



# Heritage Impact Statement


Green Square Integrated  
Community Facility and  
School (SSDA - 10381)

3 Joynton Ave, Zetland NSW 2017

For School Infrastructure NSW

April 2021

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			Zach Nix <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>
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			Zach Nix <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>
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			Zach Nix <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>	 Kerime Danis <i>Director - Heritage</i>

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## 1. EXECUTIVE SUMMARY

City Plan Heritage (CPH) has been engaged by School Infrastructure NSW to provide heritage advice and assessment of the potential impacts that the proposed works may have on the established heritage values of 3 Joynton Avenue, Zetland (subject site). The development is known as the Green Square Integrated Community Facility and School (ICFS).

This Heritage Impact Statement (HIS) report has been prepared as part of the required assessments to accompany a State Significant Development Application (SSDA) under the State Environmental Planning Policy (State and Regional Development) 2011.

This HIS has considered the heritage significance of the former Royal South Sydney Hospital (RSSH) site in depth (Section 5) and through assessment of the impact of the proposed works on the heritage values of the site (Section 6), its surrounds and their ability to be subsequently appreciated. As a result of this approach, this document has concluded the following key findings:

- The proposed works, including the construction of a new integrated community facility and school on the site will result in minimal to no adverse impact on the heritage significance of the subject site and heritage items in proximity.
- The proposed location of the ICFS has allowed the complex to avoid any physical impact on significant elements of the site and retain the visual integrity of the site's historic buildings both within the site and from the public domain. Further, the setback of the complex from the nearby Outpatients Building and the creation of accessible open space at the centre of the site will also work to retain the ability to appreciate the entirety of the site from the internal public domain.
- The design of the new infill building has also considered the existing aesthetic context and significant character of the site to help its visual integration within the changing urban context of the site. Through a mixture of traditional materials and contemporary design a composition has been produced that is aesthetically sympathetic to the surrounding built environment, while being easily identifiable as new element of the site's layered history. This has helped to ensure that while the complex is a considerable addition to the site, its introduction does not obscure or distract from the cultural significance of the subject site.
- The volume of visitors to the site will also be increased as the new use of this complex comprises important public functions through its use as a school and community facility, allowing more people to appreciate and experience the significant historic spaces of the former South Sydney Hospital site, this is positive from a heritage perspective.

This report has been prepared in direct response to the Planning Secretary's Environmental Assessment Requirements for State Significant Development application (SSD-10381) and satisfies the requirements for Built Form and Design (4) and Heritage (10) concluding that the proposal demonstrates compliance with the relevant heritage conservation provisions, the guidelines of heritage best practice and the Better Placed publication, and is therefore recommended for approval, in conjunction with the recommendations included below in Section 7 of this report.

## 2. BACKGROUND

### 2.1. Introduction

City Plan Heritage (CPH) has been engaged by School Infrastructure NSW to provide heritage advice and assess the potential impact the proposed works may have on the known heritage values of 3 Joynton Avenue, Zetland (subject site). The development is known as the Green Square Integrated Community Facility and School (ICFS). This is a joint project between School Infrastructure NSW and the City of Sydney Council.

This Heritage Impact Statement (HIS) report has been prepared as part of the required assessments to accompany a State Significant Development Application (SSDA) under the *State Environmental Planning Policy (State and Regional Development) 2011*. All recommendations are made in accordance with statutory requirements and cultural heritage best practice. This document has been prepared in direct response to the Planning Secretary's Environmental Assessment Requirements for State Significant Development application (SSD-10381) the relevant requirements responded to in this report have been provided in Table 1 below.

*Table 1: SEARS Requirements relevant to heritage matters (SSD-10381).*

Planning Secretary's Environmental Assessment Requirements (SSD-10381)		
Requirements		Refer to
<p><b>4. Built Form and Design</b></p> <p><i>Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items.</i></p>	<p>Based on the design consultation undertaken and the limited visual relationship between the heritage buildings within the site and in proximity, a brief visual impact assessment has been provided and discussed accordingly. This section has also considered relevant infill development guidelines, demonstrating the limited impact of the building's introduction into a heritage context.</p>	<p>Section 6.1.8 - Views and Vistas (page 38-39)</p>
<p><b>10. Heritage</b></p> <p><i>Provide a statement of significance and an assessment of the impact on the heritage significance of the state and local heritage items in the vicinity and on the site and the adjoining heritage conservation areas in accordance with the guidelines in the NSW Heritage Manual.</i></p>	<p>The heritage significance of the former Royal South Sydney Hospital (RSSH) has already been assessed in the 2011 CMP prepared for the site and the resultant Statements of Significance have been included and utilised in the design development of the new building. CPH has also undertaken as part of Stage 1 of the project a Significance Assessment of the existing buildings that are to be demolished and replaced by the new ICFS Building.</p>	<p>Section 5.2 - Statement of Significance (page 31) and Section 6 - Heritage Impact Assessment (page 33)</p>

**Planning Secretary's Environmental Assessment Requirements (SSD-10381)**

<ul style="list-style-type: none"> <li>▪ <i>Address any archaeological potential and significance on the site and the impacts the development may have on this significance.</i></li> </ul>	<p>The archaeological potential of the site for both Aboriginal heritage and historical significance have been undertaken at the concept design stage and further assessments have also been undertaken by relevant specialist consultants of the project for the final design. Recommendations of these are anticipated to be implemented as part of the construction phase of this project.</p>	<p>Section 6.1.3 - Aboriginal Heritage (page 35-36) and Section 6.1.4 - Historical Archaeology (page 36).</p>
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## 2.2. The Site

The subject site is located at 3 Joynton Avenue, Zetland (Figure 1), within the former Royal South Sydney Hospital site. It is bounded by residential development to the north, Hansard Street the south, Portman Street to the west and Joynton Avenue to the east. The site of the proposed school is located to the north of the former hospital site. The surrounding context of the Zetland area has undergone dramatic change over recent years with a series of public and private developments altering the face of what was once an almost exclusively industrial suburb. The Gunyama Park Aquatic and Recreation Centre, Green Square Library and new high-rise residential developments have transformed the area to a major retail, cultural, residential and commercial centre. The Royal South Sydney Hospital Masterplan which encompasses the subject site will see the creation of a new community precinct including a school, childcare, cafes, creative and community centres as well as residential apartments. A number of these projects have already been completed with the Green Square Integrated Community Facility and School, located at the north of the site, one of the last to be physically realised. For a more detailed description of the site and its context, see *Section 3 - Site Context and Description*



Figure 1: Street map show location of site and area of proposed works (indicated in blue) (Source: SIX Maps, accessed 24.06.20)



Figure 2: The Joynton Avenue Creative Centre which adaptively reused the former Esme Cahill Building (Source: <https://news.cityofsydney.nsw.gov.au/articles/old-hospital-building-reinvented-as-award-winning-creative-hub>)



Figure 3: Matron Ruby Grant Park with former Administration Building and Pathology Building adaptively reused in the background, (Picture: Simon Wood, accessed via <https://landscapeaustralia.com/articles/matron-ruby-grant-park/#img-3>)



Figure 4: Waranara Early Education Centre with former Administration and Outpatients Buildings in the background (Source: <https://www.goodstart.org.au/centres/waranara-early-education-centre>)



Figure 5: Gunyama Park Aquatic and Recreation Centre located east of the subject site, view looking west (Source: City of Sydney, Image: Chris Southwood, accessed via <https://www.cityofsydney.nsw.gov.au/pools/gunyama-park-aquatic-recreation-centre>)

### 2.3. Legal Description

The subject site comprises Lot 2 in DP 1174641 as described in the NSW Land Registry Services records.

## 2.4. Heritage listing

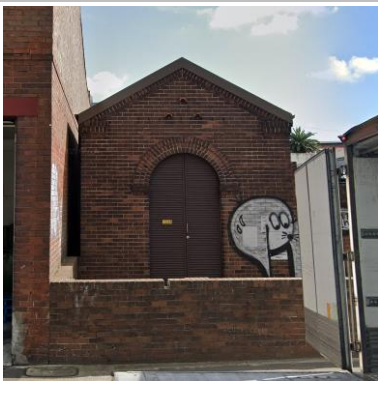

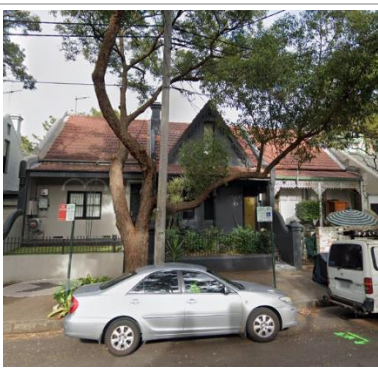

The subject site is located at the northern end of the local heritage item listed in Schedule 2 of the South Sydney Local Environmental Plan (LEP) 1998 (amendment 17) as "Former Royal South Sydney Hospital Group" ( item no. 554A) incorporating Administration Building and Pathology Building and Outpatients Building and Nurses Home (eastern wing) and Brick and sandstone boundary fence to Joynton Avenue, 1913, and Landscaped area fronting Joynton Avenue between the Nurses Home and the Pathology Building, including the significant trees and open landscaped areas around the buildings. As noted above the buildings within the 1998 LEP listing have now been modified and adaptively reused and their description and setting are no longer the same as that 1998 configuration.



Figure 6: Heritage map from the 1998 South Sydney LEP amendment 17: Green Square Town Centre, with the subject site (indicated as no. 555A rather than 554A) and surrounding heritage context (Source: South Sydney LEP 1998 amendment 17: Green Square Town Centre, accessed via <https://www.cityofsydney.nsw.gov.au/local-environmental-plans/south-sydney-lep-1998>)

The subject site is also located in proximity to the following heritage items and HCAs:

*Table 2: Summary of heritage items in proximity and their physical relationship to the subject site.*

Environmental Planning and Assessment Act, 1979		
Sydney Local Environmental Plan (LEP) 2012, Part 1 Heritage items		
<p><b>'Electrical substation including interior', 68-74 Epsom Road, (item no. I2206)</b></p>		<p>Modest gable roofed interwar stripped classical structure fronting Epsom Road, located approximately 192m south of the area of the proposed works.</p>
<p><b>'Horse trough', Joynton Avenue, corner Elizabeth Street, (item no. I2214)</b></p>		<p>Pre-cast concrete horse trough on a plinth located at the corner of Joynton Avenue and Elizabeth Street, approximately 118m northeast of the area of the proposed works.</p>
<p><b>'Terrace group including interiors', 65-69 Portman Street, (item no. I2218)</b></p>		<p>Set of three single-storey Victorian Gothic style terraces located approximately 138m northwest of the area of proposed works.</p>
<p><b>'Terrace group including interiors', 71-75 Portman street, (item no. I2219)</b></p>		<p>Set of three single-storey Victorian Gothic style terraces located Approximately 120m northwest of the area of proposed works.</p>

**Environmental Planning and Assessment Act, 1979**

**'Former Joseph Lucas office, stairs and showroom including interiors and building setback', 146-158 Joynton Avenue, (item no. I2280)**



Two-storey post-war international style office and showroom with single-storey saw-tooth roof factory at the rear and textured brick finish to exterior. Located approximately 165m southeast of the area of proposed works.

**Sydney LEP 2012, Part 2 Heritage conservation areas**

**'Hansard Street Heritage Conservation Area', (identifier C72)**



Late Victorian residential subdivision within a predominantly industrial precinct containing one and two-storey terrace houses, semidetached dwellings and cottages, and some interwar development. Located approximately 141m southwest of the area of proposed works. This conservation area relates to significant residential subdivision patterns which are distinct from the civic and industrial context of the area surrounding the subject site,

**'Zetland Estate Heritage Conservation Area', (identifier C73)**



Early Victorian residential subdivision of the industrial south in the Waterloo Estate, containing one and two-storey late Victorian and Federation terraces interspersed with weatherboard cottages and Interwar period semi-detached dwellings. Located approximately 76m north of the area of the proposed works. This conservation area relates to significant residential subdivision patterns which are distinct from the civic and industrial context of the area surrounding the subject site,

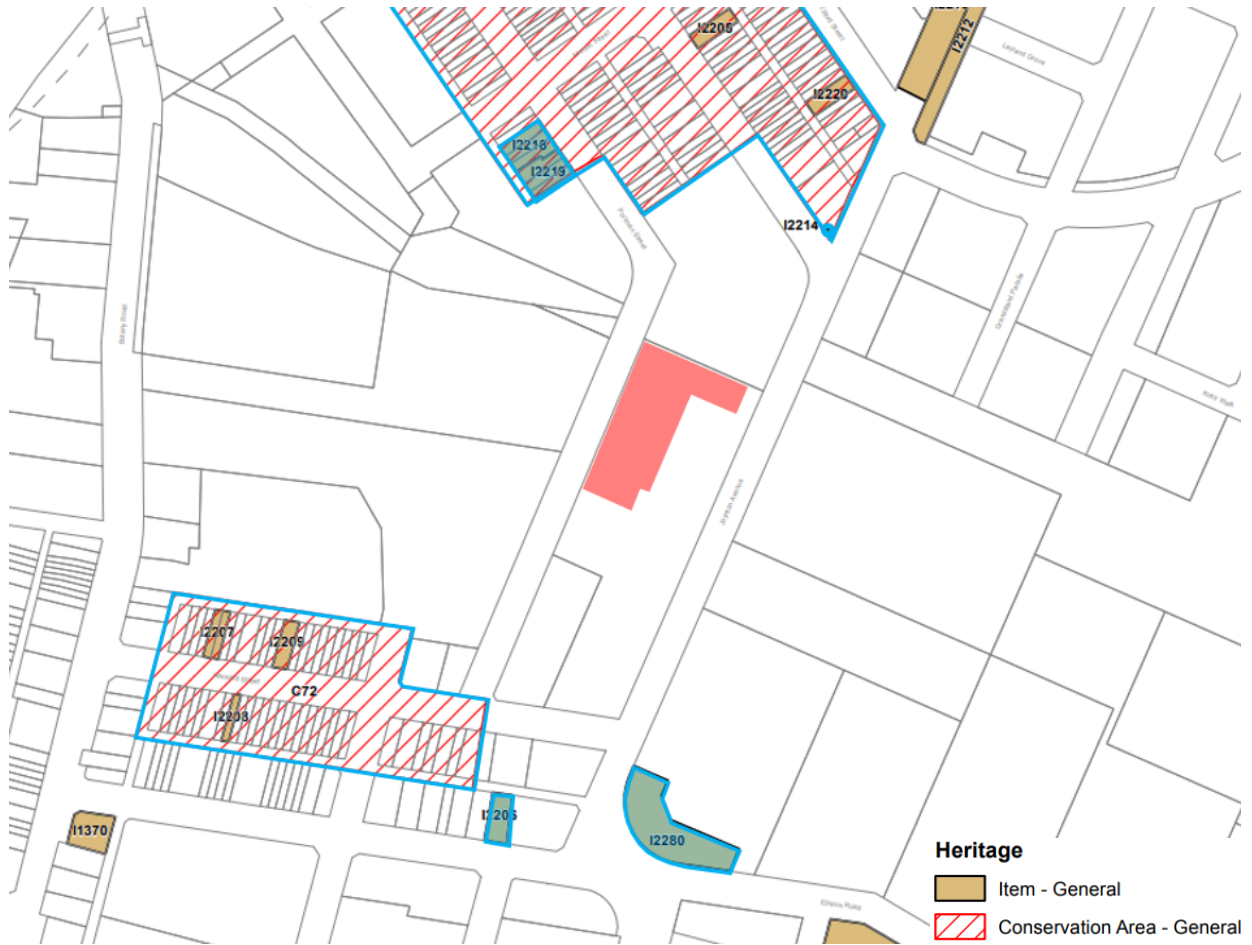


Figure 7: Heritage map showing the area of the subject site (indicated in red), location of nearby heritage items and conservation areas (outlined in blue) and surrounding heritage context, (Source: Sydney LEP 2012, Heritage Map - Sheet HER\_018)

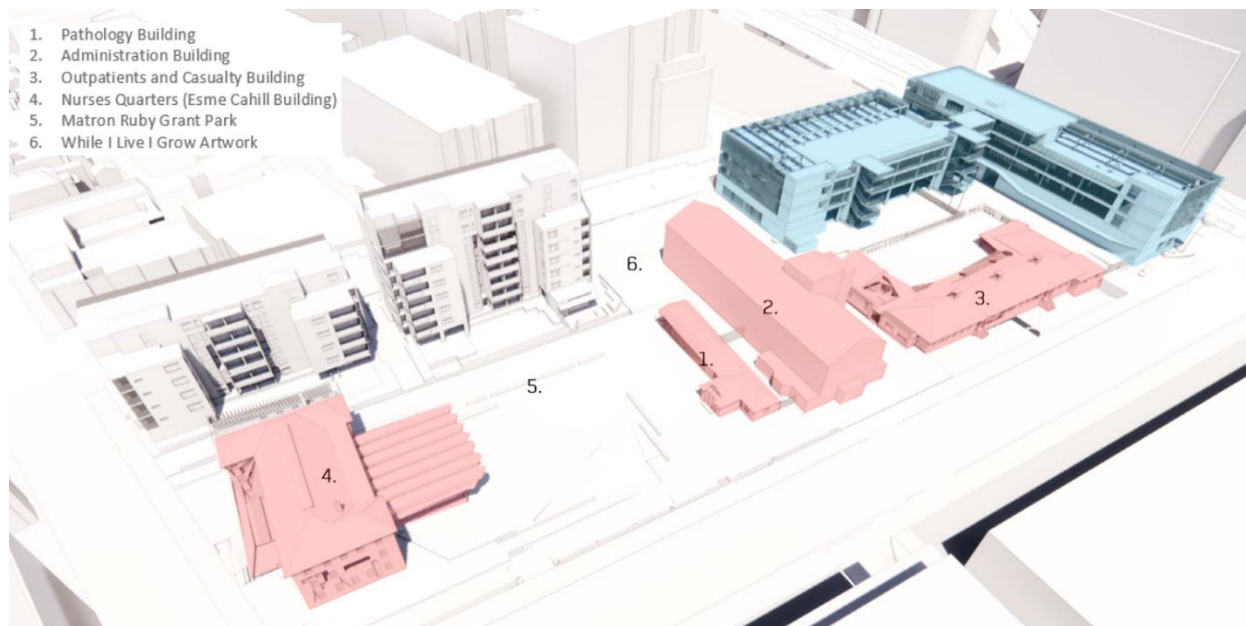




Figure 8: Render of the subject site after completion of Integrated Community Facility and School (indicated in blue), showing built environment with remnant heritage buildings of the former Royal South Sydney Hospital site (numbered and indicated in red) (Source: BVN Architecture, Schematic Design Report, 1.2 Key Constraints & Opportunities Heritage, page 11)

Table 3: Summary of the significant buildings on the site of the former Royal South Sydney Hospital.

'Royal South Sydney Hospital Group (Former)		
1. Pathology Building (Banga Community Shed)		<p>The former pathology building was constructed in 1913 originally as an operating theatre. While utilitarian in character and form the single-storey building demonstrates elements of its late Federation period design. The building which currently houses the Banga Community Shed is located approximately 34m south of the area of the proposed works.</p>
2. Administration Building (Green Infrastructure Centre)		<p>Constructed in 1913 in Queen Anne Style this three-storey building currently houses the Green Infrastructure Centre and is located approximately 13m south of the area of the proposed works.</p>
3. Outpatients and Casualty Building (Waranara Early Education Centre)		<p>Constructed in 1935 in the Georgian Revival style this single storey building houses the Waranara Early Education Centre and is located directly adjacent to the proposed area of works.</p>
4. Esme Cahill Building (Joynton Avenue Creative Centre)		<p>The Esme Cahill Building constructed in two parts c.1938 (Interwar Georgian Revival Style) and 1957 a sympathetic copy of the original. The three-storey dark brown brick building currently contains the Joynton Avenue Creative Centre located approximately 92m south of the area of proposed works.</p>

## 2.5. Proposal

The design of the proposed Green Square Integrated Community Facilities and School development, which is the result of a design competition conducted in accordance with the City of Sydney Competitive Design Policy and won by BVN Architecture, will comprise a four-storey building made up of various indoor and outdoor functional spaces including:

- Primary education facilities for up to 600 kindergarten to year 6 students including:
  - Indoor and outdoor learning spaces;
  - Administration and staff rooms; and
  - Library and School community hall.
- Shared multi-function spaces within for school and community use including:
  - 2 x multipurpose community facilities rooms to be operated solely by City of Sydney; and
  - 2 x multipurpose rooms to be shared by the City of Sydney and the primary school.
- At ground level there is:
  - play spaces which will be a shared use between school and community; and
  - multipurpose games court.



Figure 9: 3D render of the proposed development for Green Square ICFS, looking southwest, image provided by BVN Architecture.

This HIS has assessed the following information provided by BVN Architecture in Table 4 below.

The proposed works related to Stage two include new build works in the construction of a four-storey integrated community facility and school.

Table 4: Architectural drawings provided by BVN Architecture.

BVN Architecture			
Date	Title	Drawing No	Issue
05/03/21	Proposed Site Plan	DA-A10-XX-01	A

BVN Architecture			
05/03/21	GA Plan - Ground Level	DA-B10-00-00	A
05/03/21	GA Plan - Level 01	DA-B10-01-00	A
05/03/21	GA Plan - Level 02	DA-B10-02-00	A
05/03/21	GA Plan - Level 03	DA-B10-03-00	A
05/03/21	GA Plan - Roof Plan	AR-DA-B10-04-00	A
05/03/21	GA Plan - Basement	AR-DA-B10-B0-00	A
05/03/21	External Elevations Overall	DA-C10-XX-01	A
05/03/21	Sections 01	DA-D10-XX-01	A

### Relevant Reports

The following previous studies and reports were reviewed during production of this report. Relevant information has been included where necessary:

- *City Plan Heritage, Royal South Sydney Hospital at 3 Joynton Avenue Zetland, Conservation Management Plan, June 2011.*
- *City Plan Heritage, 3 Joynton Ave, Zetland NSW 2017, Stage 1 Heritage Impact Statement, July 2020.*

The Conservation Management Plan (CMP) prepared for the former Royal South Sydney Hospital at 3 Joynton Avenue forms the key guiding heritage management document for the site and has been utilised extensively to inform the background of this report. The CMP was prepared by CPH in 2011 for the City of Sydney Council. All previous assessments relating to the proposed adaptive reuse and major works to the site as part of the RSSH Masterplan (including the Esme Cahill Building and Former Outpatients Building) have drawn on information from the CMP and assessed the potential impact of the proposed works against the policies of the CMP.

## 2.6. Methodology

This HIS relates to the proposed redevelopment of the site. It has been prepared in accordance with the Heritage NSW publications, *Statements of Heritage Impact, 2002* and *Assessing Heritage Significance, 2001*. It is also guided by the philosophy and processes included in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter).

The site is identified as a “deferred matter” in both the current Sydney Local Environmental Plan 2012 (SLEP 2012), Sydney Local Environmental Plan (Green Square Town Centre - Stage 2) 2013 and the South Sydney Local Environmental Plan 1998. The South Sydney Local Environmental Plan 114 (SSLEP 114) is therefore the applicable Environmental Planning Instrument to the site.

Under Clause 11 of the Sydney Regional Development State Environmental Planning Policy the application of Development Control Plans is excluded when assessing State Significant Development projects. Although repealed as part of the adoption of the Sydney DCP 2012, discussion of the applicability of the Sydney Heritage DCP (HDCP) 2006 and assessment of the proposed development in relation to the heritage controls has been included in Section 6.3 of this report.

Notwithstanding this, the proposal will be assessed against the key relevant controls of the Green Square Town Centre Development Control Plan 2012 alongside relevant policies of the 2011 Conservation Management Plan for the site. This document forms one of a collection of specialist reports.

Research for this HIS has adopted a two-stepped approach. Step 1 comprised a desktop assessment and Step 2 was a site survey. This document provides the combined findings and recommendations resulting from this approach.

### **Step 1**

Research into the early development of the site was undertaken to get a better understanding of the place. Further, the online NSW State Heritage Inventory database was examined to determine the known heritage context of the subject site.

### **Step 2**

A site survey of the subject site was carried out by Zach Nix (Heritage Consultant) on 26 June 2020 with the purpose of photographing and understanding the place. All results are presented in *Section 3 - Site Context and Description*.

## **2.7. Constraints and limitations**

- This report does not include a heritage landscape assessment.
- The assessment in this report relates to the proposed works and documentation described in *Section 2.5 - Proposal* and *Section 3 - Site Context and Description*. It does not relate to any additional or revised documentation by any party.
- This report does not include for an archaeological assessment or opinions regarding such matters; neither does it form part of a Section 140 Application for an Excavation Permit or Section 144 Application for an Excavation Variation Permit. Reference should be made to the Historical Archaeological Assessment prepared for the site.
- This report does not include an assessment of Aboriginal values. Reference should be made to the Aboriginal Cultural Heritage Assessment Report prepared for the site.
- Only a visual assessment of the subject site was carried out. Intrusive methods were not employed.
- This assessment does not include for the provision of a title search for the subject site.

## **2.8. Author identification**

The following report has been prepared by Zach Nix (Heritage Consultant) in association with Kerime Danis (Director - Heritage) who has also reviewed and endorsed its content.

### 3. SITE CONTEXT AND DESCRIPTION

The following site context and description have been extracted from the Conservation Management Plan for the site prepared by CPH in 2011 and expanded to reflect the current conditions. Further, updated images from inspection of the site carried out on 26 June 2020 have also been included below.

#### 3.1. Site Context

The former Royal South Sydney Hospital is located along the western side of Joynton Avenue in Zetland in the Local Government Area (LGA) of City of Sydney. Zetland lies approximately 6 kilometres to the south of the Sydney CBD and was formerly within the LGA of South Sydney Council.

The general character of the surrounding area is light industrial and commercial consisting of very large flat allotments, with an increasing number of high-density residential developments surrounding the site. However, the face of the area is changing as part of the greater Green Square Urban Renewal Precinct. A number of significant developments have occurred in proximity including the construction of Green Square Library, Gunyama Park Aquatic and Recreation Centre and a series of high-density residential buildings located throughout the suburb's main thoroughfares. The renewal of the suburb to provide a number of public services and facilities for the growing population of the area also features a swathe of new areas of green space and community places. This is reflected in the specific re-development of the subject site as part of the Royal South Sydney Hospital Masterplan. In the last decade the alteration and adaptive reuse of the Esme Cahill, Outpatients, Pathology and Administration buildings have provided a series of new facilities for an area with a historically civic and industrial character.

Located immediately to the north of the subject site is the site of a high-density residential development 'Eminence' by Meriton currently under construction. West of the subject site, on the opposite side of Portman Street is another series of high-density residential apartments part of the growing development characteristic of the Zetland area. To the east of the site is the recently completed Gunyama Park Aquatic and Recreation Centre and to the south exists remnant industrial warehouse buildings.



Figure 10: Satellite image of the subject site (indicated in blue) with the existing Hydrotherapy Building (indicated in red), the Community Hall (indicated in green), and the site area for remediation and construction (indicated in yellow). (Source: SIX Maps, accessed 25 June 2020)



*Figure 11: View from centre of subject site looking east towards Portman Street residential development, with the Administration Building visible to the left and the new extension to the former Outpatients Building to the right.*



*Figure 12: View to the Hydrotherapy building from new landscaped and public art area central to the site, looking northeast.*

## **3.2. Site Description**

The area subject to this proposal is located on the northern side of the site encompassing the Community Hall, northern carpark, Hydrotherapy building and associated open space to the south and west of the building. The northern carpark stretches across the northern edge of the site from the Community Hall building in the east to the Portman Street site entry on the western boundary. The asphalt surface of the parking lot has been reconfigured and resurfaced a number of times throughout its history most recently in 2018. The open area surrounding the western and southern aspects of the Hydrotherapy Building contains disturbed earth a result of previous demolition and remediation works undertaken in recent years. This open area also contains a temporary project office and landscaping.

### **3.2.1. The Hydrotherapy Building (Naomi Wing Rehabilitation Centre)**

Constructed c.1972 the former Rehabilitation Centre, known as Naomi Wing Building after a former director of the Rehabilitation Unit, is a large three storey building demonstrating stylistic elements of the International style. The building leads to the Outpatients building on the eastern sides through the ground floor lift lobby area. There is a roof top plant room containing redundant equipment and a small basement level plant room containing the lift motor room, hydrotherapy plant room and the main electrical switch room, and an electrical substation is located externally to the south west corner.

The ground floor level contains the main entrance and lift lobby, the hydrotherapy pool, amenities and treatment and storage rooms. The first-floor level is currently used as a construction project office and the second-floor level is vacant. The building is predominantly intact and has retained its original aesthetic and functional character. The main rehabilitation areas such as the hydrotherapy pool and the gymnasium have been retained although it is presumed that they have been refurbished at some stage.

Externally the building is predominantly face brick but is divided into strong horizontal bands with the white cement projecting awnings on each of the levels and the long horizontal rows of continuous windows without mullion separating the individual panes. The building features a mansard style roof setback from all sides and finished in green metal sheeting. All levels on the elevations feature thin masonry columns at regular intervals. The exception is the western section of the northern elevation on the second floor which features three large brick pylons.

The larger spaces of the first and second floors have been divided with removable office partitions. Some of the original ward rooms remain intact on these floors. The concrete floors are finished with timber parquetry, carpet and sheet vinyl. The walls are generally of face brickwork, with the exception of the toilets and hydrotherapy pool areas which are finished with ceramic tiles.



Figure 13: Exterior of the Hydrotherapy Building from northern carpark, view looking southeast (CPH, 26 June 2020).



Figure 14: Western façade showing facebrick exterior with horizontal bands and white cement projecting awnings (CPH, 26 June 2020).

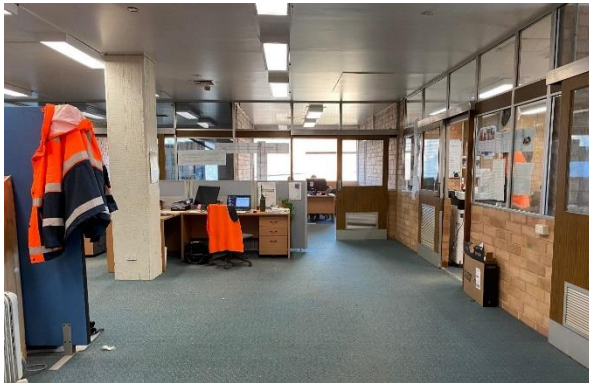


Figure 15: Interior of the first floor of the Hydrotherapy Building, currently utilised as a project office (CPH, 26 June 2020).



Figure 16: Former reception area within first floor of the Hydrotherapy Building (CPH, 26 June 2020).

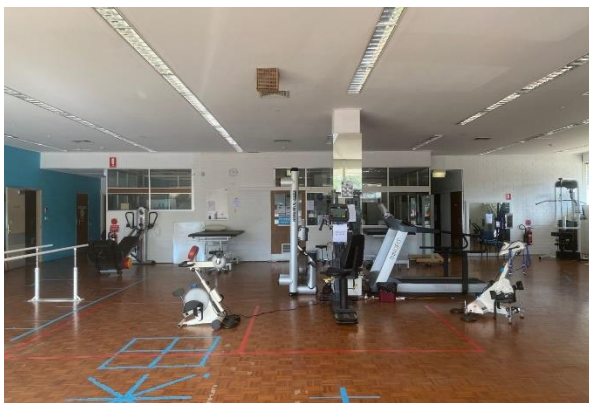


Figure 17: Elevator lobby on the first floor of the Hydrotherapy Building, condition issues evident (CPH, 26 June 2020).

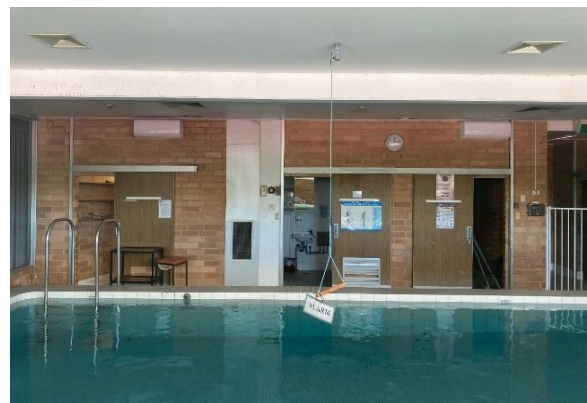


Figure 18: Hydrotherapy pool area on the northern side of the ground floor of the Hydrotherapy Building (CPH, 26 June 2020).

### 3.2.2. Community Centre (Neurological Building)

The former Neurological Centre is a late 20th century free-standing building and currently utilised as a community hall by the City of Sydney. It is north of the Outpatients building and east of the Hydrotherapy Building. The building is a single storey hall with a shallow pitch gabled roof clad in corrugated metal deck roof sheeting. The eave soffits are an extension of “Strammit” lined ceilings. The southern elevation is predominantly obscured by the Outpatients Building but the northern elevation features a partly glazed wall which extends into the gable end pediment. Internally the building features a single hall with a WC and open kitchen at the southern end. The floor is polished timber boards, and the cast iron spandrel trusses support the roof. The exterior and interior walls are constructed of unpainted face brick. The building is of a simple utilitarian type and construction, in generally fair condition but with structural cracking identified within the brick walls on the eastern elevation.



Figure 19: Western elevation of the Community Hall Building, view looking southeast (CPH, 26 June 2020).



Figure 20: Northwest corner of the Community Hall building, showing utilitarian facebrick finish, view looking east (CPH, 26 June 2020).



Figure 21: Interior of the Community Hall Building, looking south (CPH, 26 June 2020).



Figure 22: Interior of the Community Hall building, looking east (CPH, 26 June 2020).

### 3.2.3. Description of Significant Buildings within the former RSSH site

The following description of the significant buildings within the former RSSH site has been extracted from the State Heritage Inventory database entry for the Royal South Sydney Hospital Group (Former).<sup>1</sup> As noted above and detailed in Section 2.2, Figures 2, 3 and 4, and Table 3 in Section 2.4, these buildings are now adaptively reused, and their original/earlier configuration have been modified but largely remain discernible. Other original buildings within the former RSSH site including JJ Collins Ward, Storerooms, Equipment Exchange, Orthotics Building, Boiler House, Joynton Smith Building and ICU were demolished in 2012.

#### Outpatients Building (now Waranara Early Education building)

*single storey Inter-War Georgian Revival style building, c 1935. The building is one of the earlier and more intact buildings on the site but not part of the original 1913 scheme. The building is a single storey and horizontal in form, with face brick exterior and a hipped roof, clad in corrugated metal with two large ventilation towers. It was designed in the Georgian Revival style.*

#### Administration Building (now Green Infrastructure Centre)

*Queen Anne style building, 1913, with later alterations and additions. Originally constructed in the Federation Queen Anne style, with single storey portion at the front and a two storey section at the rear. The building has been heavily modified and no longer resembles its original form. The main portion of the building is three stories in height with a gabled roof and features face brick exterior. All internal spaces have been refurbished over time, with finishes typical of a late twentieth century hospital fit out.*

#### Pathology Building (now Banga Community Shed)

*single story building to Joynton Avenue, 1913. The building was part of the original stage of development at the hospital and although Utilitarian in character and form, it demonstrates elements of its late Federation period of construction. The exterior of the building is largely intact and is single storey and rectangular in footprint with a projecting bay to the south. It features a hipped slate roof with terracotta tile ridge capping. The external walls are constructed of red face brick with a sandstone stringcourse below the line of the windows.*

#### Nurses Home 'Esme Cahill' building (now Joynton Avenue Creative Centre)

*three storey Inter-War Georgian Revival style building, c 1938. The building was constructed in two stages in the Inter-War Georgian Revival style. The first stage to the east was constructed in c. 1938 and the second stage to the west was constructed in 1957. It is a three storey dark brown brick building with a predominately rectangular footprint with two projecting bays at each end, the roof is hipped and features multi-coloured tiles.*

### 3.2.4. Description of Heritage Items and Heritage Conservation Areas in Proximity

The following descriptions of the heritage items and heritage conservation items identified in proximity to the subject site have been extracted from the State Heritage Inventory database entries for each item.

#### 'Electrical substation including interior', 68-74 Epsom Road, (item no. I2206)

*The Epsom Road substation is a simple roofed face brick building set back from the street behind a low brick wall. It has a symmetrical façade with a large central arched doorway. Decorative features of the Interwar Stripped Classical style include a detailed brick pediment on the gable end wall, use of curved tiles for ventilation, and corbels at the eaves and springing point of the arch. Timber gates and a fin wall with a curved coping course enclose a compound to the side of the building. It is constructed in lead-bearing brick with a ceramic tile roof. The entry door is a steel roller shutter, side gates are timber and front gates are tubular steel and wire mesh.*

<sup>1</sup> State Heritage Inventory database entry, Royal South Sydney Hospital Group (Former), database no. 2420800

*The substation is constructed in load-bearing face brick with a ceramic tile roof. The entry door is a steel roller shutter, side gates are timber and front gates are tubular steel and wire mesh.<sup>2</sup>*

**'Horse trough', Joynton Avenue, corner Elizabeth Street, (item no. I2214)**

*Pre-cast concrete horse trough on a plinth with rendered panels at front and sides and parapet with entablature at back. Inscription on entablature reads "Donated by Annis and George Bills". It is approximately 3.0m long 0.7m wide and 1.0m tall.<sup>3</sup>*

**'Terrace group including interiors', 65-69 Portman Street, (item no. I2218)**

*Single storey Victorian Gothic style terrace house group of 3 which are relatively intact and demonstrate key characteristics of the style. The buildings feature a central prominent steeply pitched gable with decorative timber fretwork to the bargeboard, rendered brickwork, cast iron columns & lacework to the verandahs, decorative plaster mouldings over timber double hung windows which have arched heads to the outer terraces in the group. The fence is partly intact and is cast iron palisade style with masonry piers which is an important element.<sup>4</sup>*

**'Terrace group including interiors', 71-75 Portman street, (item no. I2219)**

*Single storey Victorian Gothic style terrace house group. A group of 3 Victorian Gabled terraces which are relatively in tact and demonstrating key characteristics of the style. The buildings feature a central prominent steeply pitched gable with decorative timber fretwork to the bargeboard, rendered brickwork, cast iron columns & lacework to the verandahs, decorative plaster mouldings over timber double hung windows which have arched heads to the outer terraces in the group. The fence is partly in tact and is cast iron palisade style with masonry piers which is an important streetscape element. Internally each house contain two back-to-back rooms with marble surrounded fireplaces. A stairway at rear of the side hallway lead to the attic level. Some rooms retain original ceiling, cornice and rosette.<sup>5</sup>*

**'Former Joseph Lucas office, stairs and showroom including interiors and building setback', 146-158 Joynton Avenue, (item no. I2280)**

*The building was constructed in 1955 as the showroom, workshop and offices of Joseph Lucas on the corner of Joynton Avenue and Epsom Road. The building is constructed of textured brick, reinforced concrete and glass. The building is setback from both streets behind a grassed area and gum trees.*

*The building comprises a two-storey office and showroom contained under a flat roof with a single-storey saw-tooth roof factory at the rear. The two-storey office component of the building is separated from the showroom by a vertically pronounced tower element crowned by a flagpole. The office is distinguished by its curved corner with projecting curved sunshade of vertical terrazzo louvres on the corner of Joynton Avenue and Epsom Road. The showrooms on Epsom Road are setback behind the offices and are distinguished by its visible reinforced concrete structure and predominantly glazed wall.*

*The building is designed in the post-war international style. It exhibits typical characteristics of this architectural style including asymmetrical massing, simple rectangular shapes, contrasting horizontal and vertical motifs, flat roof, curved corner, visible reinforced concrete structural frame, emphatic portal, tower element, multi-paned steel-framed windows, textured brick walls contrasting with large sheets of glass and vertical terrazzo louvres operating as an external sun control device.*

*Whilst some alterations have taken place, the building retains a high degree of integrity. Some windows on the ground floor of the Epsom Road elevation have been replaced. Between 1994 and 1998, a single-storey addition was constructed on the eastern side of the building, providing a new entrance to the showroom.*

<sup>2</sup> State Heritage Inventory database entry, Electricity Substation Including Interior, database no. 2420712

<sup>3</sup> State Heritage Inventory database entry, Horse Trough, database no. 2420261

<sup>4</sup> State Heritage Inventory database entry, Terrace Group Including Interiors, database no. 2421142

<sup>5</sup> State Heritage Inventory database entry, Terrace Group Including Interiors, database no. 2421143

*The single-storey component of the building along Joynton Avenue, sawtooth roofed building to the rear, and 1970s gabled-roof rear addition is excluded from the listing.<sup>6</sup>*

**'Hansard Street Heritage Conservation Area', (identifier C72)**

*An area which retains most of the original late Victorian subdivision pattern. Development reflects this early phase (1880s - 1900) with one and two-storey terrace houses, semi detached dwellings and cottages. Some Interwar period development is also represented. Land east of Dunning Avenue, originally a brickyard, was subdivided later, and the development reflects this.<sup>7</sup>*

**'Zetland Estate Heritage Conservation Area', (identifier C73)**

*Comprising two subdivisions of the Zetland Estate (c.1885 and c.1903). the Conservation Area is dominated by one and two-storey late Victorian and Federation terraces interspersed with weatherboard cottages and Interwar period semi-detached dwellings.<sup>8</sup>*

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<sup>6</sup> State Heritage Inventory database entry, Former Joseph Lucas office, stairs and showroom including interiors and building setback, database no. 5062511

<sup>7</sup> State Heritage Inventory database entry, Hansard Street Heritage Conservation Area, database no. 2421482

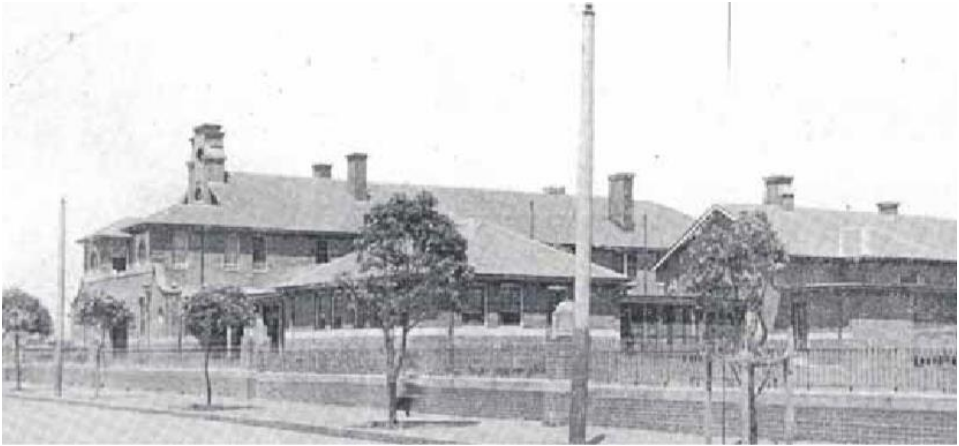
<sup>8</sup> State Heritage Inventory database entry, Zetland Estate Heritage Conservation Area, database no. 2421507


## 4. HISTORICAL OVERVIEW

### 4.1. History of the Subject Site



The following historical timeline has been extracted from the 2011 CMP for the subject site and acts as a guide to the historic development of the site.

Table 5: Timeline summary of the history of the Royal South Sydney Hospital.

Date	Event
1913	Hospital opened - Main Administration Building, Male Ward (JJ Collins Ward), Female Ward and Operating Theatre
1919	Outpatients and Casualty including the X-Ray Department and the Flashman Memorial Laboratory
1921	 <p data-bbox="411 1339 1390 1395"><i>Figure 23: 1912 New facade with outpatients and casualty wing visible, view looking southwest (Source: RSSH AR, YE 1921)</i></p>
1927	Plans prepared for larger X-ray and Pathology department.
1935	Larger Outpatients Department completed (existing)
1938	Nurses Quarters (Esme Cahill Building)
1941	new X-ray plant completed

Date	Event
1943	 <p data-bbox="411 1055 1394 1106"><i>Figure 24: 1943 aerial of the Royal South Sydney Hospital, approximate contemporary lot boundaries indicated in red (Source: SIX Maps, accessed 15 March 2021)</i></p>
1944	Kitchen remodelled
1949	New boiler house and laundry
1950	Third Level Operating Theatre to Administration Building
1952	Conversion of laundry to accommodation for Domestic staff
1953	Lecture hall and Demonstration Room completed £8,000
1955	Additions to Dispensary

Date	Event
	 <p data-bbox="411 920 1396 994"><i>Figure 25: 1955 photograph of the Joynton Avenue frontage of the Hospital showing altered façade to the Admin Building, Outpatients Building and Nurses Quarters (Esme Cahill Building) in the left background (Source: RSSH AR YE 1955)</i></p>
1956	Proposed visitors waiting room and entrance, 6 bed children ward by enlarging male ward verandah
1956	Kiosk constructed
1957	First Rehabilitation Centre - temporary buildings
1957	Remodel male and female toilets £4,547
1957	Transfer pathology to old operating theatre with waiting room and well equipped laboratory
1957	Addition of waiting rooms to male and female wards
1957	Nurses Quarters Addition (Esme Cahill Building extension)
1957	Addition of third floor and service core to western section of Administration Building
1957	New Children's Ward (located on part of site of existing Rehab Building)
1958	New morgue
1959	New X-Ray Unit/Enlarged

Date	Event
	 <p data-bbox="411 898 1394 949"><i>Figure 26: 1959 photo of the recently completed Nurses Quarters (Esme Cahill Building) additions, taken from the second floor of the main building (Source: RSSH AR, YE 1959, p.19)</i></p>
1960	Refurbish male and female wards: painting, vinyl tiles, stainless steel benches and sinks and kitchen
1960	Visitors Shelter £630
1960	Children's Ward
1962	 <p data-bbox="411 1877 1267 1906"><i>Figure 27: The Casualty Entrance, Joynton Avenue in 1962 (Source: RSSH AR, YE 1962)</i></p>
1963	New Main Entrance £1,937
1965	Ambulance Shelter at main entrance

Date	Event
1967	Neurological Unit (Community Hall), originally Gymnasium of Rehabilitation Centre
1967	Storerooms and Carport
1968	Alterations to Casualty Department
1972	New Rehabilitation Building (Hydrotherapy Building) constructed Orthotics / Prosthetics Building constructed
1973	JJ Collins Ward renovations completed (originally male ward)
1977	Approval on 15th June to demolish existing 47 bed ward (originally the female ward) and construct a 34 bed ward and 2 operating theatres – the Joynton Smith Ward
1977	Neurological Unit, originally Gymnasium, converted to Physiotherapy Treatment Area
1979	New Joynton Smith Ward (existing) opens, replaces the original 1913 Female Ward
1981	CA Kelly Ward extension to rear of JJ Collins Ward \$13,000
1981	Examination and consulting rooms in Administration Building altered
1985	Health and Safety Unit to Nurses Quarters (offices)
1993	Closed to Inpatients
2012	JJ Collins Ward, Storerooms, Equipment Exchange, Orthotics Building, Boiler House, Joynton Smith Building and ICU demolished
2013	Western wing of Esme Cahill Building demolished
2015	Neighbouring Portman Street apartments on Lot 1 of DP 1174641 constructed
2016	Alterations and additions to the Administration Building, Pathology Building and the Outpatients and Casualty buildings
2017	Alterations and additions to the Esme Cahill Building
2017/2018	Landscaping + Public Art added to the site
2018	Northern parking lot completed

## 5. ASSESSMENT OF SIGNIFICANCE

### 5.1. Understanding Heritage Significance

Each place is unique and has its own combination of values. Therefore, before making decisions about the future of a heritage item it is essential to understand its heritage values so that these will be retained when making future decisions about the place. The statement of heritage significance summarises an item's heritage values.

### 5.2. Statement of Significance

The following Statement of Significance for the Royal South Sydney Hospital Site has been extracted from the State Heritage Inventory database entry for the site.<sup>9</sup> A visualisation of the remnant RSSH buildings of heritage significance on the site has been provided for reference in Figure 8. As noted in Section 3.2.3 above JJ Collins Ward, Storerooms, Equipment Exchange, Orthotics Building, Boiler House, Joynton Smith Building and ICU were demolished in 2012. The remaining buildings are the Esme Cahill building, Pathology building, Outpatients building and the Administration building.

*The former Royal South Sydney Hospital is significant to the local area for the historic, aesthetic and social values of the site and the particular constituent elements. The Administration and Pathology buildings are examples of late Federation hospital buildings, opened in 1913 and continually adapted to meet the health needs of the community which it served for 90 years. The Outpatients Building is an example of an Inter-War Georgian Revival style hospital building and was opened in 1935. The Esme Cahill Building (former Nurses Quarters) is an example of an Inter-War Georgian Revival style hospital building constructed in two stages, c. 1938 and 1957. The site landscaping has local significance for its aesthetic, historic and streetscape values and is associated with the development of the hospital site over time.*

The following Statement of Significance for the former RSSH site is provided in Section 7.2 of the CMP, which expands on the heritage values and qualities of each building and the site in addition to the values recognised in the SHI form for the site (CPH, June 2011):

*The former Royal South Sydney Hospital is of high significance to the local area for the historic, aesthetic and social values of the site and for particular significant elements. It is an example of a late Federation, pavilion style hospital complex, designed between 1909 and 1912 and opened in 1913. The Hospital was then continually adapted to cope with changing populations, changes in medical philosophy, knowledge and practices and the health care needs of the community.*

*The Administration Building, the JJ Collins Ward, the Pathology Building, the Laundry and the Joynton Avenue fence have historic value and aesthetic value as modified elements of the original scheme prepared by the Government Architect in 1911.*

*The extensive modifications to the site and the buildings have eroded the aesthetic qualities associated with the original buildings but the Administration Building, the Pathology Building, the Outpatients Building, the Joynton Avenue Fence and the original section of the Esme Cahill Building demonstrate aesthetic qualities related to the streetscape contribution, their landmark qualities and/or their representative aesthetic character.*

*For over 90 years the Royal South Sydney Hospital provided health care to many patients and employed a great number staff to do so. It was also a teaching facility for nurses and employed changing technologies in medical care and particularly rehabilitation, which became increasingly important during the 1950s. It therefore demonstrates identified social values for its associations with the local and medical communities. These social values need to be investigated further.*

<sup>9</sup> Royal South Sydney Hospital Group (Former), State Heritage Register, database no. 2420800, accessed 25 June 2020

The following Statements of Significance have been prepared by CPH for the Hydrotherapy Building and Community Hall as part of the Stage 1 HIS.

#### **Hydrotherapy Building (Naomi Wing)**

*The Hydrotherapy Building (former Naomi Wing) constructed in 1972 is a later addition to the Royal South Sydney Hospital Site (Former). While the building is part of the layered history of the site as a medical institution, its contribution to the overall history and significant values of the site is limited. The building demonstrates some of the stylistic elements of the broader International Style, it has not been identified as displaying any important design characteristics associated with significant periods of the site's history. Further, the discontinuation of its function as a rehabilitation centre has impacted its ability to retain any current social significance as a continuation of the site's associated function. Therefore, the Hydrotherapy Building has been identified as an element of Little significance.*

#### **Community Hall (Neurological Building)**

*The Community Hall (former Neurological Building) constructed in 1967 is a later addition to the Royal South Sydney Hospital Site (Former). As consistent with the Hydrotherapy Building, the building is part of the layered history of the site as a medical institution, however, its contribution to the overall history and significant values of the site is limited. The utilitarian nature of its design is one that does not hold stylistic characteristics associated with the significant eras of the site's history. The building's former association with health care and community services has been negatively impacted by the change of use over its history and current function as a community hall. Therefore, the Community Hall building's contribution to the overall heritage significance of the site is limited and has been identified as an element of Little significance.*

## 6. HERITAGE IMPACT ASSESSMENT

The subject site is listed as a heritage item under Schedule 2 of the South Sydney Local Environmental Plan (LEP) 1998 (amendment 17). Therefore, the heritage provisions in the SSLEP relating to the development of a heritage item would apply. This report has provided a general assessment of works in Section 6.1 to investigate any potential impact of the proposed works on the site itself. The site is also located within close proximity to a number of heritage items and is therefore subject to the controls and provisions relevant within the Green Square Town Centre (GSTC) DCP 2012 which are assessed in (Section 6.2). Additionally, the 2011 CMP for the site contains a number of policies relevant to the proposed works which are considered in *Section 6.4 - Conservation Management Plan Policies*.

### 6.1. General Assessment of Works

Due to the unique planning context of the subject site this Heritage Impact Assessment has provided assessment of the proposed Green Square Integrated Community Facilities and School building from a general heritage perspective in relation to its status as an infill development (Section 6.1.1). The assessment discusses aspects of the site's potential impact with regard to Use/Function (Section 6.1.2), Aboriginal Heritage (Section 6.1.3), Historical Archaeology (Section 6.1.4) and Landscaping (Section 6.1.5). This is also further supported by discussion of its likely impacts on the established heritage values of the remaining historic buildings of the subject site, the heritage items and conservation areas in proximity and general views and vistas (Section 6.1.6, 6.1.7 and 6.1.8).

#### 6.1.1. Infill Development

The proposed works to the site, specifically the addition of the new ICFS Building have been assessed in accordance with the guidelines of the joint Australian Institute of Architects & NSW Heritage Office publication *Design in Context: Guidelines for infill development in the historic environment*.<sup>10</sup> The Heritage Council of NSW in association with the Government Architect NSW have produced an updated publication called *Better Placed: Design Guide for Heritage* published in 2019. Section 1.3 of this publication specifically relates to *Designing in heritage contexts*, which notes the following:

*New work must recognise and support the heritage significance of the place and context, while enabling the place to have ongoing, viable life that responds to the contemporary needs of clients, users, and the community.*

*The Burra Charter advocates a cautious approach – “do as much as necessary to care for the place and to make it usable, but otherwise change it as little as possible so that its cultural significance is retained”. This approach is compatible with high-quality design.*

In addition, Objective 1 (Better fit) of the publication provides guidance on infill buildings for contextual, local and of their places with consideration to character, scale, form, siting, materials and colours, and detailing as a whole. Key design considerations for Objective 1 are detailed on page 25 of the publication:

*Understand the specific character of the place, precinct, or area. Design new work to respond to and, when appropriate, strengthen this character.*

*1. Design new work to positively relate to the style, materiality, scale, massing, and grain of existing buildings and structures.*

*2. Design new forms to respond to the predominant form of the streetscape.*

*3. Locate new structures on sites in ways that support existing urban patterns. Careful consideration of height and setback is crucial to designing for a better fit.*

*4. Where relevant, design new work to respond to and re-establish meaningful urban connections and views. Consider settlement patterns, tree canopy, and connections between places.*

<sup>10</sup> NSW Heritage Office, *Design in Context: Guidelines for infill development in the historic environment*, June 2005.

*5. Retain heritage landscape elements and planting schemes and design new landscape to relate to the existing.*

## **DISCUSSION:**

The proposed works while substantial do not involve impact on existing significant heritage fabric, therefore consideration of the proposed works relates largely to visual and functional impacts of the introduction of the new ICFS Building. The following section has assessed these impacts specifically in relation to the visual impact of the proposed new work as an infill development.

### **Character**

The design of the Integrated Community Facilities and School has gone through both a design competition and an extensive detailed design process influenced by the need to respond to the surrounding heritage environment and character. This can be seen particularly in the final design's response to space and façade presentation. The building, while an entirely contemporary design, provides a point of continuation in character of the site, referencing the hard edges and strong lines of the industrial and civic buildings that once characterised the area. The building is not dramatic in its scale, utilising horizontally oriented design to sit comfortably amongst the remaining civic minded structures and spaces of the former Royal South Sydney Hospital site. Given the mixed nature of the character of the surrounding area, incorporating high density residential with heritage elements and community facilities like the Gunyama Aquatic and Recreational Centre, the ICFS is visually relevant to its surrounding context. Further the addition of the building's proposed Flexbrick cladding with carefully matched colours adds another layer of aesthetic connection between the new building and the largely exposed brick constructions associated with the site. In terms of respecting the character of the former RSSH site and surrounding area, the proposed new building demonstrates a sensitive approach to design which is appropriate from a heritage perspective.

### **Scale**

The scale/proportions of the new ICFS complex while considerable in terms of existing buildings on the site, have been designed to be visually subservient to the surrounding environment and allow the nearby Administration and Outpatients Buildings to remain as dominant historic elements within the landscape as seen from Joynton Avenue. The height of the building between that of the Outpatients Building and nearby high-density development, sees the building exist at a transitional height that is relevant to that of the nearby Gunyama Aquatic and Recreational Centre, providing a height that adequately respects the surrounding built context and is particularly aware of the height of the Administration building, the tallest heritage building on site. The scale of the new ICFS building can be considered to have been designed to avoid a dominating appearance within the site, while still providing the capacity necessary to fulfil its important community function.

### **Form and Siting**

The location of the proposed ICFA complex has largely adhered to the locations of previously existent development so as to utilise space that had been largely occupied throughout the site's history. The new complex has also been designed to occupy an L-shaped footprint in the northwest corner of the site. These two approaches to the siting of the new building have allowed the new complex to exist in a part of the site that is both physically and visually distanced from most of the significant buildings on the site, particularly as viewed from the significant Joynton Avenue corridor. The specific details of the relationship of distance and setback to existing heritage buildings onsite have been discussed in further detail in Section 6.4 - Conservation Management Plan Policies.

The form of the proposed complex has been considered to reduce visual bulk and mitigate any potential impact that a large-scale introduction would have on the visual amenity of the subject site. This has been seen through two particular aspects to the design including the truncation of the building into two distinct parts along the northern and western boundaries. This split in the structure connected by a passageway at level 1 effectively reduces the visual impact of the structure's introduction into the landscape as a replacement to the former Hydrotherapy building (Naomi Wing) and the Community Hall (Neurological building) and helps to integrate it visually amongst the other built elements on the site and outside the site in proximity. Further, the horizontally oriented design of the building provides a visual consistency with the nearby former Outpatients Building and Administration Building that assists in the softening the building's addition into the landscape, avoiding steep vertically proportioned additions to

the site is important in reflecting the unique character of the former RSSH site as an interconnected civic complex.

Therefore, it is considered that the proposed construction will have little to no negative impact on significant spaces or the overall heritage value of the site and its subsequent appreciation.

### **Materials and Colour**

The materials and finishes selected for the ICFS complex utilise a mixture of modern and traditional materials including Flexbrick which interprets the usage of brick as the most common characteristic built element seen in structures within the subject site. This use of traditional and modern materials allows the subject infill building to be visually sympathetic to the surrounding environment, while remaining easily identifiable as new work. The carefully selected colour matching of the Flexbrick clad façade also provides a visual consistency with the surrounding facebrick buildings and assist in integrating the new structure into the unique character of the site's built environment. This selection of Flexbrick also offers the benefit of improved environmental sustainability through contemporary materials. This contemporary design also ensures that the proposed construction is easily identifiable as new work, and the layered history of the site remains appreciable. For more detail on the material quality and utilisation of Flexbrick in the ICFS project please refer to the Design Report prepared by BVN Architecture.

Further, the use of a conventional concrete frame structure for the building is generally consistent with the structural seen in the majority of buildings across the site and while not as visually apparent as the work of external cladding, the selection can be considered as generally in character with the surrounding area.

### **Detailing**

The surrounding character of the area and specifically of the former RSSH site is one that reflects its former industrial and civic function although they are now in their new phase of adaptive reuse form and character presenting contemporary and creative architectural detailing. The buildings are chiefly masonry structures with limited detailing and a functional brief. The proposed new ICFS Building continues this influence by utilising a mixture of hard lines and simple shapes in its overall design with sensitive contemporary materials and finishes. This has resulted in a proposal that continues the meaning behind the design of the historic buildings onsite while realising it in a contemporary fashion seen in the newly added contemporary designs. The continuation of the life of the site with simple but meaningful reference to the style of the surrounding built environment is seen as a necessary and overall positive outcome for an addition to the site.

#### **6.1.2. Use/Function**

The use of the proposed new complex does not directly relate to the site's historical usage as a hospital precinct. However, through recent changes to the site, the former RSSH has taken on a new function, still civic and community minded, but with an emphasis on providing services for the growing population of the Green Square / Zetland area. The proposed addition of the ICFS largely retains public accessibility and mirrors the former/current uses of the site which include day-care and community facilities. Further, the proposed uses serve important public functions as both a community facility and school and will increase overall accessibility and the appreciation of the historical significance of the site. Therefore, it is considered that the use of the site as an integrated community facility and school provides a positive balance in retaining public use of the site while providing relevant services for the population of the surrounding area which will in turn continue the relevance of heritage in the former RSSH site.

#### **6.1.3. Aboriginal Heritage**

Investigation into the potential Aboriginal heritage of the subject site is beyond the scope of this report. Notwithstanding, based on the recommendations of the Due Diligence - Aboriginal Archaeological Assessment by AMAC dated January 2018 it is understood that "There were no confirmed Aboriginal archaeological sites located within/ near the study area on the Aboriginal Heritage Information Management System (AHIMS) or from other sources of information of which the author of this report is aware." However, impact of the development was made only for the conceptual design hence AMAC has recommended that further assessment of the final development may be required in the form of full

Aboriginal cultural heritage assessment and full consultation and if required test and salvage excavations.

Therefore, an Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared for the site. It is subsequently recommended that the findings and recommendations of the relevant ACHAR prepared for the site be referred to in assessment of the potential impacts of the site on Aboriginal Heritage.

#### **6.1.4. Historical Archaeology**

The subject site is not listed as being an archaeological site. However, Baseline Archaeological Assessment was undertaken by AMAC in January 2018 to inform the concept design stage. AMAC envisioned that some excavation will be necessary for piercing or the laying and levelling of the slabs for construction, although the precise depths of these impacts remain unknown. Their impact assessment concludes that "As a basement is not proposed for the development it is anticipated that these disturbances will be low to moderate. Moreover, as most of the excavation works appear to be restricted to the southern and eastern boundaries of the study site, areas which do not appear to have been extensively utilised by the early hospital development, the potential impacts on these remains can be considered low to moderate. Similarly, as the study site is marked by high degree of late 20th and early 21st century disturbance, archaeological remains will most probably be limited to building footings, which will not be readily interpretable. Conversely, as excavations are focused on the south-eastern corner of the study site they have the potential to impact earlier 19th century sediments and deposits related to Waterloo Dam and the various industries associated with this feature. However, the scale, depth, density and interpretability of these potential relics remains unknown, as such these impacts can be tentatively assessed as low to moderate."

It is further noted that a Historical Archaeological Assessment (HAA) of the subject site has also been prepared. It is subsequently recommended that the findings and recommendations of the relevant HAA prepared for the site be referred to in assessment of the potential impacts of the site on Archaeology.

#### **6.1.5. Landscaping**

The work to the subject site does not involve physical impact on any of the significant landscape elements identified that exist on the site including the landscape between the Esme Cahill Building and former Pathology Building (now the Matron Ruby Grant Park), and the brick and sandstone fence to Joynton Avenue. The area of proposed works is also sufficiently distanced from these two elements to avoid any significant visual impact, particularly from the most relevant aspect of visual appreciation as seen from Joynton Avenue.

The new ICFS building will incorporate in its design both soft and hard landscaping to the site that are sensitive to the built character of the site, while interpreting significant native vegetation that links the site to its greater history prior to European Settlement.

Soft Landscaping will largely occupy boundary spaces facing onto the former Outpatients building, the open spaces between the Outpatients building and the ICFS as well as to the outside of the ground floor basketball court. The use of a variety of trees and understorey plantings provides a fine foil to the strength of the built character of the proposed ICFS building, which relates to the surrounding character of the site and the industrial area more generally. Further, the use of natives in particular is a form of interpretation providing visitors a connection to the land that existed on the site prior to development and prior to European settlement. The proposed landscaping as part of the new Green Square ICFS building is seen as positive from a heritage perspective.

The proposed hard landscaping of the site is generally limited to low height retaining walls, planter boxes and masonry seating structures, all related to soft landscaping or the public domain functions. These changes are considered minor in nature but generally positive as additions to the public function of the site and relevant uses.

This report also recommends the production of an interpretation strategy which may further enrich the landscaping of the site as detailed in *Section 6.4 - Conservation Management Plan Policies*.



Figure 28: View 02, looking north through the central thoroughfare between the ICFS and the former Outpatients Building (Source: BVN Architects, Schematic Design, Perspectives, Issue D).

### 6.1.6. Discussion of impact on buildings in the Royal South Sydney Hospital Site

The introduction of the proposed ICFS Building has been carefully designed to consider both the character of the site and the visual appreciation of its significant elements. This consideration in design has been realised through the building's form, scale, siting and materiality, providing an outcome which interprets the built character of the former RSSH and sits comfortably amongst the built hierarchy of scale within the site. The following texts assess the potential impact on the existing significant buildings of the subject site and their relationship to the proposed new ICFS Building.

#### Former Outpatients Building

Given the proximity of the ICFS to the former Outpatients Building, the relationship between these two buildings is the most critical in the proposal. The design process for the new building has been influenced in both scale and siting by the Outpatients building, ensuring that the proposed new works are adequately distanced, and once completed avoid distraction of the Outpatients building. The horizontal orientation of the ICFS and limited height provides a transition from the Outpatients building's significant place in the streetscape of Joynton Avenue to the modern composition of the ICFS.

Further, in terms of the potential impact of height increase in the new building on the neighbouring former Outpatients Building; the proposed new centre while a larger structure than the existing hydrotherapy building that it will replace, is also further setback. This increase in setback to the north and west of the former Outpatients Building allows the new building an increase in height and scale without visual impacting on the appreciation of nearby heritage structures. This will assist in retaining the ability to identify of the former Outpatients Building as a significant and independent component within greater appreciation of the site.

As detailed above, the introduction of the new building is also further softened by the Flexbrick surface to be applied to much of the new structure. It is considered that while creating a new visual relationship between the former Outpatients Building and the site, this relationship still allows for the appreciation of

the building and does not impinge on the significance of the site, and is therefore acceptable from a heritage perspective.

### **Former Administration Building**

The former Administration Building, as the heritage building of the largest scale onsite, has a significant visual presence. The proposed new ICFS building while physically distanced, has been designed to be of a height that only slightly exceeds that of the Administration Building so as to keep the existing heritage building as a key visual element to the site. Further, through truncation of the building's design, limit on height and the utilisation of Flexbrick to interpret the masonry appearance of the other buildings onsite, the ICFS building can be seen to avoid a dominating presence on the site particularly in relation to the Administration Building of which it is significantly distanced. Therefore, it is considered that the proposed works will have no negative impact on the Administration Building or its visual appreciation.

### **Former Pathology Building**

The pathology building (now Banga Community Shed) is single-storey structure located to the south of the Administration Building. Due to the location south of the much larger Administration Building there is a significant disconnect both physically and visually from the Pathology Building to the area of the proposed ICFS building. The main avenues of visual appreciation from south and east will remain intact under the proposed works. It is therefore considered that the proposed works will have absolutely no adverse impact on the heritage significance of the Pathology Building or its visual appreciation.

### **Esme Cahill Building (Former Nurses Quarters)**

The Esme Cahill Building as the southernmost building on the site is particularly distanced from the proposed works to the site and is visually buffered by the existence of the former Administration building and apartment block developments which sit between the two areas. Further, as stated previously in this document, the approach to scale, form and materials have provided a design outcome which help the ICFS Building to integrate into the site and retain the general character of the former RSSH site. Therefore, it is considered that the proposed works will have no negative impact on the heritage significance of the Esme Cahill Building or its subsequent appreciation.

## **6.1.7. Discussion of impact on Heritage Items and Heritage Conservation Areas in proximity**

While the subject site is located in proximity to a number of heritage items as identified in Section 2.4, the nature of the built environment surrounding the area of the proposed new complex, is largely visually inaccessible from any nearby heritage items and has not been identified as part of any significant view lines in the surrounding area. Further, as the new complex has proposed the use of a site area which was previously developed, and maintains an adequate setback, the complex will not adversely impact the ability to interpret the heritage significance of the existing heritage buildings onsite. The proposed new use of the complex as an integrated community facility will encourage more patronage to the site and increase the subsequent audience appreciation of the subject site's significant heritage values.

Through analysis of the public domain areas around the heritage items in proximity, there is extremely limited visibility available to the area of proposed works. While in geographical proximity, the built environment surrounding the heritage items identified almost entirely obscures visibility of the subject site and the proposed changes that will occur. With the exception of item no. I12280 at 146-158 Joynton Avenue and item no. I2219 at 71-75 Portman street, which have very limited visual relationship with the proposed works, none of the items have been identified as having unobstructed views to the area of proposed works. Therefore, it is considered that any change to the subject site as part of the proposed works will have little to no impact on the heritage significance or setting of any of the heritage items in proximity or their subsequent appreciation. The same no impact outcome is also applicable for the HCAs in the proximity.

## **6.1.8. Views and Vistas**

The proposed ICFS is constructed upon land of the former RSSH which had historically contained a number of built structures. Therefore, in terms of historically significant views to/from the site involving this specific part of the site are generally limited as the land had not been historically open during the life of the RSSH. Existing significant views largely relate to the visibility of the key heritage buildings of

the site as appreciated from the Joynton Avenue streetscape. As the ICFS building is located on the northern and north-western aspect of the site, its impact on views and vistas towards the site from south/southeast are limited to the introduction of a new element in the background. Subsequently, the scale of the building had been considered in the design process to maintain a height that was relevant to nearby structures including the Administration Building and Gunyama Park Aquatic and Recreation Centre. The final height of the ICFS has resulted in the introduction of a new building that integrates well into the background of other significant structures on the site as viewed from the public domain.

The only significant change in views and vistas is the introduction of the site to the northern elevation of the subject site and subsequently how it is appreciated from the corner of Joynton Avenue and the newly proposed Zetland Avenue (any further north and the site begins to be obscured by the neighbouring Meriton development). This aspect as appreciated in Figure 29 shows the northeast corner of the site as viewed from Joynton Avenue. The new ICFS building provides a significant landmark/bookend to the corner of the former RSSH site, that is aesthetically consistent with its surrounds and avoids dominating the neighbouring former Outpatients building which remains a significant part of the Joynton Avenue streetscape. Therefore, it is considered that while a significant introduction to the site, design measures implemented to mitigate any adverse impact on views (including height, form, scale, and horizontal orientation) have succeeded in providing an outcome which avoids negative impact on any available views and vistas to/from the subject site.



Figure 29: View 02 of the proposed ICFS building, view looking southwest (Source: BVN Architects, Schematic Design, Perspectives, Issue D).

## 6.2. Green Square Town Centre DCP 2012

The following table addresses the relevant controls of the DCP.

GSTC 5 - Heritage	This proposal relates to these matters as follows:
<p><b><i>GSTC 5.2 Development affecting a heritage item</i></b></p> <p><i>(1) Any development application in respect of the former Royal South Sydney Hospital Site is to be consistent with the Conservation Management Plan for the site, and with the specific provisions relating to the individual buildings</i></p>	<p>City Plan Heritage prepared a Conservation Management Plan for the site in 2011 which is still active in the management of the site. This report has utilised the CMP to inform the understanding on the site's history and significance and is assessed against accordingly in Section 6.4 - Conservation Management Plan Policies.</p>
<p><i>(2) Development affecting a heritage item is to retain an appropriate setting to allow for the continued appreciation and integrity of the item, including the following setbacks:</i></p> <p><i>(a) a 15 metre setback around the Main Administration Building;</i></p> <p><i>(b) a 6 metre setback to the western elevation and a 12 metre setback to the northern elevation of the Outpatients Building; and</i></p> <p><i>(c) a 6 metre setback around the Nurses Home (Esme Cahill Building).</i></p>	<p>The proposed complex is compliant in setback to the specified distance of 15m from the Main Administration Building and 6m from the western elevation of the Outpatients Building. However, the eastern wing of the new integrated community facility features a slightly reduced setback of 11m from the northern elevation of the Outpatients Building extending 1m into the 12m stipulated in the CMP policies.</p> <p>The change in setback is a minor deviation into the proposed thoroughfare between the two buildings. It is considered that due to the distance retained between the two buildings, there will be an insignificant change in the visual accessibility of the site as seen from Joynton Avenue. The comparative view analysis of the 12m setback and 11m setback prepared by BVN confirms that the difference between the DCP 12m setback and the proposed 11m setback is marginal but the gain and benefit from the 1m reduction is significant in terms of layout and functionality of the new building.</p> <p>It is therefore, considered that the proposed distance between the two buildings retains adequate space around the entirety of the Outpatients Building, ensuring the ability to appreciate and engage with the heritage significance of the building as a standalone feature of the site is uninterrupted.</p> <p>Considering the minimal impact, the setback will produce both physically and visually as a reduction from an 11m setback, the change is considered acceptable from a heritage perspective. This is evident from the information and discussion provided throughout this report and in particular Section 6.1 above.</p>

### 6.3. City of Sydney Heritage DCP 2006

The Sydney Development Control Plan 2012 was adopted by City of Sydney Council on 14 May 2012 and coming into effect on 14 December 2012. This has resulted in the repeal of Sydney Heritage DCP (HDCP) 2006 and its effective consolidation into the City of Sydney Comprehensive DCP 2012. The 2012 Comprehensive DCP has also incorporated the relevant objectives and policies of the former HDCP 2006. Therefore, this Heritage Impact Statement has referenced only the active Green Square Town Centre DCP 2012 which while not applicable in assessment of SSD, is relevant to the land of the subject site. Assessment of the proposal has been discussed in further detail in Section 6.2 - Green Square Town Centre DCP 2012. For further discussion of the normally applicable Sections of the Sydney DCP 2012 including Section 2.5.6 - Green Square Town Centre, Section 3.9 - Heritage and Section 5.2 Green Square, see Table 6 to Table 8 below.

*Table 6: Table displaying character statement for Green Square Town Centre and discussion in relation to the proposal (Sydney DCP 2012, Section 2.5.6)*

Section 2.5.6 - Green Square Town Centre	
<p><b>Locality Statement</b></p> <p><i>In 2011 Council and CSPC endorsed two planning proposals for the entire Green Square Town Centre. These planning proposals included provisions from the Sydney LEP 2012. It is intended the standalone LEPs in both Planning Proposals will be incorporated into the Sydney LEP 2012 at a future stage. The Town Centre DCP 2012 is a standalone document and supports the provisions in the planning proposals, which is why it has been progressed ahead of this DCP. It includes general provisions, including those relating to development types, for example, convenience stores and sex industry premises, notifications, and tree management, which have been taken from this DCP, with minor drafting amendments where required. It will be integrated into this DCP at a later date, once both plans have been approved, and any inconsistencies in the controls will be rationalised at this time.</i></p>	<p><b>General Discussion</b></p> <p>The proposed Green Square ICFS being located between Joynton Avenue and on the former RSSH hospital site is within the Green Square Town Centre Locality. This Heritage Impact Statement has responded directly to the relevant heritage provisions of the Green Square Town Centre DCP 2012 in Section 6.2 of this report.</p>

*Table 7: Heritage objectives of Section 3.9 - Heritage of the Sydney DCP 2012 and responses in relation to the proposal.*

Section 3.9 - Heritage	
<p><b>Objectives</b></p> <p><i>(a) Ensure that heritage significance is considered for heritage items, development within heritage conservation areas, and development affecting archaeological sites and places of Aboriginal heritage significance.</i></p> <p><i>(b) Enhance the character and heritage significance of heritage items and heritage conservation areas and ensure that infill development is designed to respond positively to</i></p>	<p><b>General Discussion</b></p> <p>The principal objectives outlined in Section 3.9 - Heritage of the Sydney DCP 2012 relate generally to the consideration of the significance of established heritage places, and the subsequent enhancement of character and significance through any new development. This Heritage Impact Statement has provided in detail an assessment of the proposed works, their impact on the significance of the former RSSH</p>

Section 3.9 - Heritage	
<p><i>the heritage character of adjoining and nearby buildings and features of the public domain.</i></p>	<p>site and items in proximity in Section 6.1.6 and 6.1.7. Further, this report has also assessed the ICFS project as infill development in Section 6.1.1 in accordance with the guidelines of the joint Australian Institute of Architects &amp; NSW Heritage Office publication <i>Design in Context: Guidelines for infill development in the historic environment</i>. Based on the assessments included in this HIS, it is concluded that the proposed Green Square ICFS has effectively responds to the objectives and relevant provisions of Section 3.9 of the Sydney DCP 2012.</p>

*Table 8: Relevant objectives for Green Square from Section 5.2 Green Square or Section 5 Specific Areas, of the Sydney DCP 2012 and response in relation to the proposal.*

Section 5.2 Green Square	
<p><b>Objectives for Green Square</b></p> <p><i>(b) Ensure the Green Square Town Centre becomes the major centre for the southern areas of the City of Sydney and a meeting place for the local community.</i></p> <p><i>(d) Allow for the sustainable, on-going renewal of Green Square, by encouraging sensitive in-fill development whilst allowing for the continued operation of appropriate existing uses.</i></p> <p><i>(g) Ensure that development complements the desired future character of the neighbourhoods and responds to the topography, natural features, orientation, street pattern, street width, existing development, heritage buildings, street block size, land use and protects important public view corridors.</i></p>	<p>While the provisions included in Section 5.2 of the Sydney DCP 2012 do not apply to the land of Green Square Town Centre, the objectives relevant to the overall development of the area have been generally responded to in Section 6.1 and Section 6.2. These sections which approach the proposal both as general infill development and specifically against the provisions of the Green Square Town Centre DCP, describe in detail the ICFS's sustainability, relationship to the existing built character and its overall positive contribution to the surrounding area.</p>

## 6.4. Conservation Management Plan Policies

The following policies, which are relevant to the proposed works, have been extracted from the 2011 CMP prepared by City Plan Heritage. Assessment and discussion have been provided in relation to the proposed development.

6.2 Conservation Policies	Discussion
<p><b>Policy 1</b></p> <p><i>This Conservation Management Plan is to be reviewed at no more than ten years from the date of completion or after major changes are completed. The scope of a CMP review is</i></p>	<p>The 2011 CMP prepared for the subject site is still the active management document for the site and has been utilised in this report to inform discussion of the history and heritage significance of the site. It is recommended that the</p>

6.2 Conservation Policies	Discussion
<p><i>dependent upon the extent to which the property and the circumstances surrounding its management have altered in the intervening period.</i></p>	<p>Conservation Management Plan be updated upon the next undertaking of major works to the site involving intervention to significant fabric.</p>
<p><b>Policy 4</b></p> <p><i>All future actions or works including reconstruction, restoration, preservation, maintenance, repair, new works and uses should be guided by the principles of the Burra Charter and employ the process of Investigation, assessment and management that it recommends.</i></p>	<p>This HIS, which assesses the proposed works to the subject site, has been guided by the philosophy and processes included in <i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance</i>, 2013 (Burra Charter).</p>
<p><b>Policy 8</b></p> <p><i>The adaptation and use of spaces must not conflict with or be detrimental to the cultural significance of the individual buildings and the site as a whole</i></p>	<p>The adaptation of space to house the integrated community facility and school will see utilisation of the northern and western areas of the subject site while retaining a central opening important in allowing visitors to flow through the subject site. This change of use will increase the volume of visitors to the site while ensuring movement within the site and the appreciation of significant individual buildings is retained.</p>
<p><b>Policy 15</b></p> <p><i>A suitably qualified conservation professional, as identified in this Conservation Management Plan and the above management policy, must supervise all works to the site except for minor day to day maintenance and repairs as detailed in a Maintenance Schedule.</i></p>	<p>The proposed works do not involve intervention into elements of the subject site identified as of heritage significance. Therefore, it is not considered necessary for the requirement of heritage supervision of the proposed works at this time.</p>
<p><b>Policy 40</b></p> <p><i>Ensure the brick fence with sandstone capping and pillars is preserved and conserved. Undertake conservation works in a near future to prevent further deterioration. Any future development of the site should incorporate restoration of missing elements such as brick pillars and palisade fence based on the historical and physical evidence. No new openings should be made along the fence to avoid loss of fabric. Opportunities should be explored to utilise Portman Street boundary of the site for any new vehicular and pedestrian accesses.</i></p>	<p>The proposed works do not involve intervention to existing original brick fences and sandstone capping.</p>
<p><b>Policy 43</b></p> <p><i>No new structures or landscape elements should be erected in the vicinity of Administration Building, Outpatients and Casualty Building, and Pathology Building that would impact on the setting and on views to and from these buildings</i></p>	<p>The proposed location of the new complex will be situated in the northwest of the site. This location will allow the new complex to integrate as part of the background of the site as viewed from the significant vistas on Joynton Avenue. This allows the Administration and Outpatients and Casualty Buildings to remain focal points in the streetscape. Further, the adequate physical</p>

6.2 Conservation Policies	Discussion
<p><i>as well as their relationship with Esme Cahill Building within the Nurses Quarters Precinct.</i></p>	<p>distance proposed between the buildings will ensure that the setting and visual appreciation of the buildings from within the subject site is uninterrupted.</p>
<p><b>Policy 75</b></p> <p><i>Freedom of public access to the grounds of both Precincts should be regulated in accordance with their future site uses, and it will be the responsibility of the property administrators to ensure that access is in accordance with this Plan and users' requirements.</i></p>	<p>As an integrated community facility and school, the area of the subject site relevant to the proposed new complex, will be provide public access through a 'tidal' flow system. This system means that through the necessity to provide a secure environment for the school complex, public access will be provided to the integrated community facilities through footpath accessways and full access to the area will be opened up on weekends and non-school days. This will not impact on current access to the significant heritage buildings in the south of the site. Further, due to the opening up of a central accessway through the site, access when available will allow for a more easy and open access throughout the site from north to south. This is beneficial from a heritage perspective in that it allows for a higher volume of visitors and more complete access throughout the whole of the site, enhancing the ability to appreciate its cultural significance.</p>
<p><b>Policy 76</b></p> <p><i>Having regard to future uses, a large portion of the open space of the site such as through the future heritage park should be available for public recreation during daylight hours.</i></p>	<p>The location of the new integrated community facility and school centred around the northern and western boundaries of the site have allowed for the opening up of a central accessway through the site. This open space will allow for ease of access between the significant heritage buildings from the northern aspect of the site. Further, as an integrated community facility the site will provide public access to multi-purpose spaces and full access through the relevant open space on weekends and non-school days.</p>
<p><b>Policy 80</b></p> <p><i>No alteration to the setting or curtilage of the significant buildings should occur and where possible the 1920s pavilion style layout should be reinstated.</i></p>	<p>The adaptation of space to house the integrated community facility and school will see utilisation of previously developed space in the northern and western areas of the subject site while retaining a central opening important to the flow of people within the subject site. This change of use will increase the volume of visitors to the site while ensuring the curtilage and setting of the significant buildings within the subject site is retained and remains appreciable.</p>
<p><b>Policy 81</b></p> <p><i>The setting of the site as a whole, as viewed from Joynton Avenue, is highly significant and should be retained and enhanced with appropriate landscaping, interpretation and signage. The vista to and from the significant buildings and</i></p>	<p>The positioning of the proposed new complex at the northwest of the site allows for the existing views to the site from Joynton Avenue to be largely retained. The significant historic core to the south of the site as well as the Administration and Outpatients and Casualty building will remain</p>

6.2 Conservation Policies	Discussion
<p><i>Joynton Avenue constitutes the most important element of the visual curtilage of the place.</i></p>	<p>the focal points of the site as viewed from Joynton Avenue.</p> <p>The new building while a substantial addition to the site is sufficiently distanced and positioned to the background of the subject site as viewed from the Joynton Avenue. While the eastern wing of the new complex will encroach 1m into the preferred 12m setback from the northern elevation of the Outpatients Building, this change can be considered a minor deviation into the proposed accessway between the two buildings. It is considered that due to the distance retained between the two buildings, there will be an insignificant change in the visual accessibility of the site as seen from Joynton Avenue. Therefore, the setting of the site as experienced from Joynton Avenue will be effectively retained.</p> <p>To provide further context to Policy 81 and the associated curtilage plan on page 158 of the CMP showing the distances between the buildings and stipulating the preferred 12m setback, further discussion is provided below.</p> <p>The distances shown in curtilage plan were based on the approximate distance between the original buildings of the RSSH as seen in the 1920s layout of the site. It is anticipated that the distance noted as 'a' on the plan equals 12m as likely measured during creation of the DCP. At the time of writing the CMP, the actual on-site measurement was not obtained, hence it's notation as 'a' in consideration of the 1920s original layout of the buildings. This resulted in the recommendation of 12m as an adequate setback distance.</p> <p>In some instances, the buildings had wings or extensions that encroached further into the space between the buildings. Therefore, the proposed 1m reduction in this recommended 12m setback would not be detrimental to the intent of Policy 81 interpreting previous historic distances quoted in the curtilage plan. The comparative view analysis of Stage 2 works clearly shows the visual presentation and catchment of Outpatients building next to the proposed centre will have minimal to no impact on the existing views to the historic core especially the Outpatients building. The largely transparent configuration and finishes of the ground floor of the new building which has only a small visually opaque core structure ensures that the new building will be both unintrusive and a generally complementary piece of infill to the site that also respects the fabric character of the surrounding historic buildings.</p>

6.2 Conservation Policies	Discussion
<p><b>Policy 88</b></p> <p><i>The cultural significance of the site needs to be interpreted and made readily apparent to all who visit or are involved with the site. A 'Site Interpretation Strategy' should be produced to convey these significant values to the wider community.</i></p>	<p>This document recommends the preparation of a Heritage Interpretation Strategy in association with the proposed new works. This is discussed in further detail in <i>Section 7 - Conclusion and Recommendations</i>.</p>

## 7. CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered by City Plan Heritage that the proposed works, including the construction of a new integrated community facility and school on the site will result in minimal to no adverse impact on the heritage significance of the subject site and heritage items in proximity.

The proposed complex has been located in an area of the site, which is occupied by the Hydrotherapy (Naomi Wing) building and the Community Hall (Neurological building) of which both are relatively substantial structures, and it is distanced from the existing significant historic buildings situated in the southern and eastern aspects of the site while also avoiding any disruption to the overall visual context of the surrounding area. This has allowed the complex to avoid any physical impact on significant elements and retain the visual integrity of the site's historic buildings both internally and from the public domain. Further, the setback of the complex from the nearby Outpatients Building and the creation of accessible open space at the centre of the site will also work to retain the ability to appreciate the entirety of the site from the internal public domain.

The design of the new infill building has also considered the existing aesthetic context and significant character of the site to help its visual integration. Through a mixture of traditional materials and contemporary design a composition has been produced that is aesthetically sympathetic to the surrounding built environment, while being easily identifiable as new element of the site's layered history. This helps to ensure that while the complex is a considerable addition to the site, its introduction does not obscure or distract from the cultural significance of the subject site.

The volume of visitors to the site will also be increased as the new use of this complex comprises important public functions through its use as a school and community facility, allowing more people to appreciate and experience the significant historic spaces of the former South Sydney Hospital site.

This report has been prepared in direct response to the Planning Secretary's Environmental Assessment Requirements for State Significant Development application (SSD-10381) and satisfies the requirements for Built Form and Design (4) and Heritage (10) concluding that the proposal demonstrates compliance with the relevant heritage conservation provisions, the guidelines of heritage best practice and the Better Placed publication, and is therefore recommended for approval, with the following recommendations:

### **Heritage Interpretation**

- A built heritage specialist is to develop a heritage interpretation plan for the proposed development in accordance with the Heritage NSW, Department of Premier and Cabinet publications, *Interpreting Heritage Places and Items* (2005) and *Heritage Interpretation Policy* (2005).

CITY PLAN HERITAGE

April 2021