

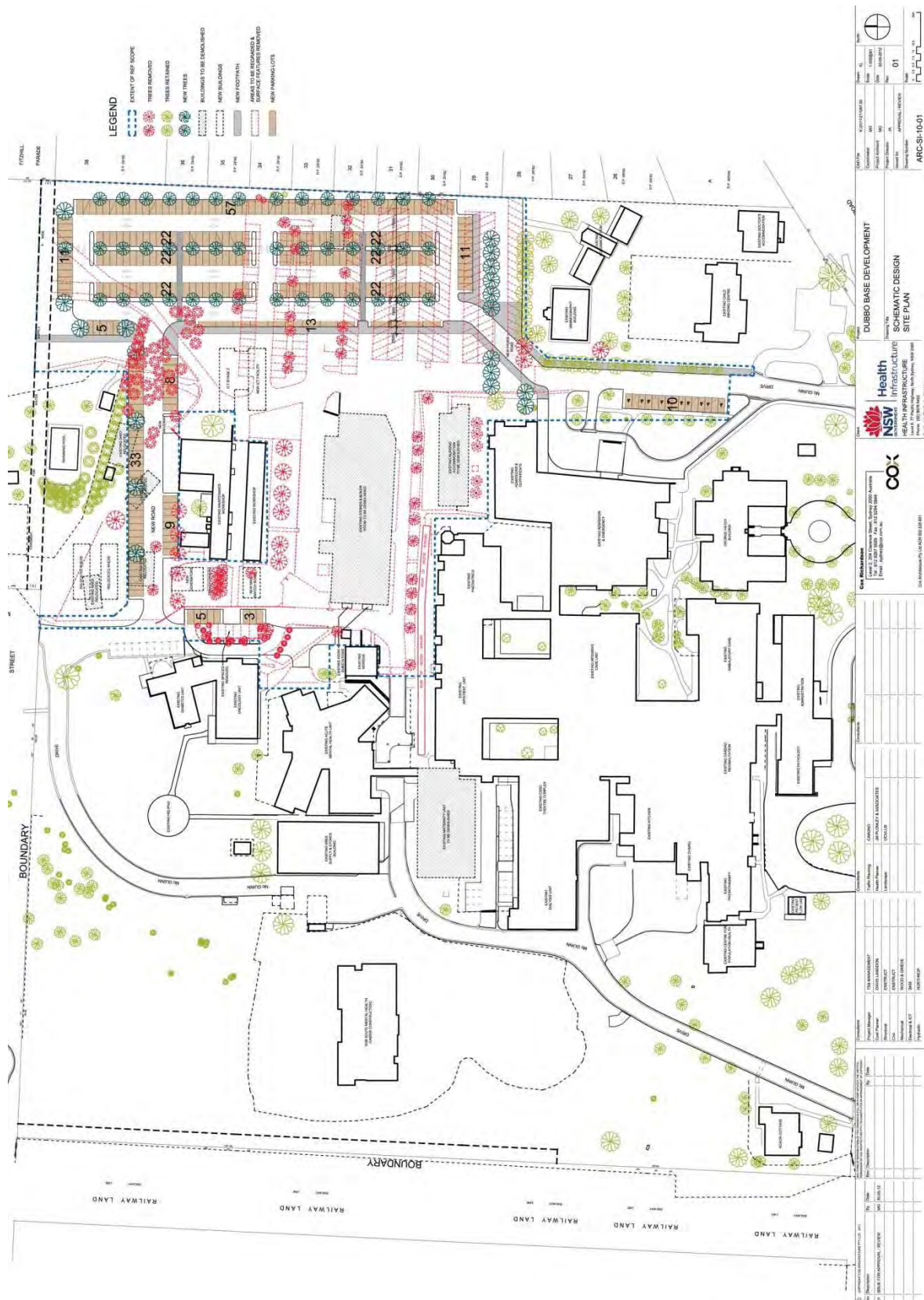


Figure 114 More detailed site plan provided by Project Manager – the proposed works are contained within the blue dashed line



6 Assessment of Heritage Impact

6.1 Impact of the development on the Heritage significance of the item

6.1.1 Primary significance

The primary significance of the heritage buildings on the site are their historical importance and their aesthetic character. The proposed works have no impact on either of these characteristics.

6.1.2 Impact on existing fabric

The proposal has no impact upon significant fabric. The historic curtilage is well removed from the proposed area of works.

6.1.3 The impact on the setting, landscape or horticultural features

The proposed works will have no impact on the historical setting of the hospital. There will be changes to the landscape setting of the hospital site, but the historical landscape setting around the heritage buildings will not be impacted.

6.1.4 Any impact on significant views to or from the heritage item

As noted in the assessment of curtilage above, the primary views to and from the historic elements of the site are from the south west and the south along Myall Street. The historic buildings do not address the north. Even taking this into account, the proposal is well removed even from the north of the historic buildings, and sits behind a number of other buildings that separate the site from the works. There is no impact on historic views.

6.1.5 Details of the size, shape, scale of, setbacks for, and materials used in any proposed buildings or works

As noted above, the separation of the works from the heritage buildings means it would be inappropriate to constrain the new work's scale, form and materials.

6.1.6 Retaining related use of site

The proposal involves no change of use for the site, and instead enhances the existing hospital facilities.

6.1.7 Whether any archaeological site or potential archaeological site would be affected

We have not identified any potential archaeological sites within the proposed area of works. All of the buildings proposed for demolition are the first buildings in their location, and each one of them has been identified as being of no heritage significance.

The only archaeological potential identified is the site of the well along the railway to the west of the site, and the areas to the immediate north of the 1868 building where earlier layers have been demolished including the c1868 kitchen and laundry, the c1874 isolation ward/dining and operating theatre, and the 1926-30 former female ward (old Samuels Ward). In all other cases demolished buildings have been replaced with new buildings and are entirely covered by the new footprint. None of these potential sites are close to the proposed work area.

6.2 Consideration of Alternatives

Given the lack of heritage impact and the nature of the works, no alternatives need to be considered in this case.



7 Conclusion

The proposed works have been assessed against the heritage significance of the heritage buildings and the assessment has found no heritage impact. This is because of the isolation of the works from the heritage zone on the site, and the compact nature of the heritage precinct.

We have identified the heritage fabric in detail to inform future decision making processes on site, and provided a curtilage zone to inform the design process.

Dubbo Base Hospital includes an important group of heritage buildings that show the impact of changing hospital practice and the rapid development of medical knowledge and its impact upon the fabric of the buildings that house it. Dubbo is rare in having surviving fabric elements that date back to the very infancy of medical practice in the 1860s, and then examples of the changing and developing understanding of health needs through the advent of the twentieth century and up to the Second World War. These buildings form an attractive group due to the design skill and cooperative approach of the various architects who worked on the site, and drew inspiration from each other to maintain a unified approach to the various buildings. This group would be enhanced if in the long term they could be restored to their earlier forms and allowed to address Myall Street without impediment.

10 July 2012

The General Manager
Dubbo City Council
PO Box 81
DUBBO NSW 2830

RE: Dubbo Base Hospital Redevelopment Existing Pumphouse Expansion – Heritage Impact

Further to preparing the heritage impact statement for this project, we have been asked to make specific comment on the heritage impact of the proposal to expand the existing pumphouse structure, which sits within the curtilage zone identified in the heritage impact statement (HIS).

We have been provided with Drawing ARC-SI-10-001/04 dated 4/7/2012, which shows the extent of works in plan. We have also been provided with photos of the existing pumphouse structure from the south and west.

The Intent of the Curtilage Zone

The curtilage zone is shown in Section 4.1 of the HIS and is accompanied by a short statement of the intent of the zone. A curtilage zone is aimed primarily at preserving the heritage significance of the most important elements within a heritage site by protecting them from inappropriate development and by maintaining important site relationships.

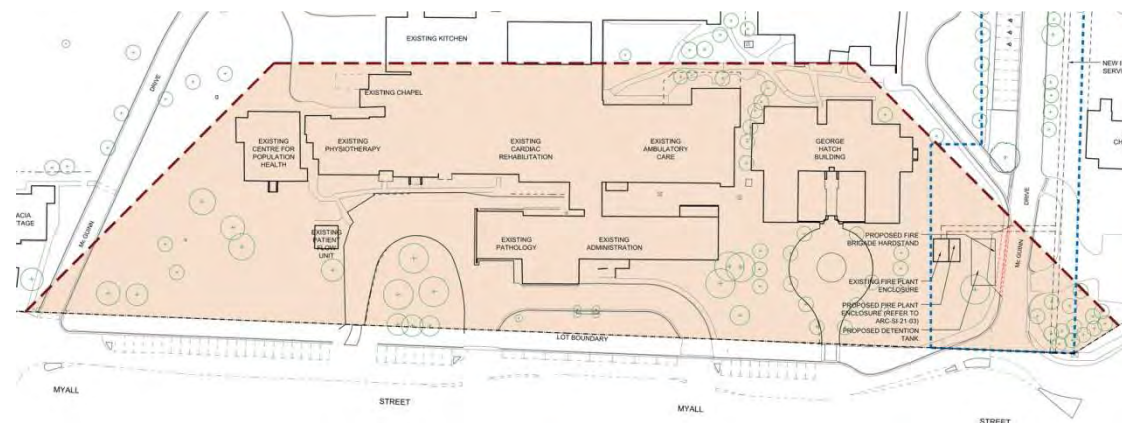


Figure 1 Curtilage zone identified in HIS shown with red dotted border. The proposed pumphouse is to the right of the image alongside McGuinn Drive

In this case the important elements are the identified heritage buildings, their relationships with the other heritage buildings, and the relationship of the heritage buildings to Myall Street. Our research showed that each of the numerous stages of work along Myall Street were consciously developed to relate to the previous work, and that they demonstrate the importance of the public realm by being designed as a streetscape fronting Myall Street.

The 1868 building was a Mid-Victorian Georgian building with Palladian features. The 1887 building featured more picturesque features common to the period, but was also clearly

influenced by the earlier structure in its simple Georgian expression. Vernon's 1907 additions incorporated the Georgian 1887 building as its east wing, and introduced a central Arts and Crafts feature and outbuildings, but then introduced a matching Georgian west wing. The Arts and Crafts stylistic features were continued in later additions in the 1920s by GM Blair and RS Wells. Cobden Parkes' additions in 1936 were quite extensive, and in each case he worked in a style that matched the adjacent work. His additions to the outbuildings were done in an Arts and Crafts style, while his 1936 male ward additions to the 1887 wing were done in a simplified Georgian style. The 1936 nurses' building, now known as the George Hatch Building, was also done in a simplified Georgian style, even though this was relatively old fashioned for the period. Of this extensive expansion of the hospital in 1936 only the then nurses' home, the then male ward and some small additions have survived.

The curtilage area encompasses these buildings and extends all the way south to Myall Street, which recognises that these buildings were all designed to address the public realm of the street. This is in contrast with the redevelopment of the hospital in the post-war period, when the site became much more of an inwardly focussed campus, and ceased to focus on Myall Street. The curtilage does not extend a great distance to the north, because the buildings were not designed to address this orientation. On this face the curtilage only provides enough space to be able to observe the buildings without impediment. Equally the west and east orientations do not require extensive curtilages. The ends of the curtilage zone have been tapered outwards at 45° to allow for oblique viewing of the buildings from Myall Street. In particular the Arts and Crafts elements were designed with a three dimensional modelling that is best appreciated from an oblique vantage point.

As noted in the HIS, the curtilage zone does not aim to prevent development, but instead to ensure that development within the zone is compatible with the significance of the heritage buildings. The nature of the significance of these buildings is identified in the HIS and includes their historic importance as the earliest development zone of the hospital with intact sections extending from the Mid-Victorian period to just before the Second World War; their associations with important early Government Architects; their attractive aesthetic individual characteristics; and the unity of styles and historic landmark character of the streetscape. The curtilage largely protects the aesthetic and streetscape significance, as the historic significance remains as long as the buildings survive.

The curtilage zone intends to prevent the introduction of any structure that would impede views to the heritage buildings from the street. There is an existing building on the site that already does this, the 1968 administration wing, and an implication of the curtilage zone would be to remove such intrusive elements when resources permit. However, an appropriately designed building could be considered between the main heritage structure and the 1936 nurses' building. Generally any structure directly in front of the heritage buildings should be discouraged as this is the main address of the historic designs. However, the 1936 kiosk building sits in front of the buildings (to one side) and this building is considered contributory as it is small, has little visual impact on the whole and has a compatible architectural expression.

Impact of the Additions to the Pumphouse

The existing pumphouse is not located directly in front of the heritage buildings, but is located within the 45° splayed ends of the curtilage. It thus potentially impedes only the oblique views of the heritage structures. The pump house is also a small scale ancillary building with a relatively small plan area and a low roof height. Its visual impact upon the building is markedly smaller than the kiosk structure in front of the main hospital buildings. It is also a very simple building with a simple roof form, and so it does not draw attention to itself. It has no impact upon the exceptional fabric elements, and only a minimal visual impact on the moderately significant 1936 nurses' building.



Figure 2 South view of pumphouse with 1926 nurses' building behind



Figure 3 West view of pumphouse

Due to its location, and also to the relatively recent alterations to Myall Street that have introduced a roundabout and have increased the importance of McGuinn Drive, the pumphouse has little impact upon the curtilage zone from Myall Street. The vantage point most affected is from the middle of McGuinn Drive at the intersection of Myall Street, which is not an historical vantage. The visual impact of the pumphouse quickly dissipates in importance either side of this vantage.

The pumphouse is also an existing structure, and only the proposed additions need to be considered in terms of their heritage impact. The proposed plans show the additions to be modest, about half the width of the existing building. We assume the proposal will match the simple forms and low scale of the existing structure. We have been advised that it is proposed to clad the structure. As long as the structure remains a simple, low scale form with muted, neutral colours it will continue to be a low impact element within the curtilage area.

The alternative, to require the relocation of the pumphouse with all its services to protect this small vantage point is not justified. The heritage impact of the structure is minimal and does not require its relocation.

Conclusion

The proposed addition to the pumphouse will be of low heritage impact and is an acceptable proposal within the identified curtilage zone. It is appropriate to treat this element as minor work of minimal heritage impact. The proposal should remain in keeping with the low scale and simple forms of the existing structure. The cladding system should be in muted, neutral colours.

Yours Sincerely,

A handwritten signature in blue ink, reading "James Nicholson". The signature is fluid and cursive, with the first name "James" and last name "Nicholson" clearly legible.

JAMES NICHOLSON
Director