



Heritage Impact Statement

Emergency Department St George Hospital

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Executive Summary

It is proposed to erect a new Emergency Department for St George Hospital with access from Gray Street. The demand for services and the layout for the efficient planning of the Department requires the demolition of Griffith House, a local heritage item, which is a representative late 19C Victorian villa with historical and associative connections to Kogarah. Except for Griffith House the site contains no listed heritage items.

The proposal is not detrimental to heritage items in the vicinity.

Griffith House is a representative late 19thC villa with local heritage significance which has been altered and has some structural issues. Whilst the condition of the building may not be of critical significance for a dwelling site its required maintenance and lack of adaptability for the proposed hospital use means it is a redundant building for medical purposes. The matter is one of resolving the future of the hospital site to provide world class medical services and to balance this with a building of local significance.

The hospital has explored options for the configuration of the Emergency Department and has been unable to accommodate Griffith House.

Should Griffith House be demolished it should be archivally recorded and the site interpreted in relation to the contribution the former dwelling made to the historical, associative and aesthetic contribution to this part of Kogarah.

1 Introduction

1.1 BACKGROUND

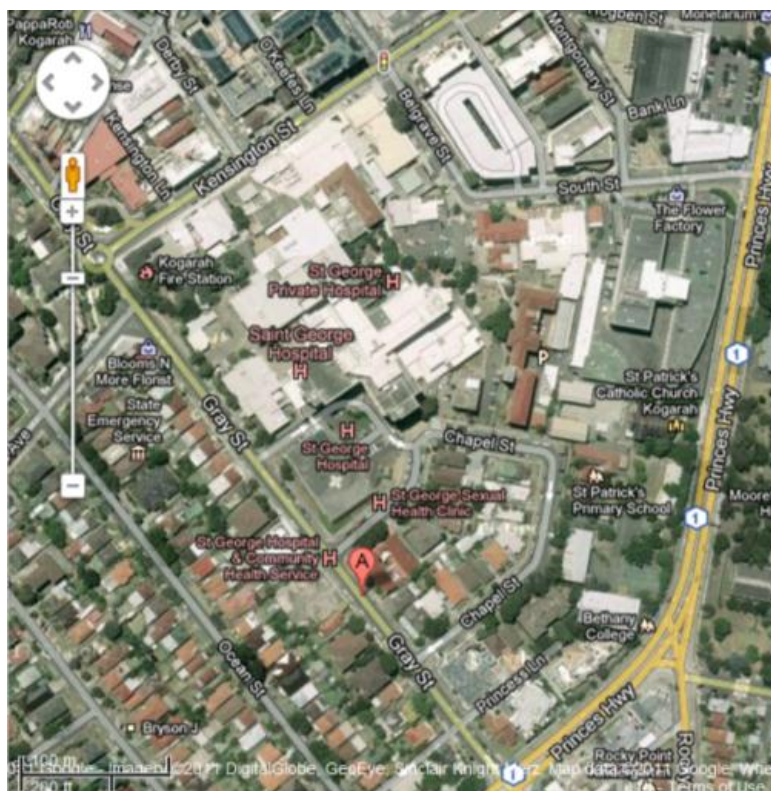
Urbis has been engaged by Sweett Australia Pty Ltd to prepare the following Heritage Impact Statement for the St George Hospital Emergency Department.

This report addresses the impact on the local heritage item, known as Griffith House, at 30 Gray Street, Kogarah which is located on the site.

1.2 SITE LOCATION

The site is bounded by Kensington Street, Gray Street, Chapel Street, Belgravia Street and South Street Kogarah (Figure 1).

FIGURE 1 – AERIAL OF SITE



[Source: Google Maps 2011]

1.3 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999.

The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Kogarah Local Environmental Plan 1998 and Kogarah Local Environmental Plan 1998 (Amendment No 32).

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Stephen Davies (Director).

Unless otherwise stated, all photographs are the work of Urbis.

1.5 THE PROPOSAL

It is proposed to demolish a number of obsolete buildings on the site, including the 1890's Griffith House, for new Emergency Department.

- It is proposed to demolish the heritage listed Griffith House, 30 Gray Street, to accommodate the building and access for the proposed Emergency Department.

2 Site Description

St George Hospital is a large suburban hospital offering a range of medical services to the southern suburbs of Sydney. The hospital requires changes to bring it up to current medical standards, including a new Emergency Department.

Griffith House, erected in 1896, is located at 30 Gray Street adjacent to the Fire station, currently occupied for administration purposes, is on that section of the site required for the erection and access to the proposed Emergency Department.

FIGURE 2 – GRIFFITH HOUSE FRONT ELEVATION



PICTURE 1 – GRIFITH HOUSE FROM THE FRONT ENTRANCE



PICTURE 2 – GRIFFITH HOUSE

FIGURE 3 – GRIFFITH HOUSE



PICTURE 3 – KOGARAH FIRE STATION AND GRIFFITHHOUSE SITE TO THE RIGHT



PICTURE 4 – GRIFFITH HOUSE FROM GRAY STREET

FIGURE 4 – GRIFFITH HOUSE EXTERNAL DETAILS



PICTURE 5 – FRONT ENTRANCE

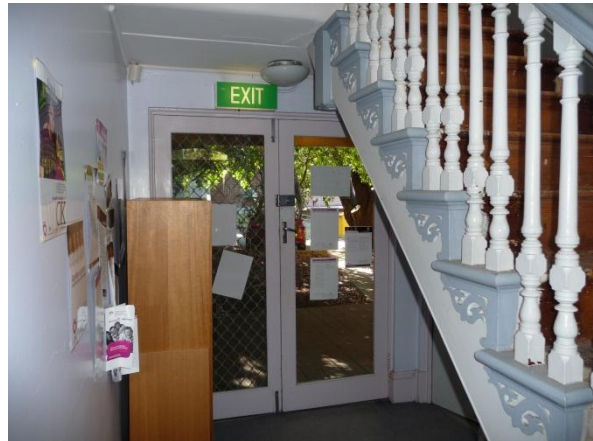


PICTURE 6 – EASTERN ELEVATION

FIGURE 5 – GRIFFITH HOUSE FRONT HALLWAY



PICTURE 7 – FRONT STAIR LOOKING TO LANDING



PICTURE 8 – ALTERED UNDER STAIR HALLWAY

FIGURE 6 – GRIFFITH HOUSE INTERIORS



PICTURE 9 – LOOKING DOWN TO ENTRANCE FROM HALL STAIR



PICTURE 10 – FIRST FLOOR CORRIDOR

FIGURE 7 – Griffith House



PICTURE 11 – FIRST FOOR FRONT ROOM



PICTURE 12 – FIRST FOOR FRONT ROOM

3 Historical Overview

The following history and associated information has been summarised from the “Conservation Plan of Griffith House, St George Hospital, Kogarah, NSW”, which was submitted to the University of Western Sydney in 1993, and “houses and heritage: Residences of the Kogarah Municipality” by Beverley Earnshaw - Kogarah Historic Society 2007.

Griffith House, an 1890s Victorian Italianate villa, was purchased by the Hospital in the 1960s and has been used since this time by various hospital divisions.

In 1894, St George Hospital was a “Cottage Hospital”, designed to give fairly limited first aid to those seriously ill or suffering from bodily injuries. It consisted of separated “wards” and was staffed by “nurses” under the control of a “matron”.

By 1914, the St George Cottage Hospital was not only alleviating, but also curing and bringing new life to the district. By 1924 it was a District Hospital, carrying out all these functions and saving lives with its surgical skills. By 1934, it was equal to any district hospital in metropolitan Sydney. By 1964 it was a teaching hospital with specialised departments and known as The St George Hospital.

In the late 1980s, following a grant of more than \$200 million dollars, the hospital was to begin its transformation into a world class tertiary teaching hospital, providing the people of Southern Sydney with specialist health care services closer to home.

Over the following years the redevelopment of the physical facilities, expansion of services and acquisition of state-of-the-art technology would be complemented by the recruitment of nationally and internationally recognised staff. This elevation of the clinical standard has been accompanied by an enhanced reputation of the hospital as a teaching facility, resulting in the hospital becoming one of the most popular first preferences amongst graduates of both nursing and medicine as a place of employment in NSW.

In terms of the management structure, The St George Hospital has developed a high sense of organisational maturity, becoming a model for other major teaching hospitals to emulate. With a reduced length of stay for patients, the organisation was also running efficiently. In order to ensure that in becoming more efficient, the hospital could not sacrifice its high standard of care, as the drive towards efficiency has been paralleled by a concentration on quality assurance.

With the completion of the St George Private Hospital next door in 1995 a sense of optimism prevails around the campus that in the future the presence of both public and private facilities will attract a high calibre of staff and allow the people of the St George District the very best choice in health care services. Medical practitioners will be able to operate out of the one campus, nursing staff will benefit from proposed combined educational opportunities and the commissioning of 300 private beds is expected to improve the availability of beds in the public arena.

GRIFFITH HOUSE **History of Ownership**

The history of ownership of the land was traced by title search at the NSW Land Titles Office. The house was constructed by **Peter Hermann** in 1896. The architecture of the house, which will be discussed later, is consistent with this view i.e.; it is late Victorian. Consequently the title search was carried out back to 1889.

The following is a summary:

Vol. 914 Folio 203 (Fig.4)

- Shows that the land is part of 55 acres originally granted to Simeon Henry Pearce and James Pearce on 10 June 1853.
- The land was transferred from John Williams Elliott to William Clarke Hadley Lipmann on 26 February 1889.
- It was transferred from Lipmann to Peter Hermann Jnr (land owner) on 6 January 1890.
- Title passed to Henry Peter Hermann (clerk) and Edmund Osmon Bradley (mercator) by transmission in February 1920.

- It was transferred from Herrmann and Bradley to Bertha Varley in February 1920

Vol. 3066 Folio 116 (Fig. 5)

- Title passed to Allan Kenneth Varley and Arthur Clive Varley (mercens) by transmission in March 1955.
- It was transferred to Allan Kenneth Varley in March 1955.
- Northside Properties Pty Ltd is shown as the registered owner on 21 June 1961.
- St George Hospital became the owner on 24 August 1961.

Occupants of the House

The following is a summary of entries in the Saned Directories for the property:

1895 and 1896 -	Herrmann, Peter Jun
1897 to 1904 -	Herrmann, Peter J.P.
1905 to 1918 -	Herrmann, Peter J. P and Bradley Osmon
1919 to 1932/33 -	Varley, Mrs Bertha.

No written evidence of the occupants could be found from 1932/33 to 1961 when the Hospital purchased the property.

Evidence of Alterations

There is evidence of alterations in several areas:

- The verandah/balcony now only present on the front of the building originally extended around the South and East sides. Examination of the fabric confirmed this information. There is evidence of the brickwork being patched at first floor level. In addition there is a thin course of bricks at balcony roof height consistent with those on the front of the building.
- It is apparent that the windows on the North elevation and one on the East elevation, have been altered. Steel arch bars have been let in and there is evidence of the plaster and render being patched. In addition these windows are of a more contemporary design and contrast strongly with those at the front of the building where there is no evidence of alteration.
- There are signs of alteration around the window on the East elevation. Patching of the wall and skirting below it suggest that this was once a doorway to the balcony. The height of the window is different to those which appear to be in their original condition.
- The doors at the rear of the ground floor hall are of a style consistent with the addition.
- A door opening has been constructed to the portable building located adjacent to it. This would have been in 1989 when the building was altered to house the Orthopaedic Early Discharge Unit..
- There are no chimney pots on the chimneys and the fireplaces have been bricked up.
- A roof space inspection revealed that the tile battens had been reused several times.
- The roof space inspection also indicated that the ceilings were originally lath and plaster.
- The kitchen joinery and tiles are of the type often used in the 1960's as are the vinyl floor tiles. The wall between rooms on the upper floor is an addition. It intersects a fire place on the South elevation which has been boxed in. This wall appears to have been constructed to form the current bathroom. The ceiling in this bathroom is fibrous cement (villaboard or similar). The roof space inspection indicated there have been three ceilings in this area; lath and plaster, metal pan and the fibre cement ceiling.
- The arch above the stair shows evidence of patching in the plaster. It is apparent that this arch was cut and the stairs extended when the bathroom renovations were carried out. Again, the finishes and fittings in this room are of the type one would expect in a 1960's renovation.
- The white screens on the windows and doors are a later addition.

Discussion of Cultural Significance

Members of the Herrmann family were amongst the first European settlers in the district. The area's early development can be largely attributed to the enterprise of market gardeners including the Herrmann's.

Peter Herrmann, the original owner of Griffith House who played a leading role in promoting the establishment of local government, served his community on Kogarah Council and assisted with starting and managing services and facilities.

There appears to be no particular cultural significance attributable to the ownership of the building during the period 1920 to 1961.

The acquisition of the property by the St George Hospital in 1961 for use by the Medical Superintendent signalled the beginning of another period of its association with the development of and use for community services. It was used by three medical officers and their families. Dr David Storey went to play a significant role in the management of the State's health services. Another, Dr Cedric Falconer, who is now a Medical Planning Officer has been responsible for preparing briefs for most of the buildings being constructed as part of the \$200M redevelopment of the hospital.

The renaming of the building to Griffith House was in honour of T.A.C. – Thomas Arthur Clark Griffith, another health administrator who was for many years Chief Executive Officer of the hospital.

In 1989 the building was converted to house an Orthopaedic Early Discharge Unit. The unit ceased to use the building in June 1993.

Physical Condition of the Building

The building has been subject to a Structural report by Cardno, dated 17 October 2011.

4 Significance

4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

4.2 SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guides.

CRITERIA	SIGNIFICANCE ASSESSMENT
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	The building has been strongly associated with the development of Kogarah. It was first owned and occupied by Peter Herrmann, a prominent local identity who was associated with local government and the development of community services including the fire brigade and the St George Hospital.
Guidelines for Inclusion - shows evidence of a significant human activity ☐ - is associated with a significant activity or historical phase ☒ - maintains or shows the continuity of a historical process or activity ☐	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important activities or processes ☐ - provides evidence of activities or processes that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☐
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	The dwelling is associated with Peter Herrmann a prominent local identity.
Guidelines for Inclusion - shows evidence of a significant human occupation ☐ - is associated with a significant event, person, or group of persons ☒	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important people or events ☐ - provides evidence of people or events that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☐
C – Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	The building is a typical late Victoria villa dwelling, albeit altered.

CRITERIA	SIGNIFICANCE ASSESSMENT
Guidelines for Inclusion - shows or is associated with, creative or technical innovation or achievement ☐ - is the inspiration for a creative or technical innovation or achievement ☐ - is aesthetically distinctive ☐ - has landmark qualities ☐ - exemplifies a particular taste, style or technology ☒	Guidelines for Exclusion - is not a major work by an important designer or artist ☒ - has lost its design or technical integrity ☐ - its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded ☐ - has only a loose association with a creative or technical achievement ☐
D – Social Significance <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	The former dwelling has significance for the members of the community involved in the area's local heritage and was a focus for the hospital community from the 1960's to the 1990's.
Guidelines for Inclusion - is important for its associations with an identifiable group ☐ - is important to a community's sense of place ☒	Guidelines for Exclusion - is only important to the community for amenity reasons ☒ - is retained only in preference to a proposed alternative ☐
E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	The dwelling, being a typical building of its period will not yield an understanding of the local area's cultural or natural history.
Guidelines for Inclusion - has the potential to yield new or further substantial scientific and/or archaeological information ☐ - is an important benchmark or reference site or type ☐ - provides evidence of past human cultures that is unavailable elsewhere ☐	Guidelines for Exclusion - the knowledge gained would be irrelevant to research on science, human history or culture ☐ - has little archaeological or research potential ☒ - only contains information that is readily available from other resources or archaeological sites ☒
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	The dwelling is not rare. It is an altered late Victorian Villa which is typical of the period in the Sydney region.
Guidelines for Inclusion - provides evidence of a defunct custom, way of life or process ☐ - demonstrates a process, custom or other human activity that is in danger of being lost ☐ - shows unusually accurate evidence of a significant human activity ☐ - is the only example of its type ☐ - demonstrates designs or techniques of exceptional interest ☐ - shows rare evidence of a significant human activity important to a community ☐	Guidelines for Exclusion - is not rare ☒ - is numerous but under threat ☐

CRITERIA	SIGNIFICANCE ASSESSMENT
G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i> ▪ <i>cultural or natural places; or</i> ▪ <i>cultural or natural environments.</i>	The dwelling is a representative example of a late 19th c Victorian villa.
Guidelines for Inclusion ▪ is a fine example of its type ☐ ▪ has the principal characteristics of an important class or group of items ☒ ▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity ☐ ▪ is a significant variation to a class of items ☐ ▪ is part of a group which collectively illustrates a representative type ☐ ▪ is outstanding because of its setting, condition or size ☐ ▪ is outstanding because of its integrity or the esteem in which it is held ☐	Guidelines for Exclusion ▪ is a poor example of its type ☐ ▪ does not include or has lost the range of characteristics of a type ☐ ▪ does not represent well the characteristics that make up a significant variation of a type ☒

4.3 STATEMENT OF SIGNIFICANCE

Griffith House (formerly called Weruna) is a 'late Victorian' building c1890's of local cultural significance.

The building has been strongly associated with the development of Kogarah. It was first owned and occupied by Peter Herrmann, a local identity who was associated with local government and the development of community services including the fire brigade and the St George Hospital.

In 1961 the building's relationship with community services changed from one of proximity and association to one of usage when it was acquired by the St George Hospital and utilised first as a residence for senior hospital medical officers and their families and then for accommodation of Health Promotion and Orthopaedic Early Discharge Units.

The building plays a role in demonstrating the standard of living of local civic leaders around the turn of the century however has been subject to alterations and is in a poor physical condition.

5 Impact Assessment

5.1 HERITAGE LISTING

The subject building is heritage listed under the Kogarah Local Environmental Plan 1998.

The site is within the vicinity of an adjoining heritage item, being the Kogarah Fire Station at 26 Gray Street.

5.2 STATUTORY CONTROLS

5.2.1 LOCAL ENVIRONMENTAL PLAN

The proposed works are addressed in the table below in relation to the relevant clauses in the Kogarah LEP.

TABLE 1 – RELEVANT LEP CLAUSES

CLAUSE	DISCUSSION
17 Objectives (a) To conserve the environmental heritage of Kogarah local government area and (b) To conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items and heritage conservation areas	The subject site of the St George Hospital has one identified heritage item, being Griffith House, the subject of this HIS. The site is adjacent to the heritage listed Kogarah Fire Station. There is no impact on the significance of the Fire Station and this is discussed under the provisions of the LEP below.
17A PROTECTION OF HERITAGE ITEMS AND HERITAGE CONSERVATION AREAS (1) When is consent required? The following development may be carried out only with development consent: (a) demolishing or moving a heritage item or a building, work, relic, tree or place within a heritage conservation area, (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area by making structural or non-structural changes to its exterior, such as to its detail, fabric, finish or appearance, (c) altering a heritage item by making structural changes to its interior, (d) disturbing or excavating a place of Aboriginal heritage significance or an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, (e) moving the whole or part of a heritage item, (f) erecting a building on, or subdividing, land on which a heritage item is located or which is within a heritage conservation area. (2) What exceptions are there? Development consent is not required by this clause if: (a) in the opinion of the Council: (i) the proposed development is of a minor nature or consists of maintenance of the heritage item or of a	It is proposed to demolish the subject heritage item as the site is required to effectively implement the construction of a new Emergency Department. The building is not within a heritage conservation area and its demolition will not affect a heritage conservation area. The proposal is to demolish the entire building. There are no known archaeological relics on the subject site. There is little potential for archaeological relics in this location. It is proposed to erect a new access drive on the site for the proposed Emergency Department. The subject proposal is not subject to exemption under this clause.

building, work, archaeological site, tree or place within a heritage conservation area, and (ii) the proposed development would not adversely affect the significance of the heritage item or heritage conservation area, and (b) the proponent has notified the Council in writing of the proposed development and the Council has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development will comply with this subclause and that development consent is not otherwise required by this plan. (3) Development consent is not required by this clause for the following development in a cemetery or burial ground if there will be no disturbance to human remains, to relics in the form of grave goods or to a place of Aboriginal heritage significance: (a) the creation of a new grave or monument, or (b) an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave makers. (4) What must be included in assessing a development application? Before granting a consent required by this clause, the Council must assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned. (5) What extra documentation is needed? The assessment must include consideration of a heritage impact statement that addresses at least the following issues (but is not to be limited to assessment of those issues, if the heritage significance concerned involves other issues). The Council may also decline to grant such a consent until it has considered a conservation management plan, if it considers the development proposed should be assessed with regard to such a plan. (6) The minimum number of issues that must be addressed by the heritage impact statement are: (a) for development that would affect a heritage item: (i) the heritage significance of the item as part of the environmental heritage of Kogarah local government area, and (ii) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and (iii) the measures proposed to conserve the heritage significance of the item and its setting, and (iv) whether any archaeological site or potential archaeological site would be adversely affected by the proposed development, and	This HIS is written to assist the consent authority. The proposal is to demolish the listed heritage item. The former dwelling, now hospital offices, has become redundant to the hospital requirements. The building requires significant maintenance works and does not comply with current access requirements. The building continues to retain its historic and aesthetic significance to the Kogarah area however the hospital has a brief for the accommodation for emergency services to the local area and has not been able to accommodate the heritage building in the planning of the site due to the manner in which these medical buildings are organised for medical efficiency. The retention of the building would result in a major loss of beds and facilities in the EMU Department and 10 car spaces associated with the facility. The proposed loss of the building is not related to its lack of heritage significance but is related principally to the need to provide world class medical services to a major regional hospital. Not the principal reason, but related, is the reality that the Griffin House is not a building that can easily adapted to new medical use and it requires an allocation of funding that would otherwise go to medical services. The level of disturbance in the area would indicate that the site has low archaeological significance. The subject building is a local heritage item and in this regard it is not considered to reach the threshold for significance to warrant a Conservation Management Plan. The dwelling currently has a landscaped setting. The proposal will retain the significant trees adjacent to the Fire Station and these will maintain the landscape setting of that building with the proposed new access. The significance of the item is assessed under Section 4 above. Having regard to the history of the area, the location of the site and the intervention caused by the erection of the subject building on the site it is considered that there is low potential for archaeological relics on this site.
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(v) the extent to which carrying out of the proposed development would affect the form of any historic subdivision, and	The subject building has been integrated into the hospital for many years and the subdivision significance of the site is not discernible.
(b) for development that would be carried out in a heritage conservation area:	The subject building is not located in a heritage conservation area.
17F Development on the site adjacent to site of heritage item (2) this clause extends to development: (a) That may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or (b) That may undermine or otherwise cause physical damage to a heritage item, (c) That will otherwise have adverse impact on the heritage significance of a heritage item (4) The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.	The Fire Station is located on the corner of Gray and Kensington Streets and is a prominent building in the area. The proposed new Emergency Department is proposed to be set well back from the boundary of the Fire Station and the setback will include driveways and landscaping which will maintain the existing prominence of the building. The trees on the subject site adjacent to the fire station are to be retained and will retain this setting. The existing Griffith House, proposed for demolition, is set back from the street currently and therefore there will be little change in the views to and from the Fire Station caused by the proposal. The distance of the proposed Emergency Department from the Fire Station and the low gradient of the driveway will not cause physical damage to this heritage item. The existing buildings on the site, other than Griffith House, are utilitarian in nature and not of architectural distinction. The proposed Emergency Department will be a better resolved building, with landscaping, than the existing service buildings along Gray street and will not be detrimental to the understanding or significance of the Fire Station.

5.3 HERITAGE OFFICE GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines

TABLE 2 – RELEVANT QUESTIONS

QUESTION	DISCUSSION
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	In terms of the Fire Station the proposal maintains a significant set back from the building and maintains the adjacent trees. The site currently contains a listed heritage item, being Griffith House, owned and occupied by the hospital. There is no aesthetic relationship of Griffith House to the Fire Station or the hospital.
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:	The demolition of Griffith House is the loss of a local heritage item. The significance of the former dwelling to the local community must be weighed against the significance of the hospital to the community and the intangible significance of the operation of the hospital to the local welfare.
The following sympathetic solutions have been considered and discounted for the following reasons:	The Hospital has considered a number of options in relation to access for the Emergency Department and the

QUESTION	DISCUSSION
	Sub Acute Facility and related infrastructure of the site and considers that the subject location and internal plan is the most suitable for the efficient operation of the overall facility.
Major additions How is the impact of the addition on the heritage significance of the item to be minimised? Can the additional area be located within an existing structure? If not, why not? Will the additions tend to visually dominate the heritage item? Are the additions sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	The proposed Emergency Department does not impact on heritage items in the vicinity of the site. All buildings are to be located away from the local heritage items and the buildings to be demolished, except for Griffith House, do not have individual significance or contribute to the character of the area.
New development adjacent to a heritage item How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? How is the impact of the new development on the heritage significance of the item or area to be minimised? Why is the new development required to be adjacent to a heritage item? How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? Will the additions visually dominate the heritage item? How has this been minimised? Will the public, and users of the item, still be able to view and appreciate its significance?	No, the new Emergency Department will not affect views to or from the Fire Station. The building has been set back from the boundary to provide a buffer from the Fire Station and the existing and future landscaping will maintain the dominant corner position of the Fire Station. The Hospital is upgrading its Emergency Department and is erecting a new building to provide contemporary health care for the region. No Yes- alternatives to the current access to the emergency department have been explored and it has been resolved that the site of Griffith House was the most opportune for the operation of the hospital both functionally and financially having regard to the constraints of the existing buildings on the larger site which serve the research and practice requirements of the community. The proposed building will be in a contemporary style and will not impact on the physical presence of the Fire Station which is in the Arts and Crafts style. As above Yes- the Fire Station will retain its dominant corner location.

6 Conclusion and Recommendations

The proposed demolition of Griffith House, a local heritage item, is acknowledged. Except for Griffith House the site contains no listed heritage items. The proposal is not detrimental to heritage items in the vicinity.

Griffith House is a representative late 19thC villa with local heritage significance which has been altered and has some structural issues. Whilst the condition of the building may not be of critical significance for a dwelling site the maintenance and lack of adaptability for the proposed hospital use means it is a redundant building for medical purposes. The matter is one of resolving the future of the hospital site to provide world class medical services and to balance this with a building of local significance.

Should Griffith House be demolished it should be archivally recorded and the site interpreted in relation to the contribution the former dwelling made to the historical, associative and aesthetic contribution to this part of Kogarah.

7 Bibliography and References

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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