central Criminal Court.)

(Barrier Miner (Broken Hill, NSW: 1888- 1954), Wed 3 Aug 1927, Page 1, Starr - Bowkett Funds

1929-30- Hotham Farm was given to Mr. Fred Turner by the NSW Government in compensation for his Peakhurst farm being expropriated by the Railway Department.

1930- Local oral account said that the farm was one of the largest poultry farms in NSW, however Mr Turner changed the farm into a duckling farm. The house and ballroom was used for social events by the Catholic Church.

1939 - The farm was sold to Mr Joe King in a smaller version as some of the land was resumed by the Railway Department to build the Cronulla railway line. He ran a high tech enterprise selling day-old white and khaki Campbell ducklings.

(History of "Hotham Farm" based on oral recollections (Mike Derrey and Jack Bouffer) compiled by Larry Humphrey 08/09/2018).

It is important to mention that poultry farming was the district's primary industry (Sutherland Shire) - Hotham Farm was the biggest of all the Poultry Farms in the shire, with "mammoth hatchers... has the capacity of 20,000 egg" however it was short lived."

(Perumal Murphy Pty Ltd 1993 for the Sutherland Shire Council and the NSW Department of Planning)

2.2 GBA HERITAGE PEER REVIEW COMMENTS - HISTORY

CHANGED SCALE OF SUBJECT POULTRY FARMLAND, 1920 - 2109



*The early poultry farm on Lots 7 and 8 was supported by four other lots used for feed pastures
The current footprint of the Hotham House property is marked in yellow with red border.*



Comparison between 1943 and 2019 SIX Maps aerial photos: post WW2 subdivision highlights the fact that the former poultry farm has completely disappeared. SIX maps aerial photos.

LOSS OF INTEGRITY OF EARLY POULTRY FARM SETTING

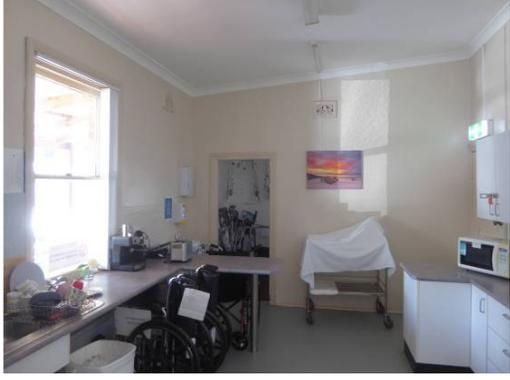
	<p><i>The current driveway into the hospital from Hotham Road has cut through the former platform of the tennis court.</i></p> <p><i>The existing hospital buildings and operational facilities completely dominate the close quarters setting of the house from every aspect except the immediate front garden.</i></p>
	<p><i>The tall Cook Pine was only planted in the 1970s and has no relationship with the early 20th century setting of the house.</i></p>
	<p><i>As noted from the contemporary aerial photo, all of the extensive land occupied by various aspects of the former poultry farm, was subdivided in the 1950s and developed for suburban houses.</i></p>
	<p><i>View through the missing section of the northern verandah balustrade to the side driveway that is the only separation of the original house from the adjacent 1950s style houses that stretch away to the north, north-west and west.</i></p>

2.3 DESCRIPTION OF THE HOUSE AND GROUNDS

EXTERIOR PHOTOS - ARCHITECTURAL CHARACTER

	<p><i>The house faces Hotham Road and is set back a considerable distance from President Avenue, enabling a tennis court to have been located on the corner during the first half of the 20th century.</i></p> <p><i>The tall Cook Pine was apparently planted in the 1970s. It does not appear on earlier aerial photos.</i></p>
	<p><i>The house is a reasonably mainstream Federation Bungalow, originally built as a four room dwelling with verandah around three sides. The large side gable is located over a large room that replaced the southern side verandah of the house several years after it was first built.</i></p> <p><i>The original corrugated iron roof was replaced several decades ago with a profiled metal sheeting to replicate tiles, marketed as "Decromastic".</i></p>
	<p><i>There is a skillion-roofed, single storey wing stretching across the back of the house, containing a number of services rooms. This wing has undergone extensive internal and external alterations.</i></p> <p><i>The covered walkway across the back of the building provides a form of accessible access for patients from the adjacent hospital accommodation, who access the rehabilitation services offered by the hospital from the house.</i></p>
	<p><i>The south east corner of the so-called "ballroom" addition.</i></p> <p><i>Note that the entire front return elevations comprise a base of very poor quality common brickwork below the higher quality face brickwork of the main elevations and verandah balustrading.</i></p> <p><i>The origin of this unsightly, poor quality brick base of the building is unknown.</i></p>

INTERNAL PHOTOS – ARCHITECTURAL CHARACTER

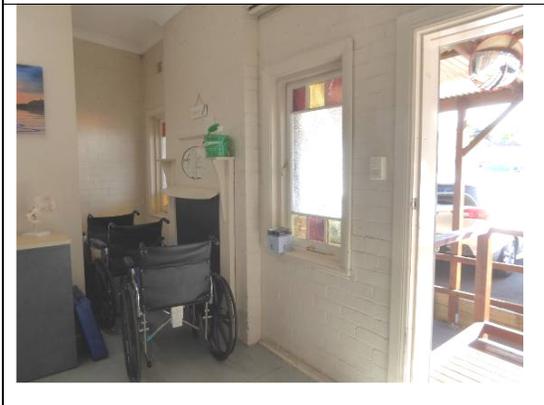
	<p><i>One of the internal rooms with right hand door leading to the entry corridor from the front verandah.</i></p> <p><i>Note there is no fanlight over the door into the side room.</i></p>
	<p><i>Internal view of the so-called “ballroom” with facebrick internal walls and undecorated ceilings.</i></p> <p><i>The room is fitted with large windows, indicating that its main use may have been in daylight.</i></p> <p><i>The room is also referred to as a billiard room in the 1928 auction sale advertising.</i></p> <p><i>It is now used as the main rehabilitation facility for the hospital.</i></p>
	<p><i>Internal photo looking through to the rehabilitation room.</i></p> <p><i>Note the corner fire breast and Art Nouveau style fire surround.</i></p> <p><i>The door way through to the rehabilitation room was originally a double door out to the side verandah.</i></p>
	<p><i>The kitchen facilities in one of the rooms in the rear addition.</i></p>

2.4 CONDITION AND INTEGRITY

EXTERNAL PHOTOS – CONDITION AND INTEGRITY

	<p><i>There are some detailed joinery elements missing from the main verandahs.</i></p> <p><i>It appears that two sections of brick balustrading on the side verandah have been removed to facilitate disabled access from the ramped access way along the rear of the building up onto the front verandah.</i></p>
	<p><i>There is extensive evidence of past settlement and brickwork repairs throughout the southern side of the building and mostly within the walls of the so-called "ballroom" component of the building.</i></p>
	<p><i>There is extensive evidence of alterations and in-fill additions along the rear wall of the rear wing.</i></p> <p><i>This evidence includes changes in brick type, changes in window sill brick selection, differing heights of window sills and different floor levels.</i></p>
	<p><i>The whole of the roof has been re-sheeted with profiled metal roofing to give the appearance of terrace cotta roof tiles.</i></p> <p><i>This possibly dates from the 1970s or 1980s when the product was widely marketed under the name "Decromastic".</i></p>

INTERNAL PHOTOS – CONDITION AND INTEGRITY

	<p><i>Internally, the main rooms have retained their original layout and most of their timber joinery.</i></p> <p><i>There are different patterns of decorative fibrous plaster ceilings in virtually every room, suggesting that most of the ceilings have been replaced, possibly at the time when the main roof sheeting was replaced.</i></p> <p><i>There are no fireplaces in the two northern rooms, suggesting that they may have been removed at about the same time as the ceilings were replaced.</i></p>
	<p><i>Decorative fibrous plaster sheet ceilings are in good condition but may not be original.</i></p>
	<p><i>The ceiling in the so called “ballroom” simply comprises a series of parallel battens, presenting a poor quality architectural outcome for what has been claimed in the report to be an important room for social events.</i></p>
	<p><i>One of the rooms in the rear addition contains a decorative fire surround, but no fireplace or chimney, suggesting it has been relocated from elsewhere in the house.</i></p> <p><i>The actual room has been subdivided to provide a toilet enclosure.</i></p>

3.0

PEER REVIEW - SIGNIFICANCE ASSESSMENT

3.1 ASSESSMENT OF HERITAGE SIGNIFICANCE

The core of any examination of potential heritage impact is a comprehensive understanding of the heritage significance of the place or building.

Despite the lengthy examination of 65 Hotham Road, GyMEA that was available to Council, including that from their own consultant, the Heritage Inventory Sheet that supports the recent listing of the property on Schedule 5 of Sutherland Shire LEP 2015 confined itself to a four bullet point summary.

- *Good example of a large, individually designed Inter-War brick house.*
- *Representative example of an Inter-War architectural style.*
- *Association with the Balmain Starr Bowkett Society.*
- *Association with poultry farming in the Sutherland Shire.*

In order to more fully understand the differing analyses of Heritage Significance presented to Council in 2019, the GBA Peer review made the following comments in relation to the Assessment text contained in the Architectural Projects report.

Note in particular the emphasis in the Criteria and Guidelines for Inclusion, on concepts such as “significant”, “innovation”, “important”, “strong”, “special”, “high” etc. None of these terms are contained in the formal Statement of Significance in the inventory sheet for the property.

CRITERION A: HISTORIC SIGNIFICANCE

An item is important in the course, or pattern, of the local area’s cultural or natural history.

Guidelines for Inclusion

- *Shows evidence of a significant human activity*
- *Is associated with a significant activity or historical phase*
- *Maintains or shows the continuity of a historical process or activity.*

Guidelines for Exclusion

- *Has incidental or unsubstantiated connected with historically important activities or processes.*
- *Provides evidence of activities or processes that are of dubious historical importance*
- *Has been so altered that it can no longer provide evidence of a particular association*

Assessment Text	Comment
<i>Significant at a local level for its ability to evidence an early poultry farm in the Sutherland Shire.</i>	All physical evidence of the poultry farming operations has long disappeared with all of the relevant land subdivided and sold in the mid 20 th century. The house does not “evidence” the poultry farm in any manner.
<i>Significant for its associations with the early development of poultry farming.</i>	Poultry farming commenced on the Holt Sutherland Estate by c1894 and was well established by 1898. Hotham Farm itself was not commenced until 1915.

	<p>All of the physical evidence of how the poultry farm developed over time, upgraded its operational infrastructure, carried out its research and documented its achievements is long removed and the land subdivided for post WW2 housing.</p>
<p><i>The site evidences the early leasehold rural development, and occupation of the 5 acre lots on the Holt Sutherland estate between Sutherland and Sylvania.</i></p>	<p>The original 5 acre lot (Lot 7 in Section 12 of the Holt Sutherland urban subdivision) was not rural development.</p> <p>The remnant, much reduced, site at 65 Hotham Avenue (Lot 2A of DP 26995) does not "evidence" the initial urban subdivision. It was not formed until 1975. as part of the subdivision of the land to the north and north west of the remnant site.</p>
<p><i>The house was built as the homestead to Hotham Farm, where under Tidesley, Turner and King, significant advances were made in poultry breeding and raising.</i></p>	<p>The terminology "homestead" is incorrect and suggests a rural property. The house was erected on a parcel of land within the late 19th century urban subdivision of the Holt-Sutherland Estate.</p> <p>Despite being owned by three separate people between 1915 and the 1972, the actual house was not the site of significant advances being made in poultry breeding and raising. Such activities would have been located on the adjoining land, which has since been sold.</p>
<p><i>The house provides a link to the time when poultry farming was the main primary industry in Sutherland Shire.</i></p>	<p>The house was owned by the same people who owned the adjacent poultry farm and dates from the early pre WW1 years. There were many poultry farms in the wider Sutherland Shire.</p> <p>Any link that can be ascribed to the house is at best tenuous and does not pass the required threshold test of maintaining or showing the continuity of a historical process or activity.</p>
<p><i>Hotham Farm represents the most successful primary industry in the district – a landmark business of local and state importance.</i></p>	<p>There is no documentary evidence to support this claim. In any event it is referring to the wider poultry raising activity that commenced in the Sutherland area in the 1890s and survived until the post WW2 years. The house retains no evidence to support the claim that it represents this industrial activity.</p>
<p><i>Hotham House is a reminder of the importance and relative prosperity of some poultry farmers at this time. (attributed to Pauline Curby DA submission)</i></p>	<p>The house was erected by a wealthy accountant from Rozelle, who purchased a number of substantial land holdings in the vicinity of the subject site during the second decade of the 20th century. The house was built before Tildesley commenced his poultry farming operations. It is not a reminder of the importance and relative prosperity of some of the poultry farmers in the region.</p>

<i>The house and its setting reflects the growing affluence of the area during the boom years, the first phase of suburbanisation post 1911.</i>	The house was erected, as a family dwelling, in 1915 by a wealthy accountant and property developer from Rozelle. It does reflect the growing affluence of an urban subdivision that only began to be settled in the years after it was erected.
<i>The dwelling and particular the ballroom, has historic significance at a local level for its ability to illustrate a way of life, and an aspect of social life in Sutherland at the beginning of WW1.</i>	The evidence from Mick Derry in the November 1984 issue of the <i>Sutherland Shire Historical Society Quarterly Bulletin</i> , was that the Tildesley family regarded themselves as being far more socially above the local people of the area. The large room added to the house in c1915, was apparently used for business meetings of the Balmain Branch of the Starr-Bockett Society, when ballots were held for the available mortgage loan funds. This continued until the late 1920s when Tildesley was found guilty of fraud.
<i>Hotham House was an important social centre for local people in an isolated area.</i>	There is no evidence that the house was an important social centre for local people. Mick Derry's account referred to above emphasised the huge social gap that the Tildesleys saw between them and local people.
<i>Originally built to host Starr Bowkett Society events and parties (Tildesley Period), the ballroom later accommodated Parish Dances and Balls (Turner Period)</i>	This sort of activity is not sufficient to pass a threshold test as a significant historic activity.
<i>The house provides evidence of both social and economic life of the time, prior to the construction of the Sutherland to Cronulla railway branch line.</i>	This is an irrelevant consideration and does not meet the threshold test of an important historic activity.

In summary, the house at 65 Hotham Road, GyMEA and its small land parcel, do not pass the required threshold test for LEP Heritage Listing under this criteria.

CRITERION B: HISTORIC ASSOCIATION SIGNIFICANCE

An item has a strong and special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

Guidelines for Inclusion

- Shows evidence of a significant human occupation
- Is associated with a significant event, person or group of persons

Guidelines for Exclusion

- Has incidental or unsubstantiated connections with historically important people or events
- Provides evidence of people or events that are of dubious historical importance
- Has been so altered that it can no longer provide evidence of a particular association.

Assessment Text	Comment
<i>The house has important historic associational significance through the associations with Hotham Farm, and with Arthur Tidesley, and later owners Frederick Turner and Joe King.</i>	Every house has associations with its succession of owners. The research work and the industrial activity of poultry farming took place on the adjoining land, which was all subdivided and

	<p>redeveloped as housing in the post WW2 decades.</p> <p>All physical evidence of their individual associations with the adjacent Farm has been lost</p>
<i>Tildesley built the house and ballroom and established Hotham Farm, which at one time was the largest poultry farm in the state.</i>	The evidence that Hotham Farm was the largest farm in the state has not been substantiated. By the mid to late 1920s, when Tildesley's poultry farm was in full production, there were many poultry farms in the surrounding areas of Sutherland and Gymea, including several to the north in Hotham Road.
<i>Tildesley was well known locally before and after his incarceration.</i>	Tildesley was a property investor and poultry farmer as well the manager of the Rozelle Branch of a building society (Starr-Bockett). Being well-known for an occupation does not pass the threshold for inclusion.
<i>His court case attracted great interest in the press.</i>	Media attention in relation to a criminal offence does not pass the threshold for inclusion.
<i>Subsequent owners Turner and King made significant advances in poultry farming during their time at Hotham House and Farm.</i>	The advances made by the subsequent owners, before King subdivided and sold all of the land directly associated with the poultry farm, did not take place in the subject house.

In summary, the house at 65 Hotham Road, Gymea and its small land parcel, do not pass the required threshold test for LEP Heritage Listing under this criteria.

CRITERION C: AESTHETIC SIGNIFICANCE

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

Guidelines for Inclusion

- *Shows or is associated with, creative or technical innovation or achievement*
- *Is the inspiration for a creative or technical innovation or achievement*
- *Is aesthetically distinctive*
- *Has landmark qualities*
- *Exemplifies a particular taste, style or technology*

Guidelines for Exclusion

- *Is not a major work by an important designer or artist*
- *Has lost its design or technical integrity*
- *Its positive visual or sensory appeal or landmark or scenic qualities have been more than temporarily degraded*
- *Has only a loose association with a creative or technical achievement.*

Assessment Text	Comment
<i>The house and garden at 65 Hotham Road have aesthetic significance at a local level as a fine and substantial local example of a late Federation period house constructed in the Federation Bungalow style, in a garden setting.</i>	The house was originally built as a modest four roomed cottage with some additional spaces on the rear. The additional room on its southern side was erected later. The original corrugated iron roof has been replaced with a profiled metal

	<p>“tiled” roof.</p> <p>The comparative evidence presented by the report does not support the claim that it is a fine and substantial example of a Federation Bungalow style.</p> <p>There is no evidence in the Report to suggest that the house may have been designed by an architect, or that Tildesley has any intention of building more than a modest family residence. There is no evidence that the original intention for the house was for it to have a special presentation to the street. The fact that it was set back from President Avenue, on Hotham Street, suggests a very pragmatic approach on the part of the owner.</p> <p>The house has lost all vestiges of its original setting that dated from the first half of the 20th century. It is now located on a very small parcel of land, surrounded by the hospital facilities and by post WW2 housing development to the north and west. The tennis court was removed during the first round of hospital redevelopment.</p> <p>Its front garden setting has changed on a number of occasions over the decades.</p>
The Cook Pine and circular path contribute to the setting.	The Cook Pine was planted after the 1970 aerial photo was taken. (Fig 3.14)

In summary, the house at 65 Hotham Road, GyMEA and its small land parcel, do not pass the required threshold test for LEP Heritage Listing under this criteria.

CRITERION D: SOCIAL SIGNIFICANCE

An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons

Guidelines for Inclusion

- *Is important for its associations with an identifiable group*
- *Is important to a community's sense of place*

Guidelines for Exclusion

- *Is only important to the community for amenity reasons*
- *Is retained only in preference to a proposed alternative.*

Assessment Text	Comment
<i>The house has social significance at a local level, and is remembered well by many older residents, because of its former uses and rarity.</i>	The only documentary evidence presented in the report is from Mick Derry in the November 1984 issue of the <i>Sutherland Shire Historical Society Quarterly Bulletin</i> . His memory dated back to 1915 and was severely jaded by the difference in his social status to that of the Tildesley family. He never entered the house.

<i>Some community groups have shown interest in the building and the site.</i>	This response to an alternative outcome for the house is deliberately excluded from the Heritage Council standard criteria for inclusion.
<i>The history of the building has been recorded in historic society publications.</i>	The only evidence referred to in the report is that by Mick Derry.
<i>The building was proposed for heritage listing prior to the demolition proposal.</i>	<p>The early studies did not investigate the house in any depth and did not understand that the now lost association with poultry farming in the first half of the 20th century. Council has twice refused to list the house. CDC consent for demolition has been granted.</p> <p>This response to an alternative outcome for the house is deliberately excluded from the Heritage Council standard criteria for inclusion.</p>

In summary, the house at 65 Hotham Road, GyMEA and its small land parcel, do not pass the required threshold test for LEP Heritage Listing under this criteria.

CRITERION E: RESEARCH/TECHNICAL SIGNIFICANCE

An item has potential to yield information that will contribute to an understanding of the local areas cultural or natural history.

Guidelines for Inclusion

- *Has the potential to yield new or further substantial scientific and/or archaeological information*
- *Is an important benchmark or reference site or type*
- *Provides evidence of past human cultures that is unavailable elsewhere*

Guidelines for Exclusion

- *The knowledge gained would be irrelevant to research on science, human history or culture*
- *Has little archaeological or research potential*
- *Only contains information that is readily available from other resources or archaeological sites.*

The Architectural Projects report rightly concludes that there are no aspects of the place that would qualify on this criterion

CRITERION F: RARITY

An item posses uncommon, rare or endangered aspects of the area's cultural or natural history.

Guidelines for Inclusion

- *Provides evidence of a defunct custom, way of life or process*
- *Demonstrates a process, custom or other human activity that is in danger of being lost*
- *Shows unusually accurate evidence of a significant human activity*
- *Is the only example of its type*
- *Demonstrates designs or techniques of exceptional interest*
- *Shows rare evidence of a significant human activity*
- *Shows rare evidence of a significant human activity important to a community*

Guidelines for Exclusions

- *Is not rare*
- *Is numerous but under threat*

Assessment Text	Comment
<i>The house has rarity significance at a local level.</i>	The house is apparently rare in the immediate locality of President Ave and Hotham Road, however the report illustrates a number of superior examples of housing from the early 20 th century in Sutherland Shire.
<i>Few original rural homesteads survive in the locality.</i>	It was built on a new urban subdivision. It cannot be regarded as a "rural homestead".
<i>The ballroom is a rare element on this type of residence and in the LGA.</i>	The multi-purpose nature of this later addition to the original house does not pass the threshold for this criterion.

In summary, the house at 65 Hotham Road, GyMEA and its small land parcel, do not pass the required threshold test for LEP Heritage Listing under this criteria.

CRITERION G: REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places

Guidelines for Inclusion

- *Is a fine example of its type*
- *Has the principal characteristics of an important class or group of items*
- *Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity*
- *Is a significant variation of a class of items*
- *Is part of a group which collectively illustrates a representative type*
- *Is outstanding because of its setting, condition or size*
- *Is outstanding because of its integrity or the esteem in which it is held.*

Guidelines for Exclusion

- *Is a poor example of its type*
- *Does not include or has lost the range of characteristics of a type*
- *Does not represent well the characteristics that make up a significant variation of a type*

Assessment Text	Comment
<i>The house and garden setting have representative significance at a local level as a fine example of substantial and intact Federation Bungalow.</i>	The comparative evidence presented by the report does not support the claim that it is a fine and substantial example of a Federation Bungalow style.

In summary, the house at 65 Hotham Road, GyMEA and its small land parcel, do not pass the required threshold test for LEP Heritage Listing under this criteria.

INTEGRITY

As set out on the following pages, there are quite a number of aspects to the house and its setting that have changed, particularly since the 1950s.

It is noted that the preparation of the Heritage Assessment report did not include an internal inspection. The Peer Review process did include a detailed internal and external inspection, which revealed that there have been substantial changes to the interior of the house over time.

Assessment	Comment
<i>High. The evidence indicates that the building is substantially intact</i>	<p>Photos on the following pages illustrate some of the changes that have taken place with the house and its setting, including the complete re-roofing of the house with a pressed metal roof tile system.</p> <p>The inspections undertaken by this Peer Review provide evidence of extensive change that brings the claim of “substantially intact” into question.</p> <p>There is evidence of extensive settlement cracking and repair in many of the brick walls of the house. There was originally a creek crossing the land from the north west, providing water for the farming operation. Construction of the railway line in the 1930s cut off this vital source.</p>
<i>The primary hipped and gabled roof form of the building is intact.</i>	<p>The current roof form exhibits its two periods of construction and the apparent removal of at least one chimney. The re-cladding of the roof, the whole of the rear wing, and deterioration of the verandah detailing all question the ability of this particular feature to be relied upon to justify integrity.</p>
<i>The interior appears to be substantially intact other than the rear skillion, which has a lower integrity</i>	<p>Internal changes over time appear to include lost fire breasts, replacement decorative ceilings, subdivided rooms at rear.</p>
<i>The front garden layout is also intact.</i>	<p>The front garden including the Cook Pine appears to date from post 1970.</p>

3.2 SUMMARY OF PEER REVIEW FINDINGS

In Summary the GBA Heritage Peer Review identified the following issues with the Heritage Assessment contained in the Architectural Projects report.

1. The Heritage Assessment report states that the existing house is significant as it “evidences” an early poultry farm in the Sutherland Shire.
2. This connection with the early 20th century poultry farming sector is the mainstay of the reason why Architectural Projects has recommended that the house be nominated for inclusion on Schedule 5 of Sutherland Shire Local Environmental Plan. All of the other factors identified in their assessment are peripheral to this theme.
3. Unfortunately, this recommendation is flawed and should not be used as the basis of LEP heritage listing.
4. The existing house has no ability to “evidence” the early poultry farming operation.
5. The poultry farming operation, including growing feed, occupied a very large land area on both sides of Hotham Road, stretching to the north beyond the nearby railway corridor and to the west at least as far as Bidurgal Lane.
6. The current house is located on a very small portion of land towards the south western corner of those extensive property holdings.
7. All of the land actually used for the poultry farm was subdivided off and sold for residential development in the early post WW2 decades. The remnant land parcel is confined to that which immediately surrounds the house.
8. The land between the house and President Avenue, which included a tennis court and home garden, was also sold and is now occupied by the President Private Hospital complex.
9. The large Cook Pine tree in the centre of the circular garden path in front of the house does not appear in the 1943 aerial photo (SIX maps).

With the exclusion of the representational Inter-War house, there is no physical evidence remaining on or near the site to demonstrate the aspects of significance for which the report recommended listing nor for what is now listed as the key aspects of significance published in the Heritage Inventory for the subject property.

4.0

HOSPITAL OPERATIONAL REQUIREMENTS

4.1 DESIGN PARAMETERS

The following Design Parameters for the proposed hospital redevelopment have been provided by Healthcare Studio:

Hospitals require the easy movement of patients, staff and visitors throughout the buildings, from vehicles including ambulances, patient transport and private cars and externally to public transport.

To achieve this access must be level and where changes in grade are required lifts used rather than stairs or ramps as the primary means of grade changes. Lifts slow movement and should be avoided where delay may impede patient safety.

The existing operating theatres are a central hub of the hospital and where they include day surgery a large number of patients and visitors must be provided for. The redeveloped hospital will retain these core elements and therefore retain and expand the existing main floor level of the building.

Patients may be unsteady when arriving and leaving day surgery. Transit between day surgery and patient drop off should be as direct as feasible. Operating theatres are expensive and integrated technically advanced area and cannot be relocated.

Patient privacy, safety and dignity are paramount. Where patients are moved around the hospital this should generally not be through public areas or outside the confines of the building.

4.2 CURRENT DEFICIENCIES

The initial review of the current hospital arrangement highlighted the following deficiencies to be addressed in the redevelopment:

- No weather protection for patient drop off
- Non-compliant ramp from car park to hospital entry
- No compliant pedestrian entry from a public road to the hospital
- No compliant entry from a road to 65 Hotham Road .
- No covered drop-off for patient transport
- No ambulance bay conforming to NSW ambulance service requirements
- Entry, exit to east car park restricted due to proximity to intersection with President Ave.
- No access from main patient car park (east car park) to out-patients' facilities
- Minimal and non-compliant parking for out-patients using the west car park
- Multiple entries to the hospital create security risks

Particular issues related to the operational inefficiencies of Hotham House are:

- Non-compliant access from hospital to rehabilitation treatment in the historic house.
- The use of external ramps has required the addition of one full time staff member to move patients between the hospital and rehabilitation. This takes valuable staff away from patient care.

- The difficult access up a series of external ramps protected only by a roof canopy, exposes staff to unsatisfactory conditions leading to a significant risk of staff injury.
- It is necessary to transport patients outside the main building when being transported to Hotham House or the hydrotherapy pool must traverse the main reception. There is a lack of dignity for patients in being wheeled on trolley through public areas.
- The separate nature of Hotham House, with direct access from the street and inadequate security provisions, places patients and staff at risk of forced entry or inappropriate behaviour.

4.3 UNSUITABILITY OF HOTHAM HOUSE

Integration of the house at 65 Hotham Road into the hospital was considered with a range of uses from patient treatment to staff training to food services. Such integration would require the building to be extensively upgraded to comply with the current requirements of Class 9a of the National Building Code.

Primarily however, the physical integration of the house with a new adjoining hospital complex is extremely difficult due to the height difference of some 1820mm between the floor level of the house and that of the hospital.

Ramps, such as those currently existing to gain staff or patient access from the adjoining hospital accommodation to Hotham House are not suitable for rehabilitation patients undergoing treatment to use unaided and require additional staffing. The unavoidable use of unsuitable ramps can discourage patients from participating in on-going treatment regimes. It separates the facilities from each other and from the areas of the hospital in patients have become familiar.

Consideration was also given to non-medical uses for Hotham House as food services and a possible café. Hotham Road is not a prime frontage for the hospital and the existing café on the site is not heavily patronised. The old house is much larger than would be required for a café use.

The difficulties identified in re-using Hotham House if the main entry is to be from the north-east can be summarised below:

- The narrow development space between the existing operating theatres and the footprint of the old house severely limit the potential and efficiency of facilities that should rightly have close proximity with the theatres.
- Limitation of the potential new northern access to an expanded hospital to the north of Hotham House.
- A restriction on excavation around Hotham House will severely impact on the planning of the required basement car park and the preferred vehicular access from Hotham Road.
- The Floor level difference makes it difficult to integrate Hotham House into the hospital proper.

Unfortunately, the size and location of Hotham House creates a severe limitation on the optimum planning and layout of an upgraded hospital.

4.4 HOSPITAL OPERATIONAL ISSUES



As the house is used as a rehabilitation facility for the hospital, a ramp had been constructed to link the house back to the nearby ward block.

Unfortunately the slope of the ramp and its current construction make it difficult to function efficiently for movement by elderly patients.

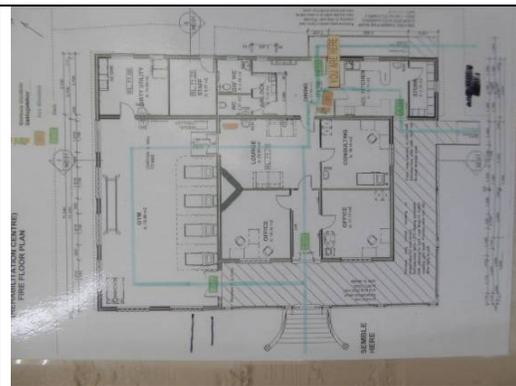


The external ramp across the whole of the rear of the house wraps around to corner to connect onto the side verandah.

The continuous weather canopy over the whole of the ramp does not complement the house in any manner.



Internally, there is a ramp between the main floor level of the house and the level of the so-called "ballroom" that appears to have been erected at the level of the former side verandah.



The operational nature of the house can be appreciated from this emergency services diagram.

4.5 THE PROPOSED HOSPITAL UPGRADE



2 Massing View Existing



1 Massing View Proposed

5.0

ASSESSMENT OF HERITAGE IMPACT

5.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria: the *Sutherland Shire Local Environmental Plan (LEP) 2015*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines, *Heritage Impact Assessments*.

5.2 OVERALL POTENTIAL IMPACTS

On the basis that there is no viable and reasonable way to retain the historic house within an efficient and comprehensive redevelopment of the hospital, the local Heritage Item of Hotham House, at 65 Hotham Road, Gymea, will be demolished to make way for the long-overdue redevelopment of the hospital, as a major item of community health infrastructure.

The Peer Review analysis undertaken by GBA Heritage of the published heritage significance of the heritage item confirms that the item is primarily considered to be a representative example of an Inter-War house and is not assessed as having any heritage values that are regarded as any of the required “special”, “strong” or “important” attributes that would otherwise justify the individual inclusion of an Inter-War house on the LEP.

The heritage listing of the building had not been supported by Council until the potential demolition in the context of the upgraded hospital emerged in 2018/19.

Detailed feasibility studies have been undertaken to test the potential for Hotham House to be retained and incorporated into the hospital project. The nature, location and scale of the house has made that impractical and would place a significant constraint on the realisation of an efficient and functional new hospital project.

Planning of the forecourt of the expanded hospital may be able to retain and celebrate the large pine tree currently in the front garden of Hotham House, noting that the tree post dates the construction of the house by several decades.

However, the planning is such that there will be a forecourt facing Hotham Road that can be designed and planted in a manner that commemorates the remnant landscaping in front of Hotham House.

The identity and history of Hotham House, with its early associations with people and with the local poultry industry in the first half of the 20th century, can be celebrated through an interpretation programme.

Archival recording of the house in its current state will provide a record of the building.

5.3 RECOMMENDATION

Given the clash of community benefits, being a major upgrade to a local community hospital v a heavily compromised medical infrastructure outcome with a conserved but poorly integrated good but representative Inter-War house, the consent authority should have no hesitation in approving the demolition of the house in the context of the overall project.



GRAHAM BROOKS

Managing Director, GBA Heritage Pty Ltd

Positions Held

Managing Director, GBA Heritage Pty Ltd, 2015 -
 Managing Director, Graham Brooks & Associates Pty Ltd, 1996 – 2015
 Director, Schwager Brooks and Associates Pty Ltd, 1984 – 1996
 Associate Director, Travis Partners, 1977 – 1984
 Architect, Pollard Thomas & Edwards, London, 1975 – 1977
 Architect, Commonwealth Department of Works, 1972 – 1975

Professional Qualifications

Bachelor of Architecture (Hons), Sydney University, 1972
 Master of the Built Environment (B Cons) UNSW 1984
 Australian Institute of Architects, 1974
 Associate Royal Institute of British Architects, 1975
 Registered Architect, New South Wales
 Member, Australia ICOMOS

Professional Associations

President ICOMOS International Committee on Cultural Tourism, 2001 – 2011
 Chairman, AusHeritage Ltd, 1999-2001
 Chairman, National Trust (NSW) Historic Buildings Committee, 1996-1999
 Former Heritage Adviser, Liverpool City Council c1995-2005
 Member, Senior Advisory Panel, Global Heritage Fund 2010-
 Member, National Trust of Australia (NSW) 1973-
 Member Australia ICOMOS, 1980-
 UNESCO Monitoring Mission to World Heritage Site of Borobudur, 2003, 2006, 2007
 World Heritage Centre Monitoring Mission to Ajanta & Ellora Caves, India, 2004-2010
 Visiting Professor, Institute of Tourism Studies, Macao, 2006
 Former Executive Committee Member, Australia ICOMOS, 1990-1992
 Former Member Heritage Council Technical Advisory Committee on Materials Conservation, RAI Heritage Committee & RAHS Historic Buildings Committee

CAREER SUMMARY

I have worked in the fields of Architectural Design, Heritage Conservation and Cultural Tourism Management for some 40 years, in Australia, the United Kingdom and more recently for UNESCO in Asia. During that period I have conducted heritage assessments and developed heritage management protocols for hundreds of historic buildings and places. My office has conducted hundreds more under my supervision.

I have lectured widely to business, heritage, professional and student groups on heritage assessments, heritage management, conservation practice, preparing heritage sites for cultural tourism and the methodologies of heritage asset management. I have participated in many appeals before the Land & Environment Court, acting on behalf of both Respondents and Applicants, and have also acted as a Court Appointed Heritage Expert.