

g) an item is important in demonstrating the principal characteristics of a class of the local area's

- **cultural or natural places; or**
- **cultural or natural environments**
- The site is a combination of various types and styles hospital buildings with associated ancillary structures. It demonstrates common trend in changing and making additions successively to health facilities in accordance with the new medical technologies and design changes throughout the state.

9.1 STATEMENT OF SIGNIFICANCE

The Lismore Base Hospital site has limited heritage value as a representative of the health services in Lismore since the late 1890s to the present day. There are few buildings dating from the 1930s to 1960s; however, they have no heritage value due to the successive changes and significant modifications to both their exteriors and interiors. As such their original configurations are no longer distinguishable. The buildings dating from the late 1950s and 60s adjacent to Block P including Crawford House are of typical hospital buildings of their period with no particular architectural or aesthetic quality.

There is no evidence to suggest any significant indigenous or non-indigenous archaeological potential. The findings of this assessment have concluded that there is little potential for sites or places of Aboriginal Heritage Cultural Significance likely to remain within the subject site.

The six Canary Island Palm trees along the Uralba Street frontage are the oldest and largest of the trees growing on the site dating from the 1940s. They are the main aesthetic elements for the site contributing to the streetscape quality of the area.

10.0 HERITAGE IMPACT STATEMENT

10.1 THE PROPOSAL

Also proposed under the subject application is the construction of a new five (5) level hospital building comprising:-

- A new Emergency Department;
- Improved facilities for renal services;
- Shell space for future theatres;
- A new and significantly expanded Emergency department;
- Emergency Medical Unit;
- Emergency Care / Fast Track zone;
- Expanded Medical Imaging capacity;
- A new ambulance drop-off and bay;
- A new renal dialysis unit;
- A new Hospital Mortuary; and
- Future expansion space.

For particular details refer to the submitted architectural plans.

10.2 STATUTORY CONTROLS

Lismore Local Environmental Plan 2012

10.3 LISMORE LOCAL ENVIRONMENT PLAN 2012

The residence is a listed heritage item in Schedule 3 of the North Sydney LEP 2001.

5.10: HERITAGE	HOW THIS PROPOSAL RELATES TO THESE MATTERS:
<p>(1) Objectives <i>The objectives of this clause are as follows:</i></p> <p>(a) <i>to conserve the environmental heritage of Lismore,</i></p> <p>(b) <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p>(c) <i>to conserve archaeological sites,</i></p> <p>(d) <i>to conserve Aboriginal objects and Aboriginal places of heritage significance.</i></p> <p>.....</p>	<ul style="list-style-type: none"> • The Lismore base Hospital building is not listed as a heritage item and the assessment in this report concluded that it has a limited heritage value. • There is only one heritage item in the vicinity with almost no visual connection due to the item's location behind the mature trees.
<p>(4) Effect of proposed development on heritage significance <i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area,</i></p>	<ul style="list-style-type: none"> • As noted above, the site has very limited heritage value that does not warrant its listing on any heritage register. The proposed development will affect the later buildings

5.10: HERITAGE	HOW THIS PROPOSAL RELATES TO THESE MATTERS:
<p><i>consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>within the site that has no architectural, historical or aesthetic values. The new development, although it will be higher than the existing in the same location, they will not have any detrimental impact to the heritage in the vicinity. Firstly, there is no visual connection and secondly, the item's main views are along Uralba Street and Dibbs Street will not be interrupted. The hospital site has similar building already existing within the site.</p>
<p>(5) Heritage assessment <i>The consent authority may, before granting consent to any development:</i></p> <p>(a) <i>on land on which a heritage item is located, or</i> (b) <i>on land that is within a heritage conservation area, or</i> (c) <i>on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses 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.</i></p>	<ul style="list-style-type: none"> • This report has assessed the heritage significance of site in accordance with this clause and makes the following conclusions: <ol style="list-style-type: none"> 1. There is little or no potential for Aboriginal Heritage on the subject site 2. There is little or no potential for non-Indigenous relics on the subject site 3. The existing built structures are of little or no heritage significance 4. The Canary Island Palms are significant and will be retained under the proposed works
<p>(6) Heritage conservation management plans <i>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</i></p>	<ul style="list-style-type: none"> • The subject site is not of sufficient significance to warrant a conservation management plan.
<p>(7) Archaeological sites <i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i></p> <p>(a) <i>notify the Heritage Council of its</i></p>	<ul style="list-style-type: none"> • This Assessment has not identified any sites of archaeological potential or significance

5.10: HERITAGE	HOW THIS PROPOSAL RELATES TO THESE MATTERS:
<p><i>intention to grant consent, and</i> (b) <i>take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	
<p>(8) Aboriginal places of heritage significance <i>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</i></p> <p>(a) <i>consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</i></p> <p>(b) <i>notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent</i></p>	<ul style="list-style-type: none"> • This Assessment has not identified any Aboriginal sites of archaeological potential or significance

10.4 LISMORE DEVELOPMENT CONTROL PLAN 2012

The following table assesses the proposal in relation to the Lismore Development Control Plan 2012.

PART 12: HERITAGE	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
<p>12.1 Objectives of this Chapter</p> <ol style="list-style-type: none"> <i>To protect the significance and setting of heritage items, heritage conservation areas and archaeological sites in the Lismore City Council area;</i> <i>To integrate heritage conservation into planning and development controls;</i> <i>To allow sympathetic changes to occur;</i> <i>To provide detailed polices which encourage well designed extensions and infill development;</i> <i>To encourage and promote public awareness, appreciation and knowledge of the value of heritage items and conservation areas.</i> 	<ul style="list-style-type: none"> • As the subject is neither a heritage item nor located in a heritage conservation area, the DCP does not apply as regards heritage provisions. Nonetheless, the proximity to Armstrong House warrants consideration of the objectives of the DCP. The proposed works are sufficiently separate from Armstrong House so as the item is completely

PART 12: HERITAGE	THIS PROPOSAL RELATES TO THESE MATTERS AS FOLLOWS:
	obscured by the mature trees with no direct street views.

10.5 'STATEMENTS OF HERITAGE IMPACT' (NSW HERITAGE MANUAL)

The following table addresses the proposal in relation to relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to a new development adjacent to a heritage item (including additional buildings and dual occupancies).

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
<i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i>	<ul style="list-style-type: none"> • Whilst not directly opposite, the Lismore Base Hospital is in close proximity to the local heritage item, Armstrong House. The architects have proposed setbacks and articulated facade to maintain the existing bulk of the buildings along the Park Avenue frontage of the site. Rendered finishes have been kept to a minimum.
<i>Why is the new development required to be adjacent to a heritage item?</i>	<ul style="list-style-type: none"> • The current facilities of the Hospital are out of date and require modernisation in order to provide quality health care. There are no grounds for relocating the site and redevelopment is considered the most feasible and practical option. As such, the development must be located at the current site.
<i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i>	<ul style="list-style-type: none"> • The curtilage allowed around Armstrong House will not be impacted in any way by the proposed works. Whilst the new works will have an impact on the streetscape, it is not anticipated that they will adversely impact the presentation of Armstrong House given the impact of the existing hospital.
<i>How does the new development affect views to, and from, the heritage item? What has been done to minimise</i>	<ul style="list-style-type: none"> • The existing hospital is currently visible from Armstrong House. The new hospital will have a slightly increased visual presence, though

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
<i>negative effects?</i>	this is not considered significant enough to have any adverse impact on the identified heritage attributes of the heritage item.
<i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i>	<ul style="list-style-type: none"> • The site development has been extensive and, as such, the site is now generally considered to have little archaeological potential. • Notwithstanding, the extent of this development and disturbance is difficult to determine, and a 'stop work' provision is recommended during the excavation for the proposed basement car parking in case of any finding of potential archaeological deposits. The contractor should then contact the heritage consultants who will inspect and advise on appropriate actions accordingly.
<i>Is the new development sympathetic to the heritage item? In what way (e.g. form, sitting, proportions, design)?</i>	<ul style="list-style-type: none"> • The materials and finishes selected are contemporary in nature. They will be applied in a way to be compatible and sympathetic to the surrounds and context of Armstrong House as well as surrounding residential developments.
<i>Will the additions visually dominate the heritage item? How has this been minimised?</i>	<ul style="list-style-type: none"> • The new development is not adjacent to the heritage item but is in the vicinity. Despite the increased height, it is considered that the new works are suitably sympathetic to the Armstrong House.
<i>Will the public, and users of the item, still be able to view and appreciate its significance?</i>	<ul style="list-style-type: none"> • As previously discussed, the proposed works will have minimal to no impact on the views and vistas. The works are located sufficiently away from the views considered to be of primary significance. The additional impact that will be created from the increased height of the proposed works on the Lismore Base Hospital site is not considered to have an

QUESTIONS TO BE ANSWERED	THIS PROPOSAL RELATES TO THESE QUESTIONS AS FOLLOWS:
	unacceptable or detrimental impact on the established heritage significance of Armstrong House and users will still be able to appreciate its significance.

11.0 CONCLUSION AND RECOMMENDATIONS

In addressing Aboriginal Heritage in accordance with the legislation and guidelines and in fulfillment of the Director General's Requirements, it is considered by City Plan Heritage that there is no potential for sites or places of Aboriginal Heritage Cultural Significance or archaeological deposits (both Aboriginal or European), to be located within the Lismore Base Hospital Site.

The required AHIMS search for any previously recorded Aboriginal sites and places located within the advised lot numbers for the site also included a buffer zone of 200 metres. The results of the searches – see Attachment A – were for **no previous sites or places recorded**. The assessment of the development history of the site, combined with an appraisal of the environment and landscape, and an appraisal of the types of Aboriginal cultural heritage sites likely to be in the area also resulted in the area not being considered a likely location for sites or places relating to Aboriginal cultural heritage significance.

It is further considered by City Plan Heritage that the proposed redevelopment will have negligible and no adverse impact on the assessed heritage significance of the existing hospital buildings, streetscape views, or to Armstrong House. The increased height of the buildings have been suitably setback and articulated as not to dominate or otherwise negatively impact the streetscape.

The proposed new height of the development, although would make a notable difference to the present day streetscape presentation and character of its immediate streetscapes, considers the visual impact on the general character of the area, including Armstrong House. There will be no additional impact on the identified significant views and vistas of this heritage item.

The redevelopment will allow for the improved health care facilities that would respond to the current needs of its residents and the operational requirements of the NSW Health. The existing buildings within the site have been assessed as being of little heritage value and their demolition will have no detrimental impact to the identified cultural heritage values of Lismore as a whole. The new development provides an economically feasible and operationally efficient health care facility offering a continuum of hospital services to the community.

Recommendations:

The following recommendations have been made to ensure the existing facilities have been appropriately managed and recorded as part of the proposed development:

Therefore, the following recommendations are made:

- There is unlikely to be sites or places of Aboriginal cultural heritage retained within the proposed development area. It is considered that there is nothing special or significant in

any of its historical landscape qualities that would warrant further research in relation to Aboriginal Cultural Heritage matters.

- **Stop Work Provision:** Although this baseline assessment has not identified the subject allotment and the development area as an area of potential for Aboriginal cultural heritage, once ground clearance commences if something is discovered that could be an Aboriginal object, work must be stopped and City Plan Heritage contacted. City Plan Heritage will notify the Office of Environment and Heritage (OEH) for advice regarding the finds and the appropriate management options. If human remains are found, work must be stopped, the site secured, and the NSW Police must also be notified in addition to the OEH. Likewise, although there is low potential to any remnant non-Indigenous heritage to survive, should be taken into consideration when excavation works are carried out within the site. In the case of any finds that could be considered as relics (e.g. brick foundations, old drainage) the works in the immediate area must stop and the heritage consultants are notified for appropriate actions.
- An archival recording of the whole site should be undertaken in accordance with the NSW Heritage Council guidelines for *Photographic Recording Of Heritage Items Using Film or Digital Capture* prior to the commencement of any work within the site. The recording should also include streetscapes around the site showing its relationship with Armstrong House and the neighbouring properties.

CITY PLAN HERITAGE

JULY 2013

12.0 ATTACHMENT A - AHIMS SEARCH RESULTS

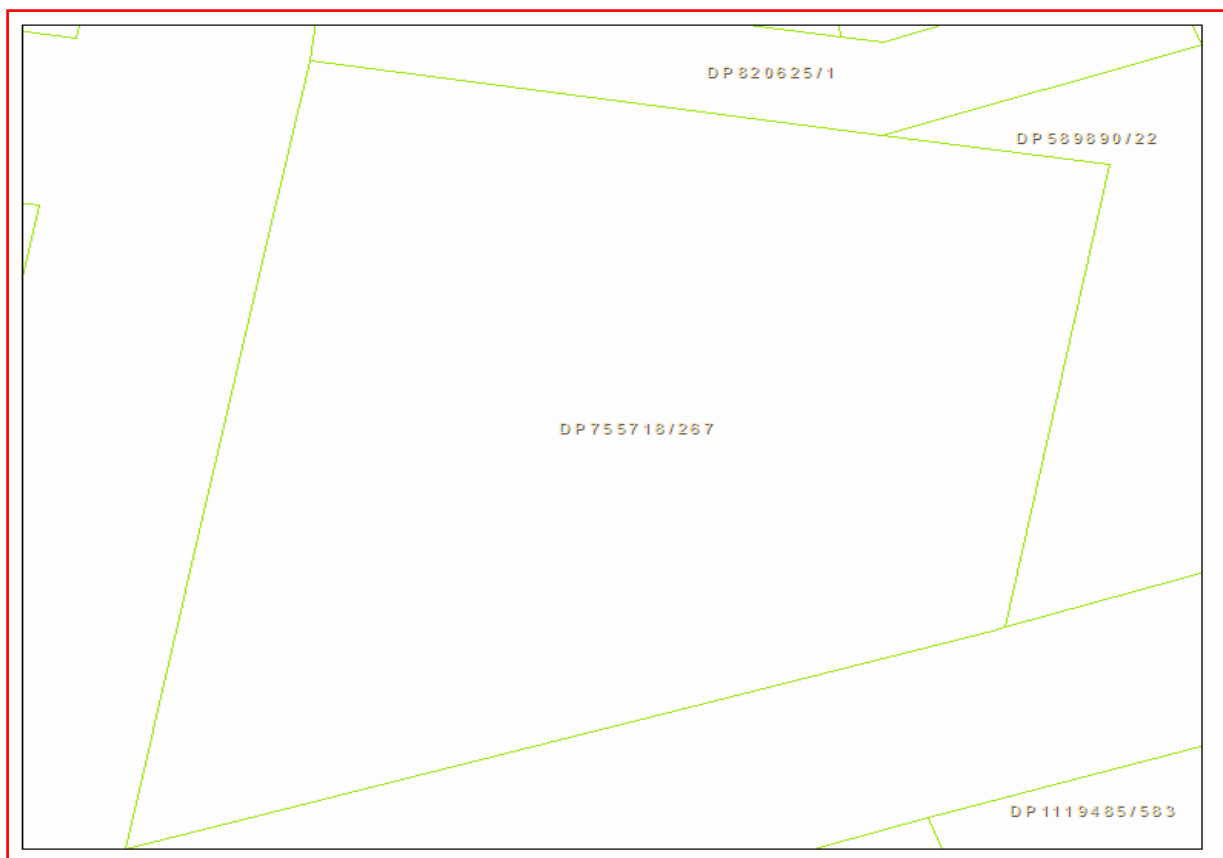
City Plan Heritage
Level 1, 364 Kent Street
Sydney New South Wales 2000
Attention: Flavia Scardamaglia
Email: flavias@cityplan.com.au

Date: 26 April 2013

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 267, DP:DP755718 with a Buffer of 0 meters, conducted by Flavia Scardamaglia on 26 April 2013.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

City Plan Heritage
Level 1, 364 Kent Street
Sydney New South Wales 2000
Attention: Flavia Scardamaglia
Email: flavias@cityplan.com.au

Date: 26 April 2013

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 10, DP:DP1109862 with a Buffer of 200 meters, conducted by Flavia Scardamaglia on 26 April 2013.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



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0	Aboriginal places have been declared in or near the above location. *

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Sydney New South Wales 2000
Attention: Flavia Scardamaglia
Email: flavias@cityplan.com.au

Date: 26 April 2013

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP350716 with a Buffer of 200 meters, conducted by Flavia Scardamaglia on 26 April 2013.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



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0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

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- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

City Plan Heritage
Level 1, 364 Kent Street
Sydney New South Wales 2000
Attention: Flavia Scardamaglia
Email: flavias@cityplan.com.au

Date: 26 April 2013

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP350717 with a Buffer of 200 meters, conducted by Flavia Scardamaglia on 26 April 2013.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

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- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
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- This search can form part of your due diligence and remains valid for 12 months.

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Level 1, 364 Kent Street
Sydney New South Wales 2000
Attention: Flavia Scardamaglia
Email: flavias@cityplan.com.au

Date: 26 April 2013

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP511444 with a Buffer of 200 meters, conducted by Flavia Scardamaglia on 26 April 2013.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
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- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.