

RESPONSE TO SUBMISSIONS – ST GEORGE EMERGENCY DEPARTMENT. SSD 5029

Issue Sydney Water		Response
1	Water <i>The proposed development will be serviced by the 150 mm drinking water main on Gray Street.</i>	Noted
2	Wastewater <i>The proposed development is serviced by an existing 225 mm wastewater main traversing the site from Belgrave Street.</i>	Noted
3	Trade Waste Information <i>Should this development generate trade wastewater, this correspondence does not guarantee the applicant that Sydney Water will accept the trade wastewater to its sewerage system. In event trade wastewater is generated, the property owner is required to submit an application permission to discharge trade wastewater to the sewerage system before business activities commence. A boundary trap will be required where arrestors and special units are installed trade waste pre-treatment. Prospective Purchasers should be made aware of the above situation under the requirements of vendor disclosure.</i>	Noted
4	Sydney Water Servicing <i>Sydney Water will further assess the impact of any subsequent development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of future development and to assess if amplification and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of the development.</i> <i>The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing</i>	Noted Noted

	aspects of the development. The Water Servicing Coordinator will ensure submitted infrastructure designs are sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002) and the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).	
Kogarah Council		
5	Proposed Conditions from Kogarah Council Council's submission of 11 September requested additional information be provided in respect to Tree Removal, Traffic and Parking and Stormwater as well as providing draft Conditions. The additional information requested was provided to the DOP and Council and was considered to satisfy many of the issues raised. The comments below relate to the subsequent submissions from Council dated 15 October 2012	Health Infrastructure accepts the conditions suggested by Council with the following exceptions: • Advice from our traffic engineer is that the pedestrian refuge islands do not need relocating on the basis that the existing islands will continue to provide for a safe crossing point for pedestrians to walk to/from the bus stops located on the western side of the Gray Street and the hospital precinct. • The pedestrian footpath on Gray Street will be re-instated where it is impacted by the proposal, A new footpath as identified by Council does not form part of this proposal. • Trees identified to be retained will be protected where possible as per council guidelines and it appears likely this is achievable without amending the design, however the design cannot be amended to achieve this.
	Landscape	
6	Council's Landscape Officer supports the retention of trees 1, 3 and 12, however considers that the proposed development would need to be redesigned to avoid and minimise impacts from the proposed major encroachment. In this regard, Council is recommending the following draft conditions, as outlined below be included, in addition to the conditions already provided to the Department:	Noted
7	Tree Protection • Prior to the commencement of any works on the site the	Accepted subject to the comment above

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	Arborist to ensure that the root system will not adversely be affected. - Where the Tree Protection Zone (TPZ) of trees on site or adjoining sites become compromised by any excavation works, the Project Arborist shall be consulted to establish the position of any major roots and determine the necessary measures to protect these roots. The recommendations of the Arborist shall be submitted to Council prior to any further demolition or construction works taking place. - Tree Protection Zone (TPZ) around the trees to be retained are not to have soil level changes or services installed in this area. Any structures proposed to be built in this area of the trees are to utilise pier and beam or cantilevered slab construction.	Accepted subject to the comment above Accepted as far as practicable
10	Tree Removal All tree removals are to be carried out by a certified Tree Surgeon/Arborist to ensure that removal is undertaken in a safe manner and complies with the AS 4373-2007 - Pruning of Amenity Trees) and Tree Works Industry Code of Practice (Work Cover NSW 1.8.98)	Accepted
	Traffic and Parking	
11	Council's Traffic Engineer has reviewed the additional documentation provided and is of the opinion that the responses provided address the issues raised. In addition to the draft conditions already provided, the following additional draft conditions, as outlined below be included, in addition to the conditions already provided to the Department:	Noted
12	Parking Areas – Appropriate Signage All car parking areas are to be appropriately sign marked to advise drivers of the areas and duration of stay.	Accepted
13	Demolition of Griffith House There has been significant concern raised by the local	There is no disagreement as to the local significance of Griffith

	<i>community with respect to the demolition of Griffith House, which is identified as an item of local significance in Schedule 3 of Kogarah LEP 1998.</i> <i>Council's Heritage Adviser provided comments in relation to the proposed demolition of Griffith House and considers the building to be substantially intact, with respect to its principal spaces and layout, original fabric and external form. He also notes that the building makes a valuable contribution to the streetscape, and can be appreciated for its aesthetic and historic qualities.</i> <i>Council notes from the documentation provided that Griffith House will not be demolished because it is not significant, but rather because a State planning instrument allows or facilitates it to be demolished. Council considers that with the demolition of Griffith House, the Kogarah LGA will lose high quality historical evidence of a residential development using Victorian Italianate stylistic influence, and a place significant for its historic values.</i>	House. However in order for the Emergency Department to be built and access to be achieved to the Mortuary, Substation and other facilities at the rear of the building, Griffith House is required to be demolished. This is further explained in item 16 below. Noted. The local significance is not disputed. The demolition is required for the development of the new Emergency Department and access to it's facilities.
Heritage Office		
14	The delegate of the Heritage Council has briefly reviewed the exhibited Heritage Impact Statement prepared by Urbis dated June 2012 and accordingly provides the following comments regarding heritage issues. It is noted that Griffith House is listed as a heritage item of local heritage significance on the Kogarah Local Environmental Plan 1998 and that this building represents an 1890s Victorian Italianate villa. The exhibited heritage assessment does not highlight potential state (or a high level) of heritage significance for this item or potential archaeological relics of local or state	Noted Agreed

	heritage significance. Therefore, these are not matters for assessment by the Heritage Council under the <i>Heritage Act 1977</i>. These matters of local heritage significance are managed under the <i>Environmental Planning and Assessment Act 1979</i> and its instruments administered by the local council, the Department of Planning and Infrastructure or state government agency (Part 5). The following comments are provided to assist the Department of Planning and Infrastructure in this regard: • The Heritage Council supports the conservation of local heritage and accepts that the community has a reasonable expectation for places listed as heritage items under local planning instruments to be retained and managed accordingly. • While the local planning controls for heritage items do not apply to state significant development, before considering over-riding expectations established by these controls, the Heritage Council encourages the Department to manage this decision according to best practice and measured against the intent of these local heritage provisions. • The exhibited statement of heritage impact does not appear to comply with the Heritage Council's best practice standards for assessing significance, statements of heritage impact and the Heritage Act's standards for management of state-owned heritage items. Some omissions include: • The standard statement of heritage impact questions relating to demolition of a building are not answered in section 5.3 'Heritage Office guidelines' to demonstrate no reasonable alternatives to demolition	Agreed Noted The Heritage Impact Statement has been updated and has considered the issues raised by the Heritage Council through its delegate. The HIS has been reviewed and redrafted to ensure that all of the relevant issues have been addressed. These issues have now been addressed or made clear.
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	- No reasons are provided to support the exclusion of the social significance of this item to the community - The significance of the item and its components have not been graded to support the report's conclusions about the integrity of the item - No reference or assessment is made against the requirements for managing state-owned heritage assets under sections 170 and 170A of the Heritage Act. - The Heritage Council understands that the merits of the demolition, in terms of its impacts on the heritage significance of the item under the local heritage provisions, have not been assessed in the local council's submission. - For these reasons, the Heritage Council recommends that the Department of Planning and Infrastructure refer this matter to an independent heritage consultant to assess the significance of the item and the justification for the item's removal on heritage grounds with reference to the local planning controls, the requirements of Sections 170 and 170A of the Heritage Act for state-owned heritage assets, and in accordance with the Heritage Council standards for assessing heritage significance and statements of heritage impact. - An expert independent review can help verify whether demolition of this heritage items is justified on heritage grounds in terms of the item's heritage significance, capacity for conservation, and an examination of alternatives to demolition.	Noted The applicant has undertaken a peer review and the issues raised addressed in the covering letter. Noted
Private Submissions		
15	Ann Field I became aware of the planned demolition of Griffith House on	

Monday, September 24 2012. My response is therefore very limited, due to the shortness of time. The statutory (sic) advertising may have taken place by the relevant authorities, but it certainly has not reached the Kogarah community. The adjoining neighbour is the heritage listed Fire Station and the remaining part of the St George Hospital campus. Many of the residents who live on the opposite side of the street are tenants and by nature are transient. This Victorian Italianate property has a long history having been built in 1886. Its significance is in the fact, that it represents the dominance and growth of Sydney, from having been built near the Illawarra Railway Line (1885) in the Bowns Park Estate. Its further significance is associated to the fact that it was the residence of Peter Hermann Jr, who played a leading role in Kogarah civic affairs. He worked towards incorporation of Kogarah as a Municipality, and was a founder of Kogarah Fire Brigade. Hermann was an Alderman on Kogarah Council and served 4 terms as Mayor 1890-1891, 1895-1896, 1896-1897 and 1897-1898. Kogarah Council has recognized the significance of the property and given it regional significance in its Heritage study. St George Hospital purchased the house in 1961 and the then Board named it Griffith House in honour of Griffith , who was the chief Executive Officer of St George Hospital from 1946-1981 A plaque was located in Room 7 of the St George Area Health Services Promotion Unit (Griffith House). This was opened by the Hon Barry Unsworth, Premier of NSW and Member for Rockdale, on 9 November 1987 in memory of Mr T. A. C Griffith, former CEO of the St George Hospital.	Noted The exhibition of the proposal was undertaken by the Department of Planning and Infrastructure in accordance with the requirements of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act). Noted. The points raised here have been raised in the Heritage Impact Statement (HIS) prepared by Urbis Pty Ltd. Peter Hermann's role in the development of Kogarah was included in the History and Statement of Significance in the Urbis HIS. A detailed history of the site and the occupants of the building have been included in the Urbis HIS. Noted
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	Whilst the \$34 million upgrade of Accident and Emergency, is to be commended it should not be at the expense of our local heritage. Our heritage, connected to the Hospital, has had a poor record over the past 10-15 years. Dr Lamrock , former Hon Medical Officer to St George Hospital and Senior Medical Officer, until his death in 1915 lived in "Deuaran," which was a significant building was on the corner of Belgrave Street and Kensington Street. This building was demolished in October 1997, to be replaced by a unit block. Dr Lamrock was also Hon Medical Officer to Moorefield Racecourse (1888-1951) and he himself owned at least one race horse. As the future author of the History of Moorefield Racecourse, I am aware of the significant role played by Dr Lamrock in our Kogarah community. It would appear that buildings, which relate to the contribution of significant individuals connected to the history of St George Hospital, have been targets for demolition. I am reliably informed that new developments on the Prince of Wales Hospital site have incorporated heritage properties. The Health Department has in its employment many skilled architects. This property should have been incorporated into the new proposal - it is too easy to consider the demolition option. To replace a building of regional significance with car parking beggars belief. I register my strongest objection to the demolition of this significant property on the St George Hospital campus.	The heritage assessment of the site acknowledges that the building has local heritage significance. That is not at issue. The site has been the subject of an exhaustive process to provide options for growth and change, including the option of retaining Griffith House for heritage reasons. This former dwelling does not have a functional use for the hospital however it is acknowledged that it contributes to the heritage fabric of Kogarah. The assessment of options by the Hospital concluded that the ED required the land occupied by Griffith House in order for it to proceed.
16	Catherine Stanmore <i>We register our strongest objection to the demolition of the significant Home, Griffith House on the St George Hospital campus at 30 Gray Street, Kogarah we believe that it should be maintained for future generations, as is it is part of Kogarah Municipality and the St George Hospitals history.</i>	Noted

	<i>Why is Griffith House to be demolished for car spaces?</i> <i>The Department of Health/ and Department of Planning need to get a decent Heritage Architect, and not an Architect looking to foster his/her own pockets.</i> <i>I am outraged that this significant building would be considered for demolition to be replaced for car spaces, this is development by underhanded and deceitful Government Departments,</i> <i>No community consultation has taken place, the general public has not been informed, news articles have not appeared in the local paper or the local news print (Kogarah Life) which is put out by Kogarah Council, for the general resident/ratepayers of Kogarah Municipality.</i> <i>A small plan was displayed on the disused Kiosk in Belgrave Street, nowhere in the vicinity (sic) of Griffith House; we feel this was done deliberately to bring it to the attention of as few people as possible.</i> <i>We live less than two minutes from Griffith House and have only just become aware that Griffith House is to be demolished. This is development by stealth.</i>	Demolition of Griffith House is not being undertaken to provide car spaces. As noted in the EIS, over 32 options were developed for the new emergency department to assess the best alternative for the delivery of the ED. During this process, the retention of Griffith House was considered carefully. However none of the options where Griffith House was retained met the health service delivery objectives of the project. The outcomes required of this project included: a) An emergency department footprint of sufficient size to meet forecast future demand, and b) An effective functional relationship of the emergency department to the remainder of the hospital, and c) Compatibility with likely future master planning needs, and d) Planned vehicle movements for future access to major plant, emergency vehicle access to statutory requirements, mortuary (hearse) access and other operational needs. The entry and exist point located where Griffith House currently stands is necessary to provide access to the existing loading dock and services for the Clinical Services Building and new ED. Other service entry options were considered but could not be made to work. Ausgrid also requires access to it's substation for a 27 tonne truck which must comply with specified "swept paths". If these swept paths were applied and Griffith House retained a decrease of at least a quarter of the treatment space available in the Emergency Department (a reduction in ED area of several hundred square metres). Over time, given that this is likely to be a seven (7) to nine (9) storey building in the future this would equate to a loss of around 3500m2 of clinical floor space. This is not acceptable on such a constrained hospital site. Health Infrastructure met with Kogarah Council – both officers and
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		Councillors – on two occasions during the design development phase. The exhibition process was undertaken by the Department of Planning and Infrastructure in accordance with the requirements of the EP&A Act. It is noted that the Heritage Impact Statement has been carried out by acknowledged heritage consultants who have assessed the significance of the building and have considered the application in terms of the statutory planning controls. The significance of the building has been acknowledged in professional reports for the site.
17	Mr D.J. Lockie We were appalled when we recently found out about the proposed demolition of Griffith House for "car spaces". The lack of community consultation in this matter is also quite worrying, and it shows that the State Government has absolutely no respect for the local community and our local heritage. We most strenuously object to the demolition of Griffith House. This property is of regional significance (sic) and should be preserved for future generations.	Please see comment above (16) re the reason demolition is required. Noted
18	Fay Samuel <i>I am writing to you as a former Kogarah Councillor and a former chairperson of the Kogarah Council Traffic Committee which I served on for 9 years, in regard to the demolition of a Heritage listed house, 30 Gray Street Kogarah, to provide 10 car parking spaces for the St George Hospital.</i> <i>Unfortunately I remember the house next to No.30 which was also on the heritage list, being demolished when the hospital was last updated.</i> <i>I find it very sad that many people don't appear to have the feelings for our past and what this house and many others in</i>	Please see comment above (16) in respect to rationale for the necessity to demolish Griffith House.

	<i>Kogarah that have already been destroyed have meant to the culture and history of the Kogarah community, one readily comes to mind, a beautiful Victorian two storey house which was on the corner of Belgrave street, which is now a mustard coloured commercial building, no thought was given to its heritage either by a former Mayor of Kogarah, Samuel Witheridge, whose uncle just happened to purchase it and then demolished it, I was there watching, feeling that a major part of Kogarah's history was gone forever. This beautiful house just happened to be the home of the first Doctor of the Cottage Hospital at Kogarah - Dr Lamrock</i> <i>I would like the people who make these decisions, who probably have absolutely no connection with the Kogarah Community will make their decision solely based on the removal of just bricks and mortar, who is to say what history this house has, and no thought whatsoever given to the history or the people who have resided there over the last 150 years - and what for - 10 car parking spaces. Is 10 car parking spaces going to solve or ease the parking problem at St George Hospital, the answer is NO.</i> <i>When I was on Council, Heritage listed homes and buildings were treated with the respect they deserve and more should be done to preserve them, definitely not demolish them, both the old and the new surely can add to the history of the Kogarah Community. 150 years of History being knocked down for 10 car parking spaces.</i>	
19	Helen Thompson I refer to the above planned development, whereby you propose to demolish a significant heritage listed property, for the benefit of eight car parking spaces.	Please see comment above (16) in respect to rationale for the necessity to demolish Griffith House.

	I have been a resident in the St. George area for the majority of my life, and have enjoyed the village/heritage atmosphere and ambiance of the Kogarah town centre. I simply cannot believe that you could even contemplate the destruction of this Victorian Italianate building. Sydney is renowned (sic) for its wonderful harbour and unfortunately not much else! I was Chairperson of the Southern Sydney branch of the National Trust of Australia (NSW) for five years, during which time we managed (sic) to save several significant buildings in the St George area and I will be damned, if I am going to sit back and let this one disappear. I have perused the redevelopments plans, attached to the disused Kiosk, at Kogarah Hospital. This is not in the vicinity of Griffith House, and was fortunate enough to have these plans brought to my attention. If one were to look at the proposed plans, one could actually incorporate four levels of car parking spaces on the roof of the proposed emergency department. Whereas looking at the current set of plans, the hospital is only gaining eight car parking spaces by removing a significant heritage item. I have been advised that there has been no community consultation whatsoever, and wonder why?	
20	J. Powys Kogarah Bay Progress Association <i>Members of our Association have only just become aware, with</i>	

	<i>dismay, of the planned demolition of Griffith House. This Victorian property has a long history in our municipality, having been built in the 1800s and is symbolic to local residents of the early development of our suburb, and in particular the development of the Bowns Park Estate.</i> <i>We understand that Kogarah Council formally recognized the significance of the property in its Heritage study and accorded it regional significance.</i> <i>While our members acknowledge that St George Hospital has plans for expansion, our members believe that properties such as Griffith House should be incorporated within the development, thereby retaining its value for the benefit of future generations, rather than simply demolishing the property.</i> <i>Our members have also expressed concern that the statutory advertising did not reach relevant members of our community. Where heritage listed properties are concerned, the advertising should be extended to organisations that understand heritage matters, as well as adjoining residents.</i> <i>Please record our strong objection to the demolition of this highly valued aspect of Kogarah's heritage. We believe that the decision to demolish should be deferred until all options to retain the facility are fully and openly canvassed.</i>	It is noted that "regional significance" does not provide an evaluation above local significance. The "significance" of a place is to the local community under the provisions of Local Environmental Plans or at the State level under the NSW Heritage Act. It has been acknowledged that the place has "local" significance. The inclusion of a place on the local register does not preclude demolition. It requires that assessment of the development be given to a place before it can be considered for demolition. This has been undertaken and recommendation made as to how the place is to be archivally recorded and interpreted.
21	Kevin Coleman and Luca Laus We would like to raise our most serious concerns regarding the proposed demolition of the above property. Two weeks back when passing, we noticed a plan showing temporary alternate access due to building works at St. George Hospital. It was only then that we noticed the proposed building works in Gray Street that clearly showed the demolition of the 122 year old Griffith House! To add insult to injury the proposed demolition makes way for around just nine (9) car parking spaces and a small garden.	Griffith House is not being demolished to provide car parking. Please see comment above (16) in respect to rationale for the necessity to demolish Griffith House.

	Only approximately 15% of the buildings floor space is actually used for the planned two story building. A small access road is also shown. It is clear that the minor gains by the demolition could easily be covered by minor amendments to the plans with little or no loss to the proposed building. The travesty in this “development by stealth” would seem to exclude Health Services from having any obligation to consult with local authorities or residents. Had we not inadvertently seen this “plan” and raised it with others the building would have been demolished without any awareness of those most affected. It was only after I raised it that others who contacted the local paper that & it was finally publicized. The demolition of Griffith House which is listed as “regional” significance it would appear needs no approval, yet our house which has a lower “local” significance can’t even be considered as twenty years back we unfortunately agreed to this listing. This devalues our property by around \$300,000 and we are now about to be totally surrounded by multi-story development. Our agreement for the listing was in the mistaken belief that it would protect the streetscape & thus our house. This certainly was not the case. We call on you to intervene to force due process before any final decision on demolition of Griffith House is further considered. We were told that any submissions closed last week but I would ask that as no notification was ever forthcoming then how can there be a closing date. Your serious consideration & assistance would be greatly appreciated! The building whilst in need of maintenance (intentional neglect) is certainly possible & the building is a major historic property which is largely original. The grounds also contain significant trees & the building compliments the adjoining fire station.	
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22	Lachlan McLean <i>I'm a North Ward Councillor on Kogarah Council and I recently became aware of the proposed demolition of Griffith House.</i> <i>While I'm totally supportive of the new Emergency Department at St. George Hospital, I urge the Department of Planning & Infrastructure to ensure that Griffith House is incorporated into the new development. Griffith House is recognised as having regional significance in Kogarah Council's heritage study and is featured in "Houses and Heritage", Residences of the Kogarah Municipality by Beverley Earnshaw (Published by Kogarah Historical Society 2007).</i> <i>I don't believe that the Kogarah community has been adequately consulted about the demolition of Griffith House and I urge your Department to commission a heritage study on the building before any demolition is considered.</i>	Noted
23	Liz Barlow I only became aware of the planned demolition of Griffith House this week so please accept this late submission. My response is therefore very limited, due to the shortness of time. The statutory (sic) advertising may have taken place by the relevant authorities, but it certainly has not reached the Kogarah community. The adjoining neighbour is the heritage listed Fire Station and the remaining part of the St George Hospital campus This Victorian Italianate property has a long history having been built in 1886. Its significance is in the fact, that it represents the dominance and growth of Sydney, from having been built near the Illawarra Railway Line (1885) in the Bowns	Noted. Please refer above (16) to response to these issues.

Park Estate. Its further significance is associated to the fact that it was the residence of Peter Hermann Jr, who played a leading role in Kogarah civic affairs. He worked towards incorporation of Kogarah as a Municipality, and was a founder of Kogarah Fire Brigade. Hermann was an Alderman on Kogarah Council and served 4 terms as Mayor 1890-1891, 1895-1896, 1896-1897 and 1897-1898. Kogarah Council has recognized the significance of the property and given it regional significance in its Heritage study. St George Hospital purchased the house in 1961 and the then Board named it Griffith House in honour of Griffith , who was the chief Executive Officer of St George Hospital from 1946-1981. Whilst the \$34 million upgrade of Accident and Emergency, is to be commended it should not be at the expense of our local heritage. . I am reliably informed that new developments on the Prince of Wales Hospital site have incorporated heritage properties. The Health Department has in its employment many skilled architects. This property should have been incorporated into the new proposal - it is too easy to consider the demolition option. To replace a building of regional significance with car parking beggars belief. I register my strongest objection to the demolition of this significant property on the St George Hospital campus.	
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24	Mark McWhinney <i>I have been informed about the proposed demolition of Griffith House by St. George Hospital.</i> <i>As a St. George resident, I strongly object to the demolition as this property has major historical significance for the St. George District. The St. George Hospital and NSW Government must do whatever it takes to save this heritage item.</i> <i>I am very concerned about the lack of public consultation on this matter.</i>	Noted. Please refer to earlier comments in respect to these issues.
25	Matthew Manifold, Mammoth Movers Yesterday our company was forwarded an article in the St George and Sutherland Shire Leader, written by David McCowen and titled "Historic Home to be bulldozed" and dated 3 October 2012. The article refers to the potential demolition of Griffith house which I understand is of concern to many locals and heritage groups in the Kogarah region. In our experience the demolition of properties is considered to be the only viable option to make way for large scale projects such as the St George Hospital Emergency Department development; with other approaches leading to a compromise in the new building design. It would be remiss of me if I did not bring to your attention the option of relocating the house in one piece to an alternative site. This option is generally overlooked due to its specialised nature, however it is a credible alternative which enables the optimization of the development whilst retaining the heritage fabric which is crucial to streetscape appeal and the community who live there.	Noted. However the Health Administration Corporation does not own land in the vicinity of this location on which to relocate the item nor does it have a budget to do so. Heritage advice is that the significance of the building is related to its location and relocating it would impact on this aspect. Further, relocation the building would be likely to trigger the requirement for full compliance with structural provisions of the Building Code of Australia, which would be difficult (or perhaps impossible) given that the bricks are very soft, the mortar is a lime type (and has deteriorated) and the walls probably have insufficient tensile strength to meet BCA requirements or any compliant alternative solution.

	We have previously been contracted by the former Transport Infrastructure Development Corporation, to mitigate a similar development/heritage conflict and save what is now a unique historical structure –the Hornsby Signal Box. This project is shown on the attached brochure with further information including videos of this and some of our other projects located our website www.mammothmovers.com. I would be happy to explain this option in more detail and outline the steps associated with the relocation of a structure like Griffith House.	
26	Samantha McLean <i>I'm a Kogarah resident and I object to the proposed demolition of Griffith House. I support the new Emergency Department at St. George Hospital, but implore the Department of Planning & Infrastructure to ensure that Griffith House is incorporated into the new development.</i> <i>Griffith House is recognised as having regional significance in Kogarah Council's heritage study and is featured in "Houses and Heritage", Residences of the Kogarah Municipality by Beverley Earnshaw (Published by Kogarah Historical Society 2007).</i>	Noted It is noted that "regional significance" does not provide an evaluation above local significance. The "significance" of a place is to the local community under the provisions of Local Environmental Plans or at the State level under the NSW Heritage Act. It has been acknowledged that the place has "local" significance. The inclusion of a place on the local register does not preclude demolition. It requires that assessment of the development be given to a place before it can be considered for demolition.
27	Suzanne O'Connor We most strenuously oppose the demolition of "Griffith House". Griffith House is one of the few remaining Victorian residences in Kogarah. Once there were many, most of which were destroyed in the sixties and seventies. The house is in good original condition and most of its features intact. The Heritage Officer from Kogarah council declared it so. In 2002 the owner of the building opposite (No 2 Queen St.), another heritage property, submitted a development	The proposed demolition of Griffith House is not related to its condition. The decision by the hospital has been made on the basis of providing contemporary medical services. Please see comment above (16) in respect to rationale for the necessity to demolish Griffith House.

	application to demolish his building to make way for a motel. Kogarah Council denied consent so he, a Mr Stack, took the matter to the Land and Environment Court. A number of controversial items of heritage significance in this area had also been before the Court, and were lost. With this knowledge the Court Magistrate made the unprecedented decision to come to Gray St, bringing court attendants with him, to walk the area to see for himself why there was such opposition to this demolition. He declared it to be an HISTORIC PRECINCT and denied consent. The heritage precinct he declared comprises of: 1. The Fire Brigade Station, 2. Griffith House, 3. The corner shop opposite, 4. Victorian Villa (4 Queens Rd. Kogarah) 5. The Kogarah School of Arts. The hospital's contribution to the integrity of the area so far has been the construction of their research building, which is a hideous eyesore! We most fervently hope that Griffith House will be preserved.	
28	<i>Name withheld</i> <i>I would like to propose the retention of Griffith House, as part of the proposed redevelopment & relocation of St George Hospital emergency dept. to Grey (sic) Street, Kogarah. Griffith House is scheduled as regional significance in Schedule 3 Heritage Items; Part 1 Heritage Items of the Kogarah Local Environment Plan 1998.</i>	Noted refer to explanation above at (16).
29	Beverley Earnshaw I am writing to express my distress at the proposed demolition of Griffiths House in Gray Street Kogarah to make way for nine vehicle parking spaces.	Griffith House is not being demolished for car parking. Please refer to comment 16 above for the explanation and rationale

	I am a member of the Professional Historians Association and have published a brief history of the house in my book Houses and Heritage. This house was originally called Weroona and was built in 1890 by Peter Herrmann, a four times Mayor of Kogarah. Peter Herrmann emigrated from Germany at the age of 12 and during his lifetime became one of Kogarah's most respected community leaders. He was on the committee which worked towards incorporation of Kogarah as a Municipality. He was the founder of the Kogarah Fire Brigade. He was on the Committee of St.George Cottage Hospital and in 1903 occupied the chair. He lobbied the Minister for Lands to have Englishes Paddock made into a public park and now it is Jubilee Oval. He arranged construction of the Sans Souci Swimming Baths. These are just a few of his contributions to Kogarah's development. He lived in Weroona from 1890 until he died in 1918 This is a building of historic significance and part of Kogarah's cultural heritage. To demolish it for a car park would be a tragic waste.	for the demolition
30	Beverley Scott <i>I strongly object to the demolition of Griffith House. All our remaining Historical Buildings must be preserved.</i>	Noted
31	Bernard Sharah I wish to lodge my strong objection to the proposed demolition of Griffith House at Kogarah. What I find particularly galling is the fact that the proposed demolition is to provide an 8 to 10 space parking area. Architects pride themselves on their ability to overcome problems and work within sometimes very restricted guidelines. Saving this historic home and provide space for emergency	Noted Griffith House is not being demolished to provide car parking. Please refer to comment 16 above.

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	connections to Kogarah Council. It is also the home of Peter Hermann, who was instrumental in the incorporation of the municipality. It is named after a long-term hospital chief executive, Mr. Griffith. Young people today especially need the benefit of what history we have in this country to give them a sense of who they are and what life was like in the past, and I am sure that you will agree with me.	
33	Ben Talman How does the provision of a 10 space car park justify the demolition of Griffith House at St. George Hospital? If one looks at the Artist's impression of the new building it looks like there is provision for parking underneath it, and they could not fit in another 10 spaces! given the footprint of the building. Some serious questions need to be asked with regard to the design of the building and how an extra 10 spaces for parking could not be accommodated in the parking provision. A Serious look at this aspect of the project is urgently required, as well as the number of spaces that would need to be provided as required by the Development Control Plan for this type of project.	As noted above, Griffith House is not being demolished for car parking. Please refer to comment 16 above. As a State Significant Development DCPs do not apply. It DCP was considered by the traffic engineer in his analysis.
24	Barry Melville I am writing to you in regard to the rebuilding of the Emergency Centre at the Hospital and proposed demolition of this Grand old house for a bloody Car park Car parks can be built underground these days and I hope you would do what ever is in your power to retain a part of Kogarah's history as for years since I was old enough to travel by bus I have admired the fire station and this grand house and fifty years on they still stand out in a huge concrete jungle that is the hospital	Griffith House is not being demolished for a car park. Please refer to comment 16.

	I believe in civic responsibility and this is one which over rules money they do not build houses like this anymore and its history is not something you put on a tombstone or plaque commemorating a lazy poor planning decision.	
25	Annaleigh I am 18 years old and have always been a resident of Kogarah Bay, living with my grandmother, who is 88 and has been living here for almost 40 years. We would like to voice our opposition to the proposed demolition of Griffith House. My grandmother has seen Kogarah change overtime. From what I have heard, up until recently this change has not been positive. Federation buildings such as Griffith House, although present in the community, are becoming a rarity. It should not be the case that we are surprised to find such beautiful and historical pieces of architecture still standing when they were once commonplace. Our beautiful suburb of Kogarah is being overridden with dull apartments that line the highway and backstreets and cheap stores that have dominated railway parade (up until the recent changes in the Town Centre which are commendable). I believe that the proposal for 10 parking spaces where Griffith House stands is extremely detrimental to the character of the suburb and will do very little to alleviate the problem of parking around the hospital. If it is possible, an alternative could be to add an underground parking lot. We thank you for your time and sincerely hope that the plans will be reconsidered.	Noted. Please refer to comments under 16 above.
26	Andrew Greifeneder I would like to strongly object to the proposed demolition of Griffith House on the grounds of St George Hospital, Kogarah. This building has extreme importance for the local area, in a historical sense, being owned by one of our prominent citizens	Noted. Issues addressed by earlier responses

	Peter Hermann. The historical significance in the context of our area should be grounds enough to retain the building. The fact it is so obviously loved and wanted by our community adds to our argument. We would like this building retained for future generations. the fact that it is near the fire house on the corner of the grounds means that it can be safely built around and left in its state.	
27	Chris Sim, Kogarah I write to you to urge you to prevent the demolition of this fine, historic building. There is no way a compromise cannot be found, to retain the building while allowing for improvements to the hospital. Heritage buildings are a record of our culture, give our streetscapes the type of character that puts roots into the ground, rather than simply being ephemeral conglomerations of steel and concrete that have no personality. I cite the case of a friend of mine who recently returned from his first visit to Cairns for thirty years, revealing how disappointed he was to discover that the Cairns he'd known has disappeared, replaced by universal shopping malls and concrete towers. For instance, the four old 19th century pubs, known locally as The Barbary Coast, which fronted the character-laden old dock area, and the quaint yacht club he used to enjoy an ale at - all had gone, replaced by international hotels on the waterfront, making Cairns now indistinguishable from any other modern resort town. Is this the outcome we want for Kogarah, to destroy its character? Remember how close we came to losing The Rocks in the 1960s, and how we celebrate that area today - we defeated the philistines that time and we must do it again, to save Griffith	Noted.

	House.	
28	Christine Davis I wish to express my objection to the planned demolition of Griffith House at Kogarah to make way for parking or a driveway for St.George Hospital. This building is an important piece of heritage for the local community. I cannot believe that this demolition is essential, and that there is no way that this can be avoided. I am sure if there was sufficient good will and intention, an architect could find a way around it. Griffith House is a fine example of its period and is in good order, not neglected or in need of major repair. Please make every effort to ensure this building is kept. The sad thing is that Australia does not fully appreciate its built heritage and we lose valuable heritage items every year. Once demolished it is gone forever. Other countries respect their built heritage and go to great lengths to protect it.	Noted Please refer to the responses above.
29	Denis Becker, Mortdale I wish to object to the demolition of Griffith House at 30 Grey [sic] St Kogarah, this beautiful House has stood for many years on this site, to consider the destruction and demolition of this Historic House is nothing but criminal. With a little change to the current plans the house can be retained, the Hospital can still gain the 10 car spaces, and a local community asset, which gives so much character to the Hospital and the local area, needs to be saved for the enjoyment of all Australians. I oppose the demolition.	Noted The demolition of Griffith House in not related to car parking. Please refer to comments above.

30	Fred Scott I wish to add to name to the objectors to the demolition of Griffith House as part of the expansion of St George Hospital. There are many examples of historic buildings being retained and incorporated into new developments rather than being demolished, thus preserving an important heritage for future generations. Why can't this be done in this instance?	Noted and refer to comments above
31	Gillian Whan The demolition of Griffith House in Gray Street Kogarah would be a tragedy. It is historically significant with unique links to the Kogarah area and is in good condition - still a charming two storey Victorian Italianate building. Its builder, Peter Herrmann Jr played a key role in the local community. He was Mayor four times and also served on the Board of the St George Hospital - ironic that they now want to bulldoze the house. The interior has been used for various purposes over the years and perhaps this cannot be restored but we urge that at least the façade be preserved and that good architects be asked to incorporate it into another building.	Noted and no dispute with the buildings local significance. The reasons for the demolition are articulated above – refer comment 16.
32	Helen Wright I would like to register my concern regarding the heritage building, Griffith House on the St George Hospital campus. We have lost many of the heritage buildings in our area and I believe we have a clear responsibility to the future generations to preserve and conserve our heritage. I ask you to consider the future of this beautiful, historic home.	Noted
33	Jan Dawkins, Oatley I would like to lodge my disapproval of the demolition of Griffith House. Having been a nurse for many years at St George Hospital I used to pass the house on the way home and always	Noted. The rationale for the demolition of Griffith House is provided above.

	thought it a peaceful place and reminder of bygone days, an oasis in the world of sickness and pain. Even when I went to school at St Patricks it had always been a special place. I have to question having been witness to so many historically significant buildings of late going under the demolition hammer, why this is happening? Has it been executed in the way of progress or because of the short sightedness of those in planning? Surely history is important: it is the foundation upon which we build the future and learn lessons from the past. For this significant link with the area's past to give way to a carpark is beyond being criminal, it is an assault on both heritage and history. Why is it that it is left up to the community to fight for the area's history surely it should be in the brief given to the architects and planners to blend past and present. An example of this is Tempe House with its grounds, a peaceful haven in the midst of chaos for both residents of the developments around and visitors, a victory for the community and common sense. Unfortunately this privilege was not given to the Masonic Hall Mortdale (demolished), the list is endless.? I was at Kogarah yesterday and was impressed the way the church now known as Kirk place was preserved and used aesthetically to blend with the new addition. Why can't this happen to Griffith House?	
34	Joe Rinaldi I have lived in Kogarah for close to 40 years (most of my adult life) and I have been made aware that a heritage style house in Kogarah is to be demolished just to make a few car spaces. I understand that we need a Hospital and other conveniences, and I also know the problem with parking at Kogarah. But let's not sacrifice the few beautiful buildings that reminds us of the past of Kogarah.	Noted and as mentioned above the demolition is not to achieve car spaces.

35	Julie Fitzsimons It is with much regret that I read that Griffith House is to be demolished. I was born at St George Hospital in 1959, my aunt in 1946 and my children as well as many members of my extended family so know the importance of St George Hospital in the local community. I travelled to school each day on the bus and remember looking at Griffith house and many others in Grey Street. There is little left of those days except Griffith House which is extremely important to the Kogarah area as it is the home of an early Mayor. It is sad that we let progress destroy our heritage unlike when we travel to Europe and see many buildings from well before Governor Phillip settled in Australia. Kogarah has very few beautiful houses and feel this one should be preserved. Have architects looked at incorporating Griffith House into their plans? Could it be made into a Hospital Museum and coffee shop for staff and patients? Will there be any further community consultation before the final decision?	Noted. Please refer to previous comments Yes and it is not possible. The building cannot be kept if the new emergency department is to be built.
36	Louise Hallgath Please reconsider the demolition of a building that is one of the few remaining heritage sites within the Kogarah town centre. Particularly as the site is going to be used a car park. Kogarah is losing any appeal with the construction of ordinary buildings that will have no redeeming visual characteristics. The demolition of this building, which was named after a past executive of St George Hospital belittles the hard work of so many people in the health industry.	Noted Please see comments above and note that the building will be archivally recorded and interpreted so as to retain the importance of its history.

37	Maria Heraghty, Kogarah I have only just opened this week's St. George Leader and read the letters page, specifically those letters concerning Griffith House. Although I realise the cut-off for voicing opposition to the demolition of this fine period home was yesterday, I felt it could not hurt to send my thoughts to you in the hope that it may get through and be accepted. It would be a crime to demolish such a beautiful building. One can drive through Kogarah and think it very ordinary but then you turn into Gray Street and there is Griffith House. It should be a criminal offence removing this building to make way for a car park. A car park if you please, when there is a train station nearby, a local shuttle that is under used and many other bus services that service Kogarah Hospital. This must not be allowed to happen and I hope enough letters of opposition to the demolition get through to enable further consideration of this proposal.	Noted Please refer to previous comments on these issues.
38	Patricia Rovik It is with intense distress that residents of Kogarah have learnt of the intended demolition of Griffith House by St. George Hospital planners. Please intercede in our interests and in the interests of Australia's Heritage Architecture. It will be a challenge for architects to incorporate this elegant structure into the Emergency expansion plans, but as an archaeologist I know this is possible and similar meldings have been done.	Noted
39	Popi Regas and on behalf of my parents Steve and Anna Regas We are very saddened, disgusted and angry to hear that St George Hospital has proposed demolishing Griffith House on	Noted

	the corner of Gray Street, Kogarah. This building is a 122 years old and is listed as heritage by the NSW Office of Environment and Heritage; it is a beautiful building with cultural significance and should be saved. My parents and I have lived on Gray Street close to 43 years and I can't help but wonder how great it is to have a heritage listed building so close to us and in such great condition. So many old building have been bulldozed in Kogarah including heritage listed buildings, this is shameful practice and should not be allowed. When does it stop. I saw this planned demolition in The Leader-newspaper, my friend who lives in Kogarah gave me your email, we did not receive anything in the mail regarding this proposed demolition and we strongly oppose it. The building should be saved. What's next, the School of Arts building in Kogarah near Bownes Road.	Noted Please refer to comments above
40	Steve Warren, Kogarah As a local I am most concerned & object to any plans to demolish the historic homestead "Griffith House" located in the grounds of St George Hospital. Too many times historic landmarks have been torn down with little common sense or foresight being used by architects, engineers & planners as to how to easily & creatively plan around and incorporate historic buildings! It is an even worse a tragedy that the intention is to simply replace it with a car park. This historic 122 year old building can easily be used for various administrative or support serves associated with the hospital and retain the building and still utilise the site around it for newer much needed hospital buildings. Griffith House has a long historic connection with the community, its background from a past Mayor and benefactor to the hospital is well recorded, and there has been some	Noted As noted above the demolition is not related to car parking. Refer to comment 16 and other attached information. The building cannot be retained if the emergency department is to be constructed.

	significant local stories on the usage of the house since it was built until recent times. Griffith House is a valuable local record of history and should be kept as a live record of the important local history in the St George district. At lesser option such a building can be moved and restored, however I am not convinced that the building plans for the new hospital works could not be adjusted to incorporate this historic house as is! This can be a win win for the hospital, the NSW Government and the local community. I object to the demolition and loss of historic Griffith House.	Noted
41	Timothy Fitzsimons, Kogarah I wish to express my strong opposition to the demolition of Griffith House at St. George Hospital campus. I am a local resident who has lived in the St. George area all my life and I am very attached to Griffith House as I pass by Griffith House on my way to the shops in Kogarah. It is very important that we preserve this building for the future and the young people and for the whole of the community as it is the last heritage building on the Site.	Noted – please refer to above comments at 16.
42	Dr Trevor Hyde I have recently read with dismay and profound disappointment at the proposed demolition of “Griffith House” St George Hospital Kogarah. During my 40+ years as a serving specialist on the staff of the abovementioned hospital I have observed many changes to the building and planning. It has been with pleasure to see the hospitals growth and progress but disappointing to see a complete disregard for its history – and I hope Griffith House will not be another “casualty”. There is considerable wasted area between the fire station and the rear entrance to the X-Ray dept which could be utilised	Please see comments at 16. This is not the case and the health services masterplan for the site has identified alternative uses in this location.

	well. The nurses quarters already has been taken over by “clerical staff”. I am no doubt Griffith House could be profitably used for existing medical needs. <u>Please</u> give this re-consideration.	
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