



**GREENWICH HOSPITAL
97-115 RIVER ROAD**

PALLISTERS HOUSE

**HERITAGE IMPACT
STATEMENT
MAY 2022**

BUILT ENVIRONMENTAL HERITAGE GROUP
ABN 58421122039

PO BOX 6006 Marrickville South NSW 2206

www.beheritage.com.au
PH: 9591 1871
info@beheritage.com.au



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DOCUMENT INFORMATION

Citation

Built Environmental Heritage Group

2021 *Heritage Impact Statement* prepared for Cultural Heritage Connections

Local Government Area Lane Cove Council

Issue No	Issue Date	Version	Notes/Comments	Author
0012521	25 November 2021	1	Draft for client review and comment	Theodora Gianniotis
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INTRODUCTION

1.1 REPORT OVERVIEW

This Heritage Interpretation Strategy (HIS) is submitted to the Department of Planning, Industry and Environment (DPIE) in support of a State Significant Development Application (SSD-13619238) for the redevelopment of Greenwich Hospital into an integrated hospital and seniors living facility on land identified as 97-115 River Road, Greenwich (the Site). The extent of the Site is shown below.



Fig 1.1 Site overview

The subject proposal is for the detailed design and construction of the facility following its concept approval under SSD-8699. Specifically, SSD-13619238 seeks approval for the following:

- Demolition of the existing hospital building and associated facilities at the site;
- Construction of a new hospital facility and integrated healthcare campus comprising of hospital, residential aged care, seniors housing, overnight respite, across:
 - A new main hospital building up to RL 80.0;
 - Two new seniors living buildings, Northern building up to RL 56.36, and Southern building up to RL 60.65;
- A new respite care building up to RL 56.9;
- Construction of associated site facilities and services, including pedestrian and vehicular access and basement parking;
- Site landscaping and infrastructure works; and
- Preservation of Pallister House which will continue to host dementia care and administrative functions.

1.2 PURPOSE OF THE REPORT

Built Environmental Heritage Group has been engaged by Cultural Heritage Connections to prepare the following Heritage Impact Statement (HIS) for Hammond Care of Greenwich Hospital site's proposed redevelopment at 97-115 River Road, Greenwich.

Heritage NSW has also provided Submission comments considered within this report. (Heritage Council Comments 15/11/19)

The HIS includes a review of the Preliminary Issue Plans prepared by Bricketon Masters dated 11 March 2021.

1.3 REPORT OBJECTIVES

The main objective is to determine the potential impact on the established Significance of State Heritage Listed Item Pallister House of the proposed development as detailed in the Preliminary Issue Plans.

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary's Environmental Assessment Requirements (SEARs) for SSD-13619238 were issued on 24 February 2021. This report has been prepared to respond to the following SEARs:

SEARs	REPORT SECTIONS
<p>Part B2</p> <p>The detailed design of the new building must ensure a sympathetic interface is provided to the "Pallister House 's" north and northwest boundary. The detailed design must be informed by a suitably qualified and experienced Heritage consultant nominated for the development, including matters relating to form, detailing the materiality of the buildings</p>	<p>6.2 Overall Assessment Review</p> <p>6.2.1 Seniors Living</p> <p>6.2.2 Hospital</p> <p>6.2.3 Respite</p> <p>6.3 Heritage Objectives Lane Cove LEP</p> <p>6.4 Consideration of the Guidelines of the NSW Heritage Division</p> <p>6.4.2 New development of an Item adjacent to a Heritage Items</p> <p>6.4.4 New landscape works and features</p> <p>6.5 Compliance with the Conservation Management Plan</p>
<p>Part B3</p> <p>The development applications for future hospital buildings must address</p> <ul style="list-style-type: none"> a) How materials and detailing respond to the Heritage context; b) Articulation and modulation to minimise bulk and massing, especially when viewed from the north and at the Pallister House s interface 	<p>6.2 Overall Assessment Review</p> <p>6.2.1 Seniors Living</p> <p>6.2.2 Hospital</p> <p>6.4 Consideration of the Guidelines of the NSW Heritage Division</p>

Part B4(f) potential adjustments to the orientation of and modulation of the southern seniors living envelope to minimise bulk and massing and improve relationships at the “Pallister House” interface

6.2 Overall Assessment Review
6.2.1 Seniors Living

1.4 METHODOLOGY AND STRUCTURE

The HIS has been prepared following guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance 2013*, known as *The Burra Charter*, and the New South Wales Heritage Office (now Heritage NSW of the Office of Premier and Cabinet) publication *NSW Heritage Manual, Statement of Heritage Impact*.

The Burra Charter provides definitions for terms used in Heritage conservation and proposes principles for the conservation of an Item. The terminology used, particularly the words *place*, *cultural Significance*, *fabric*, and *conservation* is defined in Article 1 of the *Burra Charter*. The NSW Heritage Manual explains and promotes the standardisation of Heritage investigation adopted in this report.

1.6 SITE INVESTIGATION

The proposal seeks to develop the site as an integrated campus comprising health hospice, aged care and retirement living and involves demolishing the existing non-significant hospital buildings and constructing new facilities that will meet the community's expectations for Greenwich Hospital.

The State listed **Pallister House (SHR 00574)** (Pallister House) is located on a portion of the site being, 95 River Road Greenwich. The NSW Land and Property Information describe the subject site as Lot 3 in DP584287 and Lot 4 in DP 584287. See Fig 1.1 and 1.2 below.



Figure 1.1 Location Map showing site highlighted in yellow Source: NSW SIX Maps Website, September 2021



Figure 1.2 Boundary Map showing site highlighted in yellow with Pallister House circled in red: Source NSW Six Maps September 2021 annotation BEHG

1.7 HERITAGE FRAMEWORK

The proposal does not involve any work to Pallister House. The HIS will assess the impact of the site redevelopment adjacent to Pallister House. In addition, the HIS has considered the relevant Heritage provisions of the Lane Cove Local Environmental Plan (LCLEP) 2009 Lane Cove Development Control Plan (LC DCP) 2012. The assessment also considers the Environmental Planning and Assessment Act (NSW) 1979. As an SSD, the consent authorities in terms of Heritage are the NSW Department of Planning and Heritage NSW, now part of the Department of Premier and Cabinet as a delegate of the NSW Heritage Council.

Other local Heritage Items which form part of the general area are physically and visually separated by distance, intervening development, and tree coverage. Consequently, the proposal will have no direct or specific impact on the Heritage significance of these items, and this report will focus on Pallister House.

The report relies on public domain views analysis as carried out by NBR Architecture 2018. The preliminary plans of this report retain a similar footprint to the previous concept plans. Therefore, there will be no change in assessing any public domain views of Pallister House. The present HIS will only consider the impact of views from within the redevelopment site.

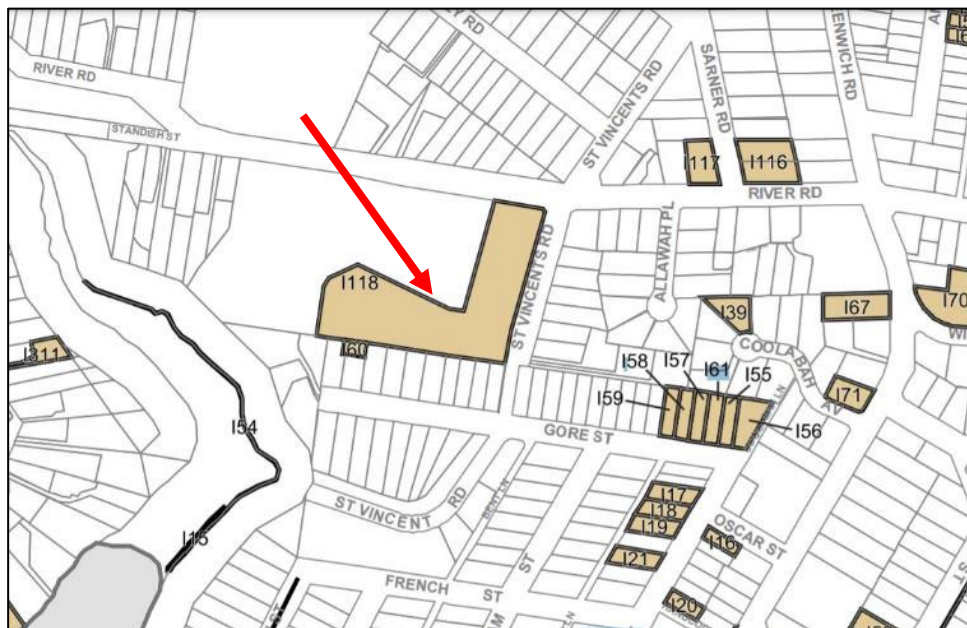


Figure 1.3 Extract from Lane Cove LEP Heritage Map the HER004 red arrow indicating Heritage Item: Source Lane Cove LEP

1.8 AUTHORSHIP

This report is limited to the analysis of European cultural Heritage values. The Built Environmental Heritage Group recognises that Indigenous people have occupied this land as one of the oldest living cultures in the world for over sixty thousand years. It is acknowledged that European settlements later invaded this land. The Built

Environmental Heritage Group pays its respect to elders' past, present, and emerging for /of the land this report references.

Recommendations in this report have been made based on documentary evidence and inspection of the property and site by Built Environmental Heritage Group in September 2021.

Archaeological assessment is out of the scope of this report and will be addressed in a separate report.

The report only addresses the relevant Heritage planning provisions and does not address general planning or environmental management considerations.

Theodora Gianniotis (Director) of Built Environmental Heritage Group authored the report.

1.9 COPYRIGHT

The copyright of the report remains the property of Built Environmental Heritage Group. All photographs are by Built Environmental Heritage Group unless otherwise indicated.

2.0 BRIEF HISTORICAL CONTEXT

The site's history has been extensively researched and documented in previous reports, particularly the CMP 2004. Below is a brief historical context and a site-specific chronology of the site, which will give context to the Impact Assessment

2.1 PRE-EUROPEAN

Pre-European history is included in a separate report prepared by the Aboriginal Heritage Consultant.

2.2 SUBURBANISATION OF GREENWICH

The Parramatta River was known to early settlers as the Thames of the Antipodes, perhaps because it reminded them of the English Thames, which at that time flowed through areas of natural beauty. Greenwich on the Thames is known for its Hospital, the Royal Observatory completed in 1675 and the famous naval training school Arthur Phillip attended from the age of thirteen.

Remarkably, the present site of Pallister House has contained all three elements; a hospital, an observatory and a school. However, whether the suburb was named after Greenwich on the Thames in England or an early Grantee is unclear. Perhaps the former because other Parramatta River suburbs were named after Thames-side localities such as Henley, Woolwich and Putney.

Greenwich House, built-in 1836, still stands on the corner of George and St Lawrence Streets. It stood on a 20-acre grant initially owned by George Green, a boat builder active in the area in the 1830s. He had the property divided into allotments and sold it in 1840.¹

Greenwich Point, referred to as the Village of St Lawrence in the early days, developed much earlier than the upper part of Greenwich. With a sizable population, school, general store, post office and butcher, the village was already beginning to adopt the trappings of a suburb by the 1880s. In contrast, upper Greenwich was only just beginning to see signs of development, with most of the area still virgin bushland. While there was only a very rudimentary road layout in upper Greenwich by the 1880s, there was, on paper at least, a network of roads and streets laid out on the point as early as the 1840s. By 1884 the settlement on the point was clustered near the junction of George and St LeonaRoads (now St Lawrence) streets in a relatively compact village of around 16 houses. However, in upper Greenwich, there were only around eight or nine houses on Greenwich Road, stretched out between River Road and Evelyn Street, and a cluster of 13 or 14 houses situated on either side of the road near Bay Street.²

¹ Pollon, F *The Book of Sydney Suburbs*, 1988 pp116

² <https://dictionaryofsydney.org/entry/greenwich#ref-uuid=ae714b28-9521-5ee6-c844-a04374bde7fb>

A punt service ran from the city to Greenwich in 1840, but the lack of customers caused it to be cancelled. In 1850 when the demand increased, it was re-instated.³

From the 1870s, the nature of Greenwich began to change, as transport facilities improved and the construction of large houses marked the beginning of the development of Greenwich as a suburb. Increasing subdivision in upper Greenwich from the 1880s created a shift from the suburb's maritime Heritage toward a commuter suburb.⁴

In the 1880s, there were many subdivisions in the area, and in the middle years of the decade, Greenwich became a small village with about 16 houses, a school, a shop and a post office near the junction of George Street and St Lawrence Street

In 1882 John St Vincent Welch, another prominent early resident of Greenwich, built a large house he called Y-Berth at the corner of Greenwich Road and Fleming Street, now River Road. A former alderman on Lane Cove Council, St Vincent Welch, was responsible for renaming Fleming Street River Road. Due to the noise from traffic going to and from the wharf, however, St Vincent Welch soon built another house, named Standish (now Pallister House, part of the Greenwich Hospital) further west along Fleming Street, near St Vincent's Road, selling Y-Berth to the Society of Jesus in 1890. Shortly after its completion, St Vincent Welch built a church organ in Standish for his wife. *Later, this organ was replaced with a three-manual pipe organ of 1200 pipes, eventually installed in the Merewether Memorial Church in the Hunter region. An observatory was also built on the grounds of Standish.* St Vincent Welch remained at the house until he died in 1918. His son, Kenyon, became Australia's first Flying Doctor in 1928.⁵

It was not until 1900 that the settlement moved away from the point, and the school and post office were both moved further north. Greenwich is conveniently close to Sydney and is characterised by gracious homes and old-world charm, despite the increase in high-rise housing over more recent years.

³ Pollon, F *The Book of Sydney Suburbs*, 1988 pp116

⁴ <https://dictionaryofsydney.org/entry/greenwich#ref-uuid=ae714b28-9521-5ee6-c844-a04374bde7fb>

⁵ <https://dictionaryofsydney.org/entry/greenwich#ref-uuid=ae714b28-9521-5ee6-c844-a04374bde7fb>

2.3 SITE-SPECIFIC CHRONOLOGY

The HIS has collated a Chronological Time Line of the History of Pallister House and the adjoining grounds to give a clear history of the important dates that have led to the understanding of the significance of Pallister House but also how it sits and connects the greater Greenwich hospital site.

Year	Site Event
1848	Lands Department Documents show that Sara Nicholls initially settled 320 Hectares
1854	The area of 320 acres was granted by the Crown to Archibald Little and John Yeoman in trust for Sarah Nichols
1873	John Yeoman as Trustee of Nichols Estate, sold land to James Otis and John Lackey
1877	RichaRoad George Underwood purchased an area on the Corner of Greenwich Road and River Road is, an allotment of 1 ½ acre described as Lot 31 and part of lot 38 and erected a cottage
1878	Sub-division of Nichols Estate was offered for auction by RichaRoadson and Wrench, and the Estate was transferred to John Dawson Solicitor
1881	Robert Henry Marnier Forster died and left the Estate to his wife Maria, who sold it to Henry Foster
1883	John and Emily St Vincent Welch moved into Y'berth and were recorded to be living in Greenwich Road Willoughby from 1884-1891
1890	Welch sold lots 39/40 and 41 to Rev Patrick Kealing of the Jesuits Fathers, including Y'berth
1890	Jesuits renamed Y'berth to Loyola and used it to novitiate from 1890 to 1902
1891	Plans indicate that strip of land between Lots 42 and 41 became a road known as St Vincent's Road
1892	Villa was constructed for John St Vincent Welch and was called Standish
1893	Welch moves into Standish.
1894	The land in front of the house had been cleared, fenced, and used as a paddock.
1896	Welch purchased lots 1-8 Section 2 DP 3101, which was property adjoining Welch's other property to the south fronting Gore Street were purchased and become the site of the Tennis courts and pool
1900	1900, St. Vincent Welch had had an observatory built on the grounds for a telescope that was bought from England in 1860 to observe the transit of Venus
1904	Welch discharged the Mortgage and transferred the property to Emily.
1910	Sandstone pool carved into the rock face and the grounds of Standish show a well-established gaRoaden
1913	Emily Welch Died

1918	John St Vincent Welch died and was survived by his four sons. His son Kenyon Welch and his family lived in Standish
1920	Property sold to Mr Stanley North Innes.
1924	Innes increased the size of the Standish estate with the purchase of Lot 44, an area of around 3.5 acres of land adjoining Standish to the west. The Estate now encompassed nearly 10 acres. The Observatory fell into disrepair during the Innes occupation.
1936	Innes sold all the property they owned to the Sydney Church of England Grammar School for Girls (SCEGS) for the expansion of the school
1938	The new wing for Pallister House was constructed for classrooms designed by the architectural firm Adam, Wright and Apperly. Construction of a new driveway to River Road. The Observatory was demolished after 1938.
1942	The school was closed due to fears of safety being so close to the Harbour during the war and the threat of Japanese attack. The school merged with Redlands College in 1946 and never returned to the site.
c 1942-1945	Australia's Women's land Army was billeted at Standish
1944	Home Mission Society purchased Standish to assist underprivileged girls. They were unable to raise sufficient funding and re-sold the property.
1946	The property was sold to the Church of England Deaconess Institute as a girl's home and renamed Pallister House.
1947	"Pallister House Home for Girls" opens on the Greenwich Hospital site providing a home for girls, many of whom were referred by the Courts. In honour of Anna Pallister House, it is named a Church Deaconess interested in social reform.
1960-1964	Lots 1-8 fronting Gore Street were sold off, and houses were constructed on each site
1962	Subdivision of grounds of Pallister House to form two lots (Lots 1 and 2 DP 215290). Pallister House is then located on lot 1. Hospital subsequently erected on Lot 2
1963	Home of Peace Hospitals, a subsidiary activity of the Anglican Deaconess Institution, occupied the western section of the site and constructed the first phase of Greenwich Hospital
1967	Greenwich Hospital was opened by the Minister for Health and dedicated by Anglican Archbishop Marcus Loane
1970	Deaconess Institute struggled to finance the Girl's Home and find qualified staff. It was decided to seek assistance from the Department of Educations
1970	Greenwich Hospital expands services to provide Geriatric Rehabilitation and commences developing new models of care, linking in-patient, day hospital and community services with individually designed patient care programs with a new gymnasium area

1974	Minister for Health approves Loan No. 192 for the extension of the rehabilitation facilities
1976	The control of the management of Pallister House was transferred to the Home of Peace Hospitals Subdivision of Lots 1 and 2 in DP 215290 into two new allotments, Lots 3 and 4 in DP 584287. Pallister House is located on Lot 4 and Greenwich Hospital on Lot 3
1970-80	Palliative Care and Rehabilitation services are refined further around the revolutionary new Total Care model, which features the combined network of medical specialists, GPs, allied health and nursing support that is the forerunner of today's multi-disciplinary care practice
1981	Pallister House ceased to be occupied by the Department of Education Special Schools, and Pallister House became part of Greenwich Hospital
1982	Adolescent Counselling Service was run from Pallister House
1984	The Department of Health used Pallister House as the Health Media and Education Centre
1997	The new twenty-bed purpose-built Riverglen Unit opens at Greenwich to provide mental health care services for older people
2012	New Professorial positions in Palliative Care and Pain Medicine are created. The Pallister House Learning & Research Centre commences. Greenwich Hospital's Pain Clinic opens
2013	New state-wide Dementia Behaviour Management & Advisory Services (DBMAS) commence operations from their base at Pallister House, collocated with HammondCare's Dementia Centre on the Greenwich Hospital campus
2014	A thorough refurbishment of Greenwich Hospital is completed, with a total renewal of patient accommodation and staff facilities for all hospital clinical units

3. SITE DESCRIPTION

3.1 URBAN CONTEXT

Greenwich is a suburb on the Lower North Shore of Sydney. It is located 7 kilometres northwest of the Sydney CBD in the local government area of the Municipality of Lane Cove. The suburb occupies a peninsula on the northern side of Sydney Harbour. ,

The surrounding residential neighbourhood comprises one and two-storey dwellings characterised by gardens and dense vegetation. The topography of the immediate area, including the site, is a series of steeply sloping valleys characteristic of the Lane Cove River Valley. Residential areas surround the project area, with Gore Creek running to the southwest until it reaches the Lane Cove River. Along the site's northern boundary runs River Road, a major thoroughfare traversing the hilly topography.

3.2 PALLISTER HOUSE SITE-SPECIFIC LOCATION

Pallister House is located at the rear of the site, with the land immediately to the south falling away sharply to Gore Creek. It is set well back from River Road facing south-east. With various trees allowed to grow since its hospital use, views to the east and south of the house are curtailed.

From the pathway that begins at the corner of River Road and St. Vincents Road and leads across to Pallister House, the land falls steeply away to the St. Vincents Road boundary to the east. This path sits within the curtilage of the Item and is sometimes referred to as the 'bridle path'.

Pallister House is a two-storey Late Victorian house with substantial additions to the western side of the building dating from 1937-to 38 when the house was adapted as a girl's school for the Church of England. Both the original house and later additions are constructed of load-bearing brickwork. A two-storey verandah wraps around the house on three sides with cast-iron columns and balustrade panels. The main entrance is centrally located below a gable in the eastern facade, flanked by doors and windows on either side. The main roof is slate with terra cotta hips and ridges. Later additions are generally roofed in terra cotta tiles.⁶

3.3 VIEWS TO AND FROM THE SITE

The hospital site is set back from the main road; Pallister House is sited to the rear of the lot, separated by parking, on the highest point of the lot. The undulating topography, vegetation and the current Hospital ensure that Pallister House is well screened from the public domain of River Road.

⁶ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045388>

3.4 CONTEXT PHOTOS

The current proposal will redevelop the Greenwich Hospital site. Overall, the site is well concealed by the topography of the surrounding area and the mature trees. Further, Pallister House is well set back from any public domain thoroughfares that any change to the site will have a neutral Heritage impact on public domain views of the Heritage Item.



Fig 3.1 Emergency services entrance from River Road characterised by later development. The Red arrow indicates the approximate location of Pallister House from River Road



Fig 3.2 View from St Vincent's Road corner looking west along River Road, the corner pedestrian entry to the site.



Fig 3.3 View from St Vincent's Road looking southwest towards the subject site.



Fig 3.4 Entrance to the subject site from St Vincent's Road. This is the main entrance towards Pallister House, which is set back from the site boundary vegetation and topography. The red arrow indicated the approximate location of Pallister House



Fig 3.5 View from River Road. The red arrow indicating the present Hospital site Pallister House is not visible from this vantage point



Fig 3.6 Driveway of the main hospital entry off River Road.



Fig 3.7 visitors parking lot accessed off the River Road driveway. Red arrow indicating approximate location of Pallister House



Fig 3.8 View of Pallister House shows the location of two mature figs that will be retained.



Fig 3.9 rear of Pallister House showing service and new construction due to lift installation



Fig 3.10 Rear of Pallister House



Fig 3.11 Pallister House Façade showing circular carriageway



Fig 3.12 rear of Pallister House showing a steep drop

4. ASSESSMENT OF HERITAGE SIGNIFICANCE

4.1 ESTABLISHED SIGNIFICANCE OF PALLISTER HOUSE

Greenwich Hospital is not listed as a Heritage Item; however, the State significant, Pallister House (SHR 00574), does lie within the hospital site boundaries. The site is also in the vicinity of Item I60, Sandstone Swimming Pool, associated with Pallister House, an Item of local significance.

The following Statement of Significance for Pallister House is sourced from the Heritage NSW State Heritage Register, now part of the Department of Premier and Cabinet as a delegate of the NSW Heritage Council, reference no 5045388:

Pallister House incorporates the late Victorian house known as Standish, which was built as a residence for John St Vincent Welch and his family in 1892, and is evidence of residential development and the suburbanisation of the Municipalities of Lane Cove, Willoughby and North Sydney. Standish is a rare example of a late Victorian Gentleman's residence within Greenwich. The house embodies the lifestyle and aspiration of Mr John St Vincent Welch and his family. It is the best surviving example of a late Victorian gentleman's villa and remnant gaRoaden setting, including a tear-drop shaped carriage loop in Greenwich. It is associated with John St Vincent Welch and his family. John St Vincent Welch was a prominent businessman, who served the insurance business and the general community on Sydney in a number of ways including:

Alderman to Willoughby Council, one of the first aldermen to the Borough of Lane Cove, cofounder of the Sydney Liedertafel (Later called the Apollo Club), member of the Amateur Orchestra Society, trustee of the Art Gallery of New South Wales. The house was the childhood home of Dr Kenyon St Vincent Welch, who was the first doctor appointed to the Flying Doctor Service. The buildings have been associated with the Anglican Deaconess Institute Sydney since 1946, and with a wide range of welfare and community activities, particularly in relation to adolescent girls and based on the vision and principles established by Miss Anna Pallister House ⁷

⁷ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045388>

4.2 CONSERVATION MANAGEMENT PLAN 2004

The following extracts from the CMP 2004 outline the plan of significance used to guide the assessment of the potential impact on the Heritage Item



Fig 4.1 Significance Plan of Ground Floor Pallister House as set out in the CMP 2004

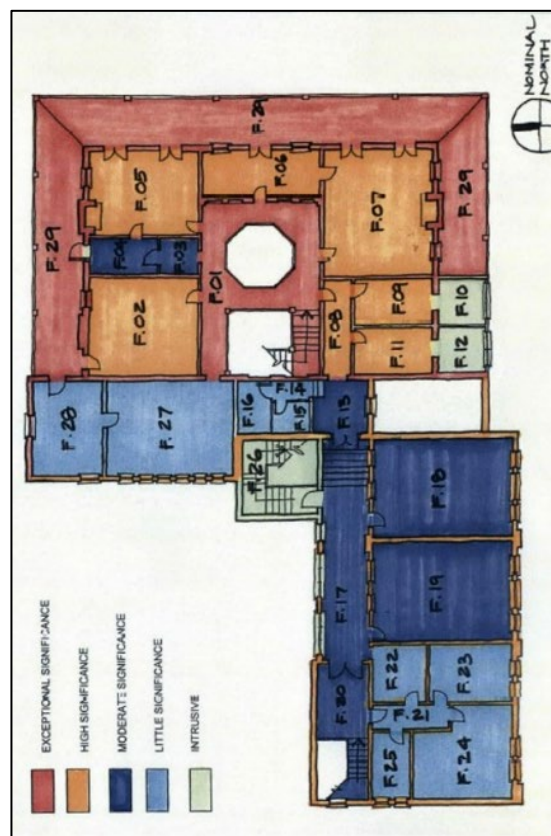


Fig 4.2 Significance Plan of First Floor Pallister House as set out in the CMP 2004

4.3 CURTILAGE OF PALLISTER HOUSE

The SHR listing for Pallister House defines its curtilage as Lot 4 DP584287. The components of the curtilage area that contribute to interpreting and understanding the significance of Pallister House include;

- the two-storey Victorian house,
- the carriage loop,
- the mature Fig tree to the north of the house (See Fig 3. 8 and 3.11), and
- the path towards Pallister House from the corner of River Road and St Vincents Road. (See Figs 3.4)

The curtilage is considered all the land within the Lot Boundary.

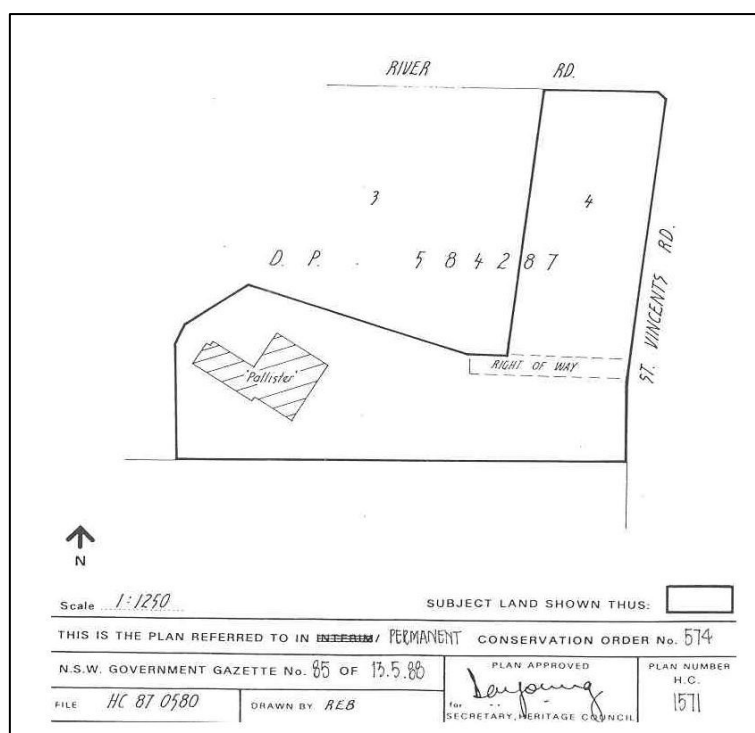


Fig 4.3 Lot boundary showing Curtilage.

4.4 SIGNIFICANCE OF ITEM IN THE VICINITY

The subject site is located in the vicinity of the following Heritage Item listed in Schedule 5 of the Lane Cove LEP 2009:

Item I60 - Sandstone swimming pool (associated with Pallister House, 95 River Road) 51 Gore Street, Greenwich

The following Statement of Significance is sourced from the Office of Environment and Heritage Database, reference no1920068:

Remnant early recreational structure once belonged to the grounds of St. Vincent Welchs Villa Pallister House.

4.4.1 CLARIFICATIONS

Clarifications regarding the Item in the vicinity:

C1: This Item is noted as 'State' Significance in Schedule 5 of the Lane Cove LEP 2009. It is not included on the NSW State Heritage Register; it is afforded local listing status in this report.

C2: The location of the sandstone swimming pool, on the adjacent property, to the southwest and below the subject site, combined with being physically and visually separated from the development by Pallister House itself, is not considered to be impacted by the proposed development.

As such, no further assessment of the Heritage impact of the sandstone swimming pool is included in this report.

5. DESCRIPTION OF THE PROPOSAL

This project comprises Health, residential care, seniors living and community facilities. The site will welcome a mix of residents and patients, catering for a range of needs from retired active seniors through to the vulnerable and frail.

The subject proposal is for the detailed design and construction of the facility following its concept approval under SSD-8699. Specifically, SSD-13619238 seeks approval for the following:

- Demolition of the existing hospital building and associated facilities at the site;
- Construction of a new hospital facility and integrated healthcare uses and services, including:
 - A new 7 storey main hospital building;
 - Two new 5-6 storey assisted independent living buildings;
 - A new **2-3 level** respite care building;
- Construction of associated site facilities and services, including pedestrian and vehicular access and basement parking;
- Site landscaping and infrastructure works; and
- Preservation of Pallister House which will continue to host dementia care and administrative functions.

The key objectives of the Greenwich Development are as follows:

- To create a new Health and Seniors Living campus that shifts away from the institutional design model and instead represents a homely environment well integrated with the broader community.
- To increase capacity to meet the local need for frail aged residential service.
- To continue and enhance specialised health service offerings such as rehabilitation, palliative and supportive care, pain management, mental health care for older people, community and other vital support services.
- To enhance the natural landscape of the Greenwich site to provide a high-quality, welcoming space for residents, patients and the wider community.
- To enhance the Heritage precinct landscape and create strong relationships between Pallister House and the proposed buildings.

The following are pertinent elevations Issue Plans prepared by Bricketon Masters dated 4 April 2022 and relevant extracts from Bricketon Masters Design report 4 April 2022.

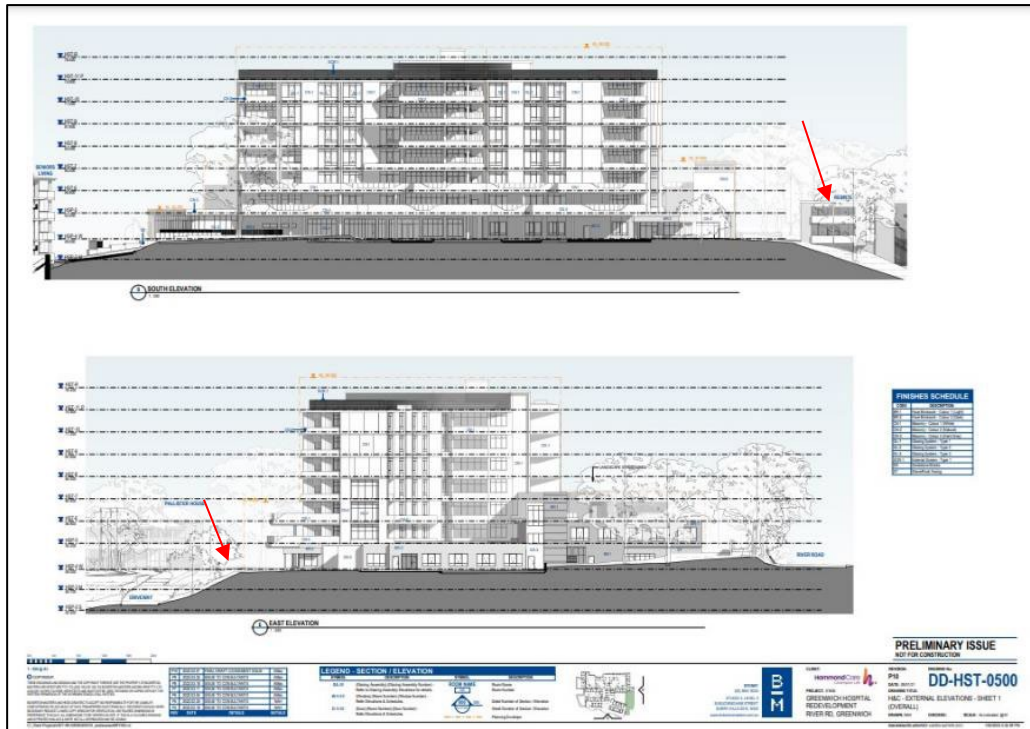


Fig. 5.1 East and South elevation Red arrow on East elevation showing podium level and red arrow on South elevation showing Respite

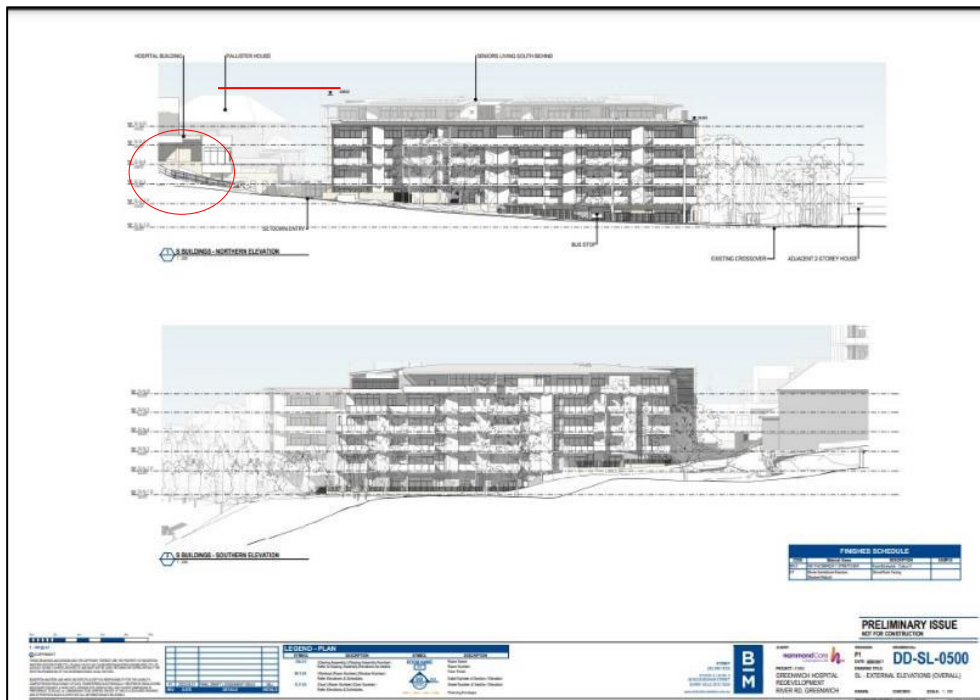


Fig. 5.2 Seniors Living South and North elevation Red line showing roof line in comparison to Pallister House and circle showing the terraced design in proximity to Pallister House

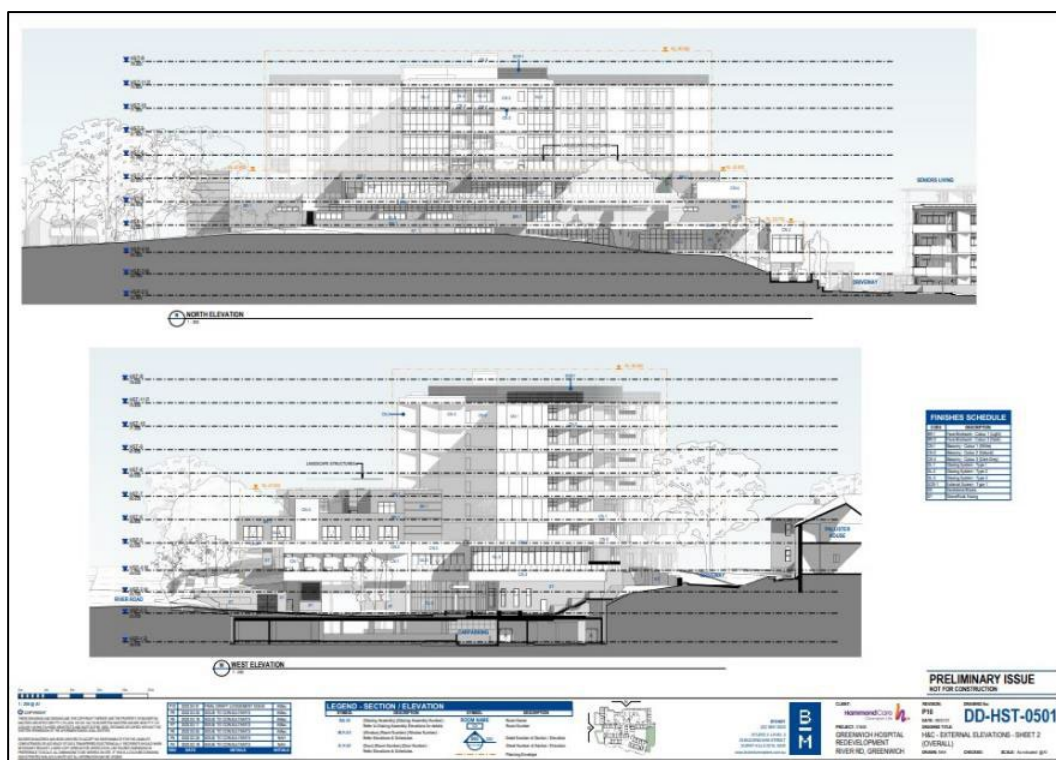


Fig 5.3 North and West Elevations

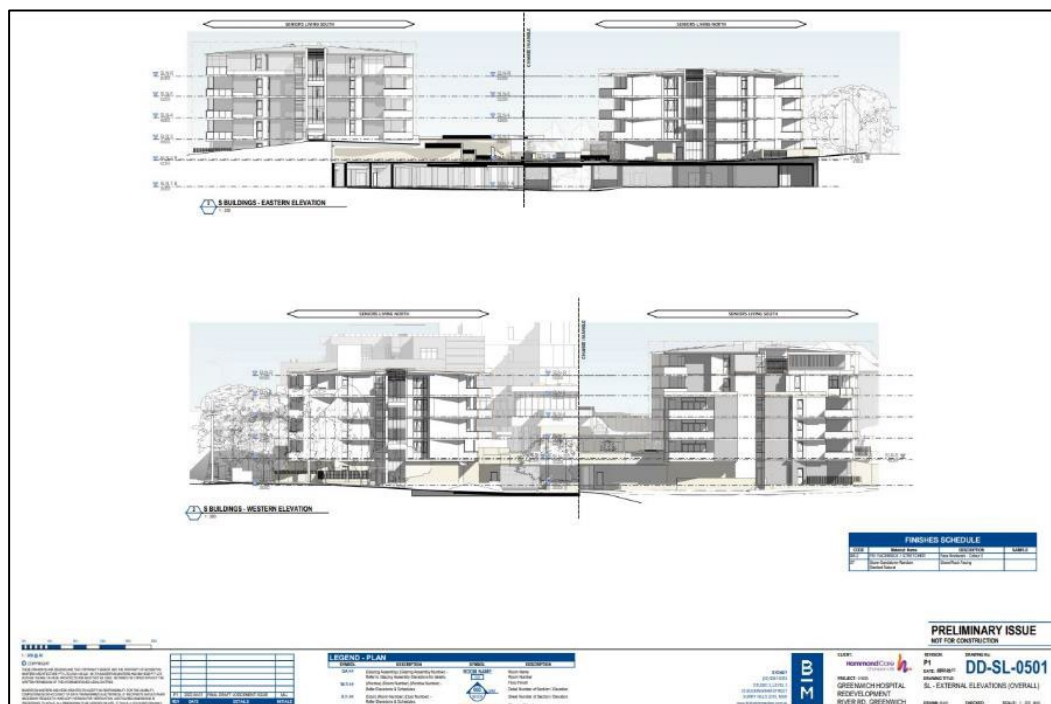


Fig 5.4 S Building West and Eastern elevations

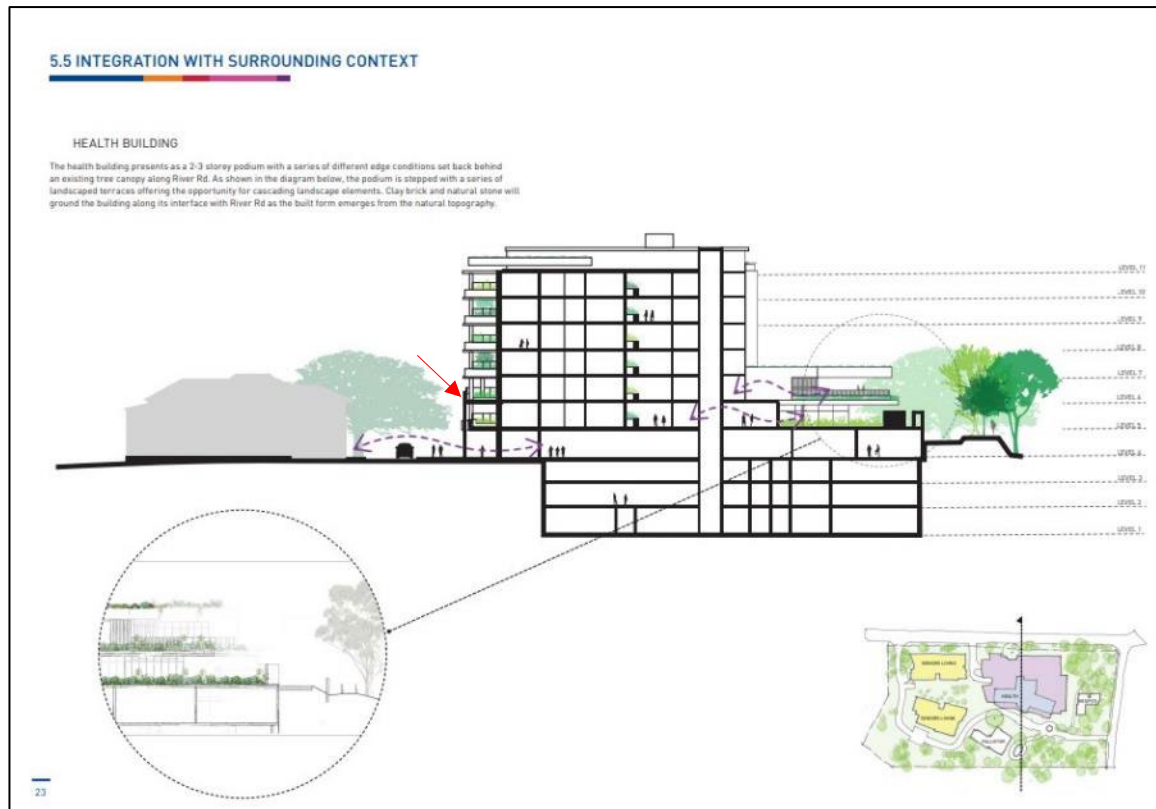


Fig 5.5 Design report showing detail of terraced approach, red arrow indicated colonnade of Green screening

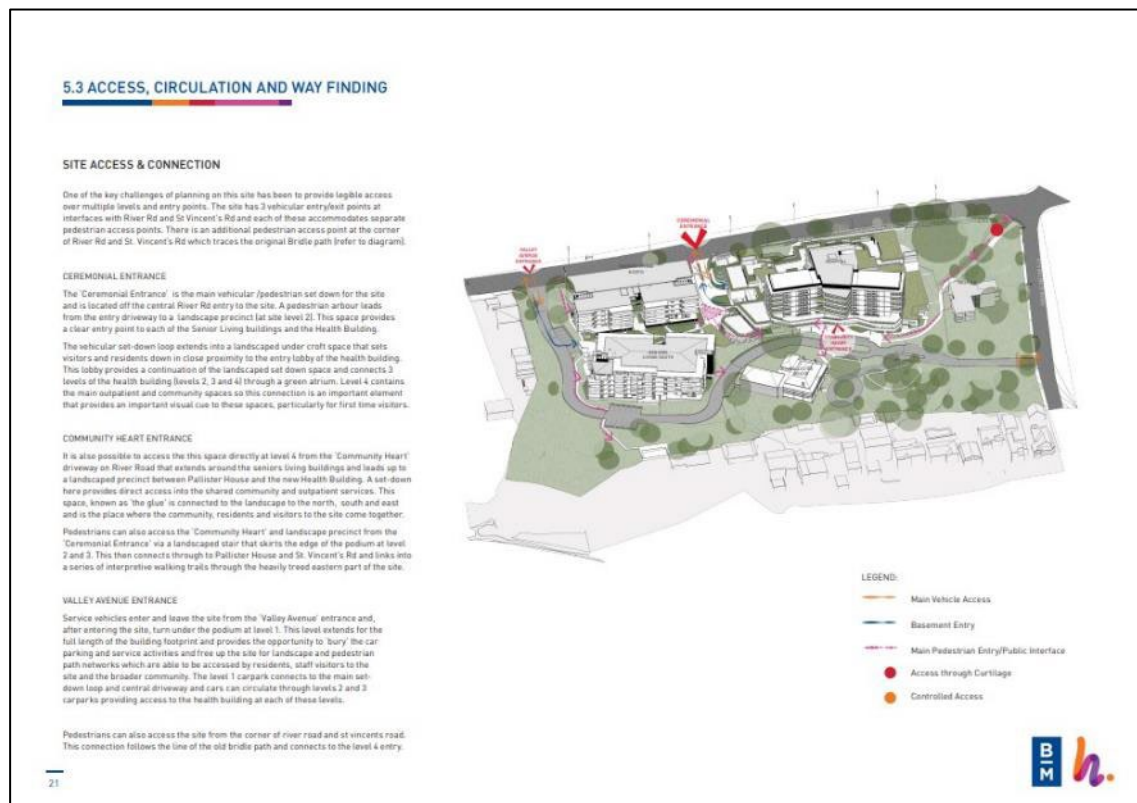


Fig 5.6 Design Report extract showing access of site and proximity of buildings to Pallister House

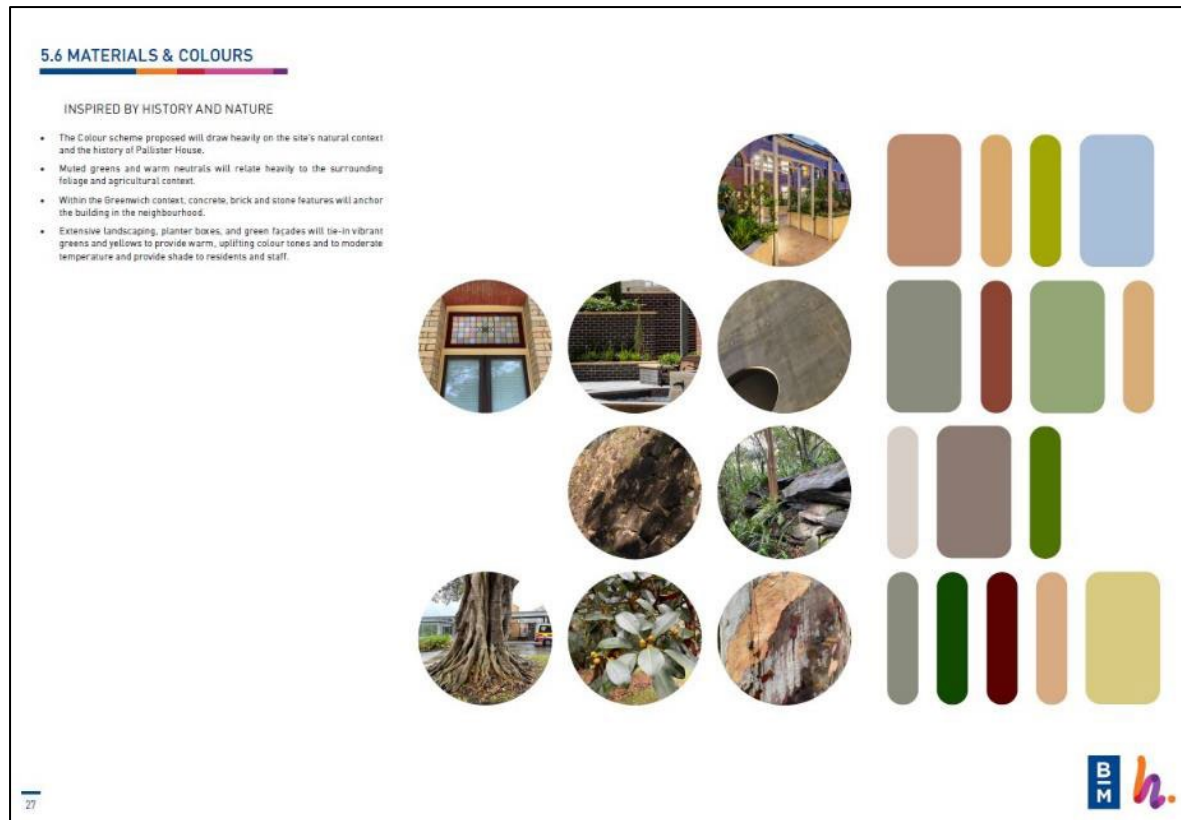


Fig 5.7 Design Report Extract showing Materials and Finishes



Figure 5.8 Extract from Design report showing material and finishes and artistic impression of podiums and cascading gardens

6. ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

The Statement of Heritage Impact has been prepared with reference to the following assessment criteria, *the Lane Cove Local Environmental Plan 2009 (LC LEP 2009)* and the *Lane Cove Development Control Plan (LCDCP2010)* and NSW Heritage, Altering Heritage Assets and Statement of Heritage Impact. The report also assessed the Preliminary Plans against the policies of CMP 2004 and the NBR Architecture HIS 2018

The assessment has considered the pertinent section of Part B Sears and Heritage NSW and has also provided Submission comments evaluated within this report. (Heritage Council Comments 15/11/19)

Currently, the development will comprise the following for consideration in the assessment of Heritage Impact;

- Seniors Living,
- Podium health, wellness, and residential care building- Hospital
- Low-rise respite facility.
- Pallister House will continue to serve as a health training facility with no changes

The components comprise separate buildings across the site, and the assessment will consider how these separate typologies respond to each other. The particular focus is on how the upgrades and new works respond to the Heritage significance of Pallister House while ensuring that the contemporary needs of the community are met. The Preliminary Issue Plans allow for an overall assessment that considers the new buildings, their bulk and scale and proximity to Pallister House to better understand the impact and guide more detailed design as the project progresses. The site's redevelopment will be undertaken in stages to ensure the least disruption of ongoing hospital functions and community care services.



Fig 6.1 Extract for Design Report 2022 Stage Development Plans

6.2 OVERALL ASSESSMENT REVIEW

6.2.1 SENIORS LIVING

Seniors Living comprises two interconnected components that make up the apartments on the western portion of the site and form Stage 3 of the development. The two buildings are five stories with a car park below. The design has been modified in scale since the concept plans to reduce any adverse impacts to Pallister House, as noted by Heritage Council comments on 15/11/2019. An arrangement of a continued modulation has been adopted for the southern side of senior living. This is combined with green edges to roofs to soften building lines and allow the new built form to recede into the site's topography. Material and finishes have been informed by the natural landscape, which mitigates bulk and massing and improves the relationship of the Seniors living with Pallister House according to B4(f).

View Lines

Pallister House is not visible from the public domain from the northwestern end of River Road due to the undulating topography and intervening development of the overall site. Therefore the siting of the Seniors Living to the rear of Pallister House will have little if any impact on the public domain from the North West of River Road (see fig. 3.1, 3.2 and 3.5). The site design has introduced a grand entrance from River Road, which will allow for the first time in over 80 years views of Pallister House to the public domain from River Road.

From within the Greenwich Hospital site, the southern apartment building is set close to the rear of Pallister House and is separated by an internal Roadway (see Fig 3.9, 3.10 and 3.11). The rear wing of Pallister House (western elevation) was constructed in 1938 to provide classrooms to support the later school building. In 2013 when the Dementia Behaviour Management & Advisory Services (DBMAS) commenced operations from Pallister House, further reconstruction of the rear was required to accommodate the new lift (Fig 3.10 and 3.9). The CMP 2004 has identified this part of the building area as Moderate/ Little/ Intrusive significance (see Fig 4.1 and 4.2). Subsequently, the rear of Pallister House has accommodated most of the intrusive non-significant modern services to avoid impact on the façade, which is graded as exceptional significance (See Fig 4.1 and 4.2)

The Seniors Living will be visible on approach from the access road off Vincent Road. However, the design has mitigated the bulk and scale by taking advantage of the slopping topography to ensure the height does not compete with the front façade of Pallister House, which is considered of Exceptional Significance (Fig 4.1 and Fig 4.2). The design has used the steep topography that falls away from Pallister House to ensure the Seniors Living recedes into the landscape's topography to abate any impact on Pallister House's Facade (Fig 3.11). Further, the retention of the two (2) Fig trees directly adjacent to the front façade being the northern elevation, further obscures the visibility of the Seniors Living (Fig 3.8). The siting of the Seniors Living design ensures that Pallister House dominates the visual presence from the access road off St Vincent's Road approach and presents an acceptable Heritage outcome.

Roofline

The Seniors Living South roofline complements Pallister House ridge and is setback from the curtilage, and Seniors Living South adopts a recessive flat form that does not compete with Pallister House. The minimalist design approach of the SSL South roof line reinforces the existing ridgelines, roof slopes, and chimneys of Pallister House. This is an acceptable design approach to ensure Pallister House's historic features are distinguished as unique within the Greenwich site and presents an endorsed Heritage design outcome.

The Seniors Living South has adopted a modulated design with a high proportion of balconies and the introduction of Green edges to softened building lines. The upper level is a setback to diminish its overall bulk and scale. The eastern façade of the Seniors Living South has been articulated using appropriate material and finishes that are respectful of Pallister House Masonry face brick cladding and the patina of terracotta roof tiles but distinctively recognisable as modern. The design has also introduced a central external stair which will provide an opportunity to allow a green screen to grow up the middle of the façade, dividing the bulk and scale further and allowing Seniors Living South to recede further into the dense urban canopy of the site. The design outcome is to present as a subservient land form to the rear of Pallister House

Topography

The design of Seniors Living South has considered the proximity of its built form to Pallister House and has used the topography land formation of the site to mitigate the bulk scale and massing of Seniors Living South in its relationship with Pallister House. Further, the inclusion of complimentary material and finishes and green edges and terraced design has allowed the new built form to recede as much as possible into the landscape and enables Pallister House to retain dominance of the view lines from the St Vincent Road approach. Overall, the Seniors Living design has considered the significance of Pallister House and its presentation on the overall site. The Heritage Council 15/11/19 comments noted that this location is amply screened by trees and will not be readily viewed from the access drive and is considered an appropriate outcome.

6.2.2 HOSPITAL

The upgrade to the hospital facility will be the most visually dominant part of the proposal across the entire site. The height of the Health (H) Building has been reduced, and the design has incorporated strategies that mitigate the bulk and scale to ensure the design responds sympathetically to the surrounding context. In particular, the design has adopted a more sympathetic interface with Pallister House's north and northwest boundaries. Strategies include locating the biggest bulk away from the streetscape, emphasising green edges to terraces, roofs and balconies, and stepping the built form to create a human scale.

The proposed building, described as a Podium, is adjacent to Pallister House's north and northwest boundary and has the closest physical and visual impact on the Heritage Item. The scale of the hospital building in relation

to the surrounding buildings, particularly Pallister House, is out of character. Nevertheless, the scale has been mitigated with an effective design solution that adopts a modular composition of terraced gardens to provide a more sympathetic interface to Pallister House.

Current

The new hospital building will be constructed directly adjacent to Pallister House on the current hospital site. The existing Hospital Building is run down and detracts from the character and understanding of Pallister House. The new works allow an opportunity to improve the immediate surroundings of Pallister House. The upgrade of the Hospital continues the social significance of the site, which had provided service to the community from 1936, when Pallister House was a girls' home, through to 1963 as the Home of Peace Hospitals, which occupied the western section of the site and constructed the first phase of Greenwich Hospital. Retaining and upgraded Hospital Building presence on the current hospital site, the new buildings provide an opportunity to further the legacy of the entirety of the site for future generations. The new Hospital upgrade also offered a visual improvement to the vast masses of sand brick that currently dominate the entire site

Interface with Pallister House

The new building includes a podium with underground parking and is separated from Pallister House by an internal Road. The Preliminary Design plans indicated a terraced design with landscaping that connects the Hospital Building to the low lying Respite Centre. The western end of the hospital building has been reduced in scale from the concept plans and concealed beneath a landscaped terrace to improve site lines to Pallister House from River Road, as suggested by Heritage Council comments on 15/11/19

The hospital building is necessarily larger in scale than the surrounding buildings, which has been mitigated through effective design methods. The Hospital design has used terraces and roof gardens to provide a modular composition to reduce the appearance of bulk to achieve an optimal layout and facilitate the contemporary necessity needed for a new hospital facility. Green wrap around southern terraces to L5 and L6 to reinforce Pallister House scale and provide a high-quality connection to the surrounding landscape. This lower section relates more appropriately to the scale of Pallister House.

The design allows the upper floors to retain a different articulation across various levels. This design approach will reduce the appearance of the visual bulk of the building and go some way to minimise the impact on the Heritage Item. A 2-storey colonnaded screen element on the health building with landscaped terraces behind creates a scale that relates to Pallister House and integrates the building with the surrounding and existing vegetation, particularly the Port Jackson Fig on the River Road frontage. The introduction of the cascading screening element will reduce the bulk appearance and provide a suitable Heritage outcome to the new building form.

Car Park

The Hospital facility will allow for underground car parking, which will remove the current ad hoc parking and intrusive parking arrangement scattered around the Heritage Item. Car parking and loading dock have moved from Pallister House level into the basement, and the built form will read as only 7 storeys above natural ground. The underground parking has considered the Heritage Council comments of 15/11/19 and modified the parking to ensure it is wholly outside the curtilage to mitigate any potential adverse impacts on the structural integrity of the historic villa.

Mitigating Bulk and Scale

The height of the Health Building has been reduced, and careful consideration has been given to the bulk and scale of this building to ensure that it responds to the surrounding context. Strategies include locating the tower of the new building (being the more prominent bulk component) well back from River Road on the southern side of the Podium, ensuring the larger built form will largely be out of the line of site from River Road.

The design has been sympathetic in ensuring that the closest interface with Pallister House incorporates more green edges to terraces, roofs, and balconies. The stepped modulation is a strategic design outcome of minimising the bulk and massing of the new Hospital Building, especially when viewed from the north and northwest boundary of the Pallister House. This stepped modulation with green edges has provided a sympathetic outcome to the Hospital Building interface with Pallister House. The introduction of these green edges to the building creates a feathered edge and breaks down the building mass, mitigating scale in proximity to Pallister House.

The design provides double height terrace spaces to allow significant planting to break up the façade and goes some way to ensure a respectful visual relationship between the new Hospital Building and Pallister House's north and northwest boundary. The current Hospital building detracts from Pallister House, a visual mess that does not compliment or supports the understanding of Pallister House Cultural significance. The current proposal includes a high proportion of landscaped terraces and roofs and a 60% landscaped area between Pallister House and the new Hospital building, allowing the opportunity to interpret the cultural significance of Pallister House. The terraced design breaks up the mass and scale of the building and complements and preserves the dense urban canopy. The terraced Podium gives the appearance of a more sympathetic scale outcome to Pallister House and is an acceptable Heritage outcome.

Landscape

The Hospital building will be distinctively new, creating the 'Community Heart' and landscape precinct from the 'Ceremonial Entrance' via a landscaped stair, which will skirt the Podium's edge at levels 2 and 3. The landscaped paths connect to Pallister House and St. Vincent's Road through a series of interpretive walking trails in the heavily treed eastern part of the site. This connective landscape design incorporated into the overall site plans improves

the connection between the new buildings and Pallister House's northwest boundary. It will also allow the entire site to be read as a whole and interpretive storytelling of its long history of community service and Pallister House's role in that history.

The materiality chosen for the new building is clay brick, and natural stone, which will ground the building along River Road, allowing it to compliment the natural topography. The highly landscaped areas are a strategy to help mitigate the mass and scale of the Health Building on the site and present a sympathetic interface and relationship with Pallister House mitigating the bulk of the visual proximity of the new building to Pallister House. It also provides a vast improvement to the current Hospital building arrangement and presents a positive heritage outcome.

Materiality and Finishes

Materiality and finishes proposed draw on the site's natural context and the history of Pallister House. The design reinforces this by using natural materials, integrating the building into the natural land formation. This approach also ensures that materiality is sympathetic to Pallister House but does not dominate or compete and ensures the historic fabric of Pallister House remains distinct on the site.

Like all other surrounding new buildings, the new health building has proposed using stone cladding and clay brick façade treatment at podium level to support the terraced gaRoaden look and mitigate the appearance of bulk and massing. Where the Podium extends above ground, planters and terraces provide opportunities for cascading planting, complementing the interface of Pallister House and providing a visual improvement to the vast masses of sand brick that currently dominate the entire site. The cascade gardens and use of stone cladding have been designed within the façade to resemble some of the naturally occurring rock overhangs in the southern and eastern areas of the site that remain untouched by development. This complimentary and considered Heritage approach to Pallister House and its curtilage.

The building elements that sit above the Podium are treated differently. Here, the façade treatment comprises mostly raw in situ and precast concrete components and glass with some lightweight cladding. The rawness of these finishes will be softened by abundant planting, both in planters and on roof gardens. This materiality is distinctively modern and recognised as sensitive new work that will add another layer to the site's long history but has to remain respectful in its design approach so as not to dominate or compete with the cultural significance of Pallister House.

6.2.3 RESPITE WING

The low lying respite centre is the most distant from Pallister House but is situated within the curtilage of the Heritage Item in an area that was once part of the gardens of the Pallister House and may still contain remnants of the bridle path from Vincents Road and the observatory. The low lying respite has replaced the apartments, which Heritage Council did not support (see Heritage Council Comments 15/11/19).

The previous Respite wing, attached to the main hospital by a bridge, has been removed, reflecting comments from the Heritage Council on 15/11/19. The revised design of the respite wings uses the site's topography to descend into the landscape. It adopts a series of proposed gardens and rooftop terraces to mitigate its visual presence from Vincent's Road. Being within the curtilage of Pallister House, Archaeological Assessment will need to be undertaken to guide the design further.

The preliminary proposal references the interconnection of the Heritage Item and the new respite wing through landscape design which will incorporate pathways that will help retain the connection between Pallister House and St Vincent's Road. The path design, some of which may be historical, will be informed by historical and archaeological research.

The new landscaping will retain views and vistas across the curtilage by maintaining most of the mature trees on site and looking to re-interpret the bridle path from St Vincent Road. A separate Heritage interpretation strategy will guide the landscape design. The Respite, in its current form, presents an acceptable Heritage outcome

6.3 HERITAGE OBJECTIVES OF THE LANE COVE LEP 2009

- Pallister House will be retained and unaltered.
- Views of Pallister House will remain available from the site and will not be obscured.
- New/ Re-instated views from River Road will be created for the first time in over 80 years.
- The new additions will upgrade the current buildings on the site to respond to unique community needs.
- The upgrade of the Hospital building will provide a visual improvement to the vast masses of sand brick that currently dominate the entire site
- Though substantial in bulk and scale, new additions have mitigated the visual impact on the Heritage Item by incorporating effective design strategies such as terraced gardens and modulation and interconnected landscape pathways to provide an acceptable heritage outcome
- The proposal is an improvement to the current Hospital Building, which detracts from the understanding of the cultural significance of Pallister House and therefore presents an improved heritage outcome.
- The increase in density from the proposed development to the northern and western elevations of the site will alter the visual setting of Pallister House. However, it will retain all views of the exceptionally significant façade on approach from St Vincent Road.
- The immediate setting of Pallister House will be improved by removing unsympathetic adhoc car parking to be replaced with formalised car parking and an underground car parking facility. This solution will eliminate obtrusive elements that presently crowd and obstruct the presentation of the Heritage Item. These works will also include the provision of additional landscape paths that allow the presentation of interpretive media. This is an improved and acceptable heritage outcome

- The proposal allows for further historical and archaeological research of the bridle path and observatory location, which will guide an interpretation strategy to improve the visual and physical connectivity of the two components of the curtilage area.
- The proposed development typologies, the Hospital and the Seniors Living, are contemporary and reflect their use in their scale, bulk and form. The development does increase the density on the site. However, Pallister House retains its ability to be appreciated and interpreted as a significant Victorian building.
- The architectural form and character of the 1892 Victorian Gentlemen's residence will be retained and conserved.

The proposal is, therefore, considered to be consistent with the relevant Heritage objectives of the LC LEP 2009, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

(a) to conserve the environmental Heritage of Lane Cove,

(b) to conserve the Heritage significance of Heritage Items and conservation areas, including associated fabric, settings, and views

6.4 CONSIDERATION OF THE GUIDELINES OF THE NSE HERITAGE DIVISION

The NSW Heritage Office (now Heritage NSW, Department of Premier & Cabinet) has published a series of criteria for assessing Heritage impact. The relevant questions to be answered in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to proposals adjacent to Heritage Items have been considered in the preparation of the following commentary:

6.4.1 THE FOLLOWING ASPECTS OF THE PROPOSAL RESPECT OR ENHANCE THE HERITAGE SIGNIFICANCE OF THE ITEM OR CONSERVATION AREA FOR THE FOLLOWING REASONS:

- The Heritage Item will be retained and unaltered.
- Though altered, views of the Heritage Item's exceptionally significant façade on approach from Vincent Road will be maintained.
- The proposal will retain the presentation of the Heritage Item on the site by retaining the architectural fabric, form and character of the Pallister House.
- The immediate setting of Pallister House will be improved by removing unsympathetic car parking and replace with formalised car parking arrangements and underground car parking.

- The understanding of the site's significance will be further enhanced by landscape design which will incorporate an interpretation strategy to update the site's legacy for future generations.
- The bridle path will be re-interpreted where it is said to have traversed the access road from St Vincent's road. This will improve the visual and physical connection of the Heritage Item with the new layers of historical research and understanding.
- The proposed development typologies, including the Senior Living and the Hospital and Respite wing, are contemporary and reflect their scale in bulk and form. The development does increase the density of the site; however, the design has used effective strategies which consider the significance of the Pallister House to ensure the Pallister House's presence can be appreciated and interpreted as a significant Victorian residence.

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

In response to Heritage Council comments on 15/11/2019, the seniors living villas that would have been located to the south of St Vincent's Road have been removed. This area forms part of the curtilage and the historical connection of Pallister House to St Vincent's Road.

The newly proposed Respite uses the topography of the fall in the landscape with the series of proposed gardens and rooftop terraces to mitigate its visual presence from St Vincents Road. The design should ensure that the Respite sits below the existing tree canopy and does not visually dominate the landscape.

Archaeological Assessment will need to be undertaken in a separate report to guide the final design further.

6.4.2 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM

How is the impact of the new development on the Heritage significance of the Item or area to be minimised?

Comment

The Preliminary Issue Plans have outlined the major aspects of the redevelopment: the Hospital Building, Respite and Seniors Living. The proposal will redevelop the site surrounding the Heritage Item but has minimised the impact of the new development by using the surrounding topography and mature vegetation to ensure the presentation of Pallister House is preserved and understood. The new development will improve the current buildings within the surroundings and offer a more sympathetic visual outcome for Pallister House

The Hospital has used terraces and roof gardens to provide a modular composition to reduce the appearance of bulk to achieve an optimal layout and facilitate the contemporary necessity needed for a new hospital facility. The western end of the hospital has been reduced in scale and is now concealed beneath a landscaped terrace to minimise any impact. In Heritage Council comments on 15/11/2019, this was considered an appropriate outcome.

The lower section of the Hospital includes a 2-3 story Podium that has been designed to be of a moderate scale to relate to the scale of Pallister House and minimise the impact of its proximity to Pallister House and ensure a sympathetic interface with Pallister House. The new development has adopted an effective design strategy to have a modular composition and terraced gardens and reduce the appearance of scale and mass. The design presents an acceptable Heritage outcome

The site's ad hoc parking will be reduced with more underground car parking available. The underground car park sits outside the curtilage and will not have any adverse impact on the structural integrity of Pallister House. Any remaining above-ground parking will be more uniformly set and spaced with improved landscaping. This will minimise the appearance of the increased use of the facility by the public

The Seniors Living have been designed to use the step-down topography of the site and contained the visual impact on the rear of Pallister House. Using the site's topography, the new development has minimised the impact on the exceptional significant façade of Pallister House. The presence of the Senior Living is further mitigated by retaining the mature trees surrounding Pallister House to obscure any direct views of the Seniors living complex to the rear of Pallister House.

Why is the new development required to be adjacent to a Heritage Item

Comment

The redevelopment of Greenwich Hospital is adjacent to and includes the Pallister House site within its overall design. What was once a grand residence was later developed for institutional use and to serve the community. By the 1960s, the area had developed into a hospital facility site, and the Heritage site was a dementia support facility. The proposed redevelopment will support the ongoing use and social significance of the site as a community facility and respond accordingly to the contemporary needs of the community. The current Hospital building and above ground car park detract from the understanding of Pallister House's cultural significance. The upgrade will provide a sympathetic improvement to how Pallister House presents within the site.

How does the curtilage allowed around the Heritage Item contribute to the retention of its Heritage significance?

Pallister House has retained a lot of boundary curtilage with the Heritage building located to the rear of the site and a stretch of open landscaped area running the length of the site adjacent to St Vincent Road. The proposal ensures that a large amount of mature vegetation which contributes to the immediate and wider setting of Pallister House will be kept and incorporated into the final design

The immediate setting of the house has a number of mature trees and a carriage loop. These will all be retained and conserved. The intrusive ad hoc car parking currently scattered across the site will be formalised using landscaping bays. The majority of the car park will be provided underground, allowing more opportunity for a pedestrian footpath to run through the site.

The eastern part of the site slopes steeply down to its St Vincents Road boundary from a pedestrian path at the corner of River Road. The path is reputed to be the bridle path associated with Pallister House and will be the subject of an interpretation strategy that will guide the landscape design.

A period gaRoaden is also planned around Pallister House to contribute to its Heritage curtilage. The proposal ensures that a large amount of mature vegetation contributing to the immediate and wider setting of Pallister House will be kept and incorporated into the proposed design. Where trees are removed, compensatory planting will be undertaken, resulting in a net increase in trees.

How does the new development affect views to and from the Heritage Item? What has been done to minimise negative effects?

The necessity of the scale of the site's redevelopment has impacted views of Pallister House within the stie. Overall, Pallister House is well concealed from the public domain by the general topography of the site and its location being far from the thoroughfares. The assessment of impacts of views is most pertinent from the views within the site.

The seniors living has taken the consideration of views into the design concept and ensured that its siting would ensure the exceptional significant façade views will not be impacted. Any impact is minimised to the rear of the building, which has undergone change and is considered moderate/little/intrusive by way of significance (see fig. 4.1 and 4.2).

The development of the Hospital podium builds on the already existing footprint of the current site. This view of Pallister House s from the public domain has been obscured since the 1960s' when the area was developed into a more formalised hospital. The new proposal has ensured that the western end of the hospital building has been reduced in scale and concealed beneath a landscape Terrance to improve the site lines to Pallister House from River Road. The Respite, which extends beyond the existing hospital footprint, has used the sloping topography and retained as much of the existing vegetation to mitigate any impact of views from the southeast River Road approach.

The views from the new development will not be significantly altered and will now accommodate view lines from River Road to Pallister House s. The proposal will ensure a more sympathetic design outcome regarding the views of Pallister House s from within site and is considered an acceptable Heritage outcome.

Is the development sited on any known or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

A separate archaeological assessment supports the proposal.

Is the new development sympathetic to the Heritage Item? In what way? (e.g. form, siting, proportions, design)

The proposal has adopted a differentiation of typologies across the site. The new builds are contemporary in scale and bulk. Seniors Living has used the site's topography to ensure the scale does not dominate the Heritage Item visually, allowing the bulk and mass to fall away from the Heritage Item. The approach is sympathetic and ensures that Pallister House s remain the dominant feature on the approach from St Vincents Road. The siting of the Seniors Living is an acceptable outcome and sympathetic in its design to the significance of Heritage Item.

The bulk and scale of the Hospital have been necessitated by contemporary use and are not in character with the surrounding scale and form. The design looks to adopt an effective design strategy to mitigate this impact by introducing terracing to reduce the appearance of the bulk and scale. The lower section of the hospital included a 2-3 story podium intended to relate to the scale of Pallister House, which goes some way to reduce the impact of the floors above.

The current Hospital building presents as unsympathetic and detracts from the understanding and character of Pallister House s. The proposal will provide an opportunity to improve the immediate surroundings of Pallister House in a more sympathetic approach to the understanding of the character of the Heritage Item.

Will additions visually dominate the Heritage Item?

Yes, the proposed hospital building will visually dominate the Heritage Item; however, the Podium's design is terraced to be broken up into smaller terraced levels to reduce the bulk, and the upper levels have been provided. The Podium has been arranged with a different articulation to reduce the visual bulk. The new additions improve the current buildings that visually dominate the Heritage Item and provide a more sympathetic Heritage solution.

To mitigate further, the design should adopt contemporary finishes to ensure the Victorian characteristics of Pallister House remain distinct and does not compete with contemporary additions. The Heritage Item can be appreciated and continue to be interpreted as an earlier form of development.

Will the public and use of the Item still be able to view and appreciate its Significance?

The current car park does not allow safe pedestrian movement across the site. In particular, the connection between Pallister House and the current Hospital building is not interconnected. Removing the car park and introducing landscaped pedestrian paths will ensure that the Item will have a greater public connection across the site. The proposal incorporates a separate Heritage Interpretation Strategy that will be incorporated into these paths for an even greater appreciation of the Heritage significance of Pallister House.

Further, the site design has introduced a grand entrance from River Road, which will allow for the first time in over 80 years views of Pallister House s to the public domain from River Road.

6.4.3 NEW SERVICES

How has the impact of the new services on the Heritage significance of the Item been minimised

New upgrade services for the Hospital on the adjacent site are not located within the curtilage of the Heritage Item.

Further, any upgrade that the Heritage Item may need will be guided by a separately prepared Schedule of Conservation Work.

Are any of the existing services of Heritage significant? In what way? Are affected by the new work?

None of the services proposed to be decommissioned and replaced with upgraded services demonstrate any Heritage significance. The current Hospital dates from 1966 and is not a Heritage Item.

Has the advice of a conservation consultant been sought? Has the consultant's advice been implemented

The overall proposal has sought the advice and guidance of the Heritage Consultant and Archaeologist. They have provided separate reports, including Archaeological Assessments, Schedule of Conservation Works, and Heritage Interpretation Strategy. The recommendations of Heritage assessments undertaken in the concept design phase have been incorporated into the latest design.

6.4.4 NEW LANDSCAPE WORKS AND FEATURES

How has the impact of the new work on the Heritage significance of the existing landscape been minimised?

Much of the existing landscaping will remain, especially that close to the Heritage Item. The new works allow for additional landscape elements to be incorporated as part of the overall design enabling an opportunity to understand the Item's significance. This will be informed by research into aspects of the historic landscape of Pallister House, including pathways and will be incorporated into a separate Interpretation Strategy.

Has evidence (archival and physical) of previous landscape worked been investigated? Are previous works being reinstated?

This is addressed in a separate Heritage Interpretation Strategy report and investigated as part of archaeological testing. In particular, investigations will look at the evidence for the observatory and the bridle path in the interpretive strategy.

Has the evidence of a consultant skilled in the conservation of Heritage landscapes been sought? If so, have their recommendation been implemented

The proposal has used landscape designs and consulted with Landscape Architects, Heritage and Archaeological Consultants to guide the design according to Heritage Inventory Sheets that have outlined landscape significance within the curtilage and assessed impacts of new design in the proximity of the Heritage Item.

Are any known potential archaeological deposits affected by the landscape works? If so, what alternatives have been Considered

Please refer to the Archaeological Assessment undertaken by Cultural Heritage Connections

How does the work impact views to and from adjacent Heritage Items?

The preliminary proposal references the interconnection of the Heritage Item and the new building through landscape design which will incorporate pathways. The new facility will allow for underground car parking, which will remove the current ad hoc parking and intrusive parking arrangement scattered around the Heritage Item. The new landscaping will retain views and vistas across the curtilage by maintaining most of the mature trees on site and looking to re-interpret the bridle path from St Vincent Road. A separate Heritage interpretation strategy will guide the landscape design.

The Seniors Living design concept has considered views and ensured that its siting will still allow the most exceptional views of the Heritage Item to be retained, and any impact is only on the rear of the building, which has undergone change and is considered of moderate and little/intrusive Heritage significance.

The Seniors Living will be visible on approach from the access road off Vincent Road. The design has used the topography of the site to mitigate any impact on the front façade of Pallister House, which is considered of Exceptional Significance (Fig 4.1 and Fig 4.2). The design has used the steep topography that falls away from Pallister House to ensure the Seniors Living recedes into the landscape's topography and does not dominate Pallister House's Facade (Fig 3.11). The Seniors Living design element ensures that Pallister House dominates the visual presence from the access road off St Vincents Road. Further, the retention of the two (2) Fig trees directly adjacent to the front façade being the northern elevation, further reduces the visibility of the Seniors Living on approach from the access road (Fig 3.8).

The development of the Hospital podium builds on the already existing footprint of the current site. This view of Pallister House s has been obscured since the 1960s' when the area was developed into a more formalised hospital. The Respite, which extends beyond the existing hospital footprint, has used the sloping topography and retained much of the existing vegetation to mitigate any impact of views from the southeast River Road approach.

The views from the new development will not be altered, but a more sympathetic approach through design will be achieved from the proposal creating an acceptable Heritage outcome.

6.4.5 TREE REMOVAL OR REPLACEMENT

Does the tree contribute to the Heritage significance of the Item or landscape

Some trees will be removed due to the Respite adjacent to the Hospital and will be replaced, but none of these trees has been identified as having heritage significance.

Why are the trees being removed

This will be part of a separate Arborist and Landscape report.

Has the advice of a tree surgeon or horticultural specialist been obtained

Yes, and it will form part of the final Landscape report.

Is the tree being replaced? Why With the same or new species

Yes, and it will form part of the final Landscape report.

6.5 COMPLIANCE WITH THE CONSERVATION MANAGEMENT PLAN

The existing CMP for Pallister House has been reviewed in the context of the proposed changes to the Greenwich Hospital Site

Policies or Recommendations	This Proposal Relates to these Policies as follows:
<p><i>7.2.6 Setting</i></p> <p><i>The original setting of Pallister House has been reduced in size, with a number of blocks being subdivided for residential development throughout the twentieth century, with the last subdivisions occurring between 1960 and 1964. A landscape architect suitably experienced in dealing with historic gardens and landscapes should be consulted to advise on remnants of the early carriage loop and plantings evident to the east, south and north of Pallister House.</i></p>	<p>There are no changes proposed which alter the existing lot subdivision.</p> <p>A landscape architect has been engaged to guide the landscape update. An archaeologist has advised on remnants of the early carriage loop and the observatory. This will be incorporated into the Interpretation Strategy, which will form part of the final Landscape design.</p> <p>Formalising of the car parking spaces accessed off the realigned internal road;</p> <p>Reintroduction of garden plantings between the carriage loop path and the parking area;</p> <p>The proposed changes support the retention and upgrading of the setting for Pallister House and remove the existing ad-hoc parking and access arrangements. Details of these changes will form the basis of future detailed plans</p>
<p><i>Policy 6.1</i></p> <p><i>Engage a specialist to prepare a Concept Plan for the setting of Pallister House, including the street</i></p>	<p>The current provisional plan proposal has addressed improvements to the landscaping near Pallister House. A landscape architect has been engaged.</p>

<p><i>entrance, the carriage loop, rock platforms, fences, parking and plantings.</i></p> <p><i>Newgarden and landscape works shall take into consideration the level of Significance and architectural character of the building.</i></p>	<p>A Heritage Interpretation Strategy will be developed and help guide various landscape components to enhance the significance of With the detailing and finalisation to be considered as the staged development progresses, Pallister House.</p>
<p>Policy 6.4</p> <p><i>The gaRoaden setting to the north, east and south of Pallister House should be retained and conserved, and plantings used to reinforce the gaRoadenesque character of the setting.</i></p>	<p>The proposed landscaping in the immediate vicinity of Pallister House includes design elements that can support and reinforce the 'gaRoadensque' character of the setting. These elements include increased landscaped areas, plantings and pathways. These elements' detailed design and specification will be the subject of plans as the staged progress presents.</p>
<p>Policy 6.5</p> <p><i>The tear-drop configuration of the carriage loop should be retained, and the area restored, based primarily on documentary and physical evidence.</i></p>	<p>The configuration of the carriage loop will be retained and conserved. Further, the understanding of the Significance will be enhanced as part of the Interpretation Strategy</p>
<p>Policy 6.6</p> <p><i>Where necessary and in consultation with a Heritage consultant, trees and shrubs may be planted to enhance views of the gaRoaden from Pallister House and to help screen later buildings from view.</i></p>	<p>The proposed Concept Plan for landscaping near the house will enhance an appropriate gaRoaden setting by adding landscaped gaRoaden beds and shrubs. The location of these plantings will screen the adjacent carparking as well as provide enhanced enclosure to the garden area around the carriage loop at the main entrance to the house.</p> <p>The proposal has engaged Heritage and Archaeological consultants to guide the Interpretation Strategy incorporated into the Landscape design.</p>
<p>7.2.25 Archaeological Monitoring</p> <p><i>Pallister House was constructed in the early 1890s, and the documentary indicates a number of our buildings, including an observatory, and garden features were constructed at about the same time. Remnant footings and other evidence of these structures may be present in the form of archaeological deposits, which may shed some light on the overall layout.</i></p>	<p>An archaeologist has been commissioned to review the proposal in light of the history of the place, existing site evidence and condition. Both archaeologists and Heritage consultants will contribute to the Heritage Interpretation Strategy to ensure a holistic approach is implemented across the entirety of the site.</p>

6.6 HERITAGE OBJECTIVES OF THE LANE COVE DCP 2010

The proposed development is generally consistent with *LCDCP2010*. The proposal has adopted a design that compliments the period style of the dwelling and ensures a sympathetic outcome that is complementary to the surrounding Heritage context.

6.6.1 GENERAL HERITAGE PROVISIONS

The proposed development is generally consistent with the objectives of the *LCDCP2010* that relate to Heritage and are set out in the following DCP Sections;

Part B - General Controls

B 9 – Heritage

B 9.1 Heritage Items and the conservation area.

B 9.3 Development in the vicinity of Heritage Items.

7. CONCLUSION AND RECOMMENDATIONS

7.1 CONCLUSIONS

1. The redevelopment of Greenwich Hospital has been approved as a State Significant Development (SSD-13619238).
2. The Preliminary Issue Plans are in keeping with the Concept plans with some changes, particularly the removal of the apartments, replacement by a low rise Respite building connected to the Hospital podium. The modified plans have responded to comments from the Heritage Council Submission 15/11/19
3. The design of Seniors Living is respectful in recognising and supporting the Heritage significance of Pallister House while providing a lasting, viable solution to the current needs. The Preliminary Issue Plans offer an acceptable Heritage outcome.
4. The Hospital building will have a visual impact on the overall site due to the necessity of scale required to meet current expectations of comfort and service in the upgrade of the Hospital.
5. The proposed design of the Hospital building introduced has terraces and roof gardens to provide a modular composition to reduce the appearance of bulk and ensure a sympathetic interface with Pallister House House's north and northwest boundary. The overall design concept is supported at this stage.
6. A terraced approach design will reduce the visual impact of the scale of the Hospital Building considering its proximity to the Heritage Item. It will assist in mitigating the inconsistent visual scale between the Hospital building and the Heritage Item.
7. The views from the new development will not be significantly altered and will now accommodate view lines from River Road to Pallister House House. The proposal will ensure a more sympathetic design outcome regarding the views of Pallister House within site and is considered an acceptable Heritage outcome.
8. The proposal looks to incorporate landscape design to ensure connectivity between the different typologies across the entirety of the site and enhance the presence of the Heritage Item within its setting.
9. The proposal has retained all the mature trees close to the site and removed intrusive elements such as ad hoc parking, with most parking being accommodated underground.
10. The proposal does not negatively impact existing views of the Heritage Item either from within the site or the public design and is an acceptable Heritage outcome.
11. The overall proposal is respectful of the presence of Pallister House House within its place and context. It has been sympathetic in its design approach to enhance the Heritage Item's significance and mitigate the new buildings.
12. The Preliminary Issue Plans have presented a prudent design sympathetic to the importance and character of Pallister House, respectful that historic layers be incorporated into the final design, such as the bridle path, the observatory and mature trees.

13. The Preliminary Issue Plans have considered the Significance of Pallister House and present a sympathetic understanding of the character and architecture of the Heritage Item within the overall Redevelopment Plan for Greenwich Hospital.
14. The proposal is consistent with the Heritage requirements and guidelines of the *LC LEP 2009* and the *Lane Cove DCP 2010*
15. The Preliminary Issue Plans have attended to the pertinent policies of the CMP 2014
16. Subject to the below recommendations, the overall proposal will have a positive Heritage impact on the site, allowing the site's social significance as a place of service to the community to continue without erasing the earlier layers of history.

7.2 RECOMMENDATIONS

- Detailed Montage to be provided to show the Respite Wing of the Hospital and connectivity schematically through landscape design. Archaeological Assessment will need to be undertaken to guide the design further.
- Any archaeological evidence uncovered in relation to the bridle path and the observatory can help guide both an Interpretation Strategy and Landscape Design to allow for greater appreciation of the Significance of the Pallister House.

7.3 FINAL COMMENT

- The Preliminary Issue Plans prepared by BMA issued 4 April 2022 are in keeping with the comments review and conditions which guided the State Significant Development (SSD-13619238). They have incorporated Heritage Council Comments 15/11/18 and have resulted in the approval for the redevelopment of Greenwich Hospital.
- The Preliminary Issue Plans are generally consistent with the LC LEP 2009 and the Lane Cove DCP 2010 and relevant policies of Pallister House Conservation Management Plan 2004.
- The redevelopment progress subject to the recommendations will deliver an acceptable Heritage outcome and help further develop the Greenwich Hospital site.
- The proposal has considered the significance of Pallister House within its place and context while allowing the place and its surroundings to have an ongoing viable future that responds to the contemporary needs of the community and, therefore, provides an acceptable Heritage outcome.

