



Gosford Hospital Heritage Impact Statement

Holden Street, Gosford, NSW 2250

Submitted to Health Infrastructure NSW

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
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CERTIFICATION

This report has been authorised by City Plan Heritage P/L, with input from a number of other expert consultants, on behalf of Health Infrastructure NSW. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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1. Introduction

1.1 Background

City Plan Heritage has been engaged by Health Infrastructure NSW to prepare the following Heritage Impact Statement. The proposal is for the expansion and upgrade of the existing Gosford Hospital. This includes the demolition of existing Hospital buildings, as well as construction of a new Health & Wellbeing Precinct - Stage 1 located immediately opposite the hospital on Holden Road. The Health & Wellbeing Precinct will include the partial pedestrianisation of Holden Street and demolition of almost all existing dwellings and structures.

Health Infrastructure anticipates the project will be declared State Significant Development. In accordance with our instructions, City Plan Heritage has been engaged to prepare a report anticipating the following requirements for the Environmental Impact Assessment:

17. Heritage

A statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual.

18. Aboriginal Heritage

The EIS shall address aboriginal heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC 2005) and Aboriginal Cultural Heritage Consultation Requirements for proponents 2010.

19. Archaeological Impacts

If relevant, an archaeological study is to be carried out on the site to identify any European and/or aboriginal archaeological impacts associated with the proposal.

This Heritage Impact Statement has been prepared in response to the anticipated requirements for Non-Indigenous heritage matters. It consists of the following:

- An appraisal of the development history of the site;
- An appraisal of the types of archaeology and Aboriginal cultural heritage sites likely to be in the area;
- A summary of any historical archaeology likely to be in the site and, if required, any further archaeological assessment is required the mitigate impacts associated with the site;
- Assessment of built elements of the site.

A separate report has been prepared by Artefact Heritage in relation to Aboriginal Cultural Heritage.

1.2 Study Area

The subject site consists of two sites located immediately adjacent to each other (directly opposite) = within the town of Gosford in the Central Coast of New South Wales. They are summarised as follows:

Gosford Hospital

- Lot 1 DP 1076023
- Lot 101 DP 1034362
- Lot 1 DP 246244
- Lot 100 DP 1028293

Health & Wellbeing Precinct - Stage 1

- 77 Holden Street
- 79 Holden Street
- 81 Holden Street
- 83 Holden Street
- 85 Holden Street
- 87 Holden Street
- 33 Beane Street West
- 39 Beane Street West
- 66 Showground Road
- 68 Showground Road
- 70-74 Showground Road
- Portion of Beane Street West
- Portion of Holden Street



Figure 1: Gosford Hospital and adjacent site to be known as the Health & Wellbeing Precinct - Stage 1 (Source: SIX Maps)



Figure 2: The study area (Source: SIX Maps)

1.3 Terminology

For the purposes of this report, the following terminology is used:

Health & Wellbeing Precinct refers to the area shaded in red in Figure 1

Gosford Hospital site refers to the area shaded in green in Figure 1.

Linking Roadway refers to the area highlighted in blue that joins the two sites.

The '*study area*' refers to the combined areas of the Gosford Hospital and Health & Wellbeing Precinct, bounded by the red dashed line in Figure 1.

1.4 Heritage Status

There are no heritage items located within the study area, nor is it located in a Heritage Conservation Area. It is, however, in close proximity to the following Heritage Items within the railway area listed under Schedule 5 of the Gosford Local Environmental Plan (LEP) 2014:

- Railway turntable, Railway land off Showground Road, Item No. 47
- Signal box, water column and tank, Railway land off Showground Road (Item No. 48)
- Large-faced clock with wooden frame Burns Crescent (Gosford Railway Station) (Item No. 49)
- Railway bridge and viaduct, Racecourse Road and Etna Street (Item No. 45)



Figure 3: The subject site in the context of surrounding heritage items (Source: Gosford LEP Heritage Map 015CA)

1.5 Methodology

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 2013.

A site inspection was carried out on Friday 16th January by Kerime Danis (Director-Heritage). As the site is a functioning hospital, accessibility was limited to publically accessible internal and external areas. Photographs of sensitive areas and occupied rooms and theatres could not be taken.

1.6 Author Identification

The following report has been prepared by Susan Kennedy (Senior Heritage Consultant) with assistance from Anna McLaurin (Graduate Heritage Consultant) who provided initial research assistance into Gosford's regional history. Kerime Danis (Director - Heritage) has reviewed and endorsed its content.

2. Site Description

The study area is located within the centre of Gosford and is comprised of two separate areas. The first is the Gosford Hospital site itself, which is a relatively typical regional hospital of predominately 1970s construction throughout the site, with the Central Coast Cancer Clinic located at the Holden Street frontage.

The study area includes a portion of Holden Street, the linking roadway, which is a two-way suburban street with parking on either side.

The site then transitions to a residential suburban area, of which several of the former dwellings have been converted to health care related uses such as pathology, medical consulting suites, and hospital administration.

2.1 Gosford Hospital Site

Gosford Hospital has gone through some major staged redevelopments to meet the growing need of the expanding population. The last major redevelopment of the Hospital itself was completed in 2004 which justified the clinical services further north on the site and in doing so relocated the main entry along with it. A separate outpatient entry was designed and constructed to limit the congestion at the front entry area. The new Mental Health facility immediately outside the Main and Emergency Entries was completed early in 2010.

Visually, the hospital represents this range of development periods. On visual analysis most of the development appears to date from two distinct periods. In addition, there is a recent Cancer Centre development which was completed in 2013. Multiple development periods are evident with the main periods appearing to be the mid 1990s when new wards and a multi-storey carpark were constructed. However, most of the ancillary health facilities and administrative support buildings appear to date from the 1960s.

The majority of the site is occupied by the main hospital complex. This complex is comprised of several separate smaller buildings, linked together through covered elevated walkways. The main hospital complex is all relatively recent fabric, having been significantly expanded in 2004.

The new Central Coast Cancer Centre now strongly characterises the Holden Street frontage of the Hospital.

Ancillary buildings located in the north of the site include the education and training area, and the Health services building. As previously stated, these buildings date from an earlier period of the Hospital's history of the 1960s or 1970s.



Figure 4: Gosford Hospital (Source: Sydneyimages.com.au with overlay by City Plan Heritage)



Figure 5: The Hospital at the intersection of Bean Street West & Gipps Street North. The area to the left of the image is part of the Education and Training area, and to the right is a newer portion of the main hospital complex.



Figure 6: The Hospital at the intersection of Racecourse Road and Hospital Road. This area contains training facilities, the Health Services Building, and the recently constructed Gosford Hospital Carpark.



Figure 7: The Hospital viewed from the intersection of Holden Street and Racecourse Road, showing the Health Services Building.



Figure 8: New works at Gosford Hospital, looking up from Beane Street (West).



Figure 9: The Hospital viewed from the intersection of Ward Street and Cape Street (North)



Figure 10: Health Services Building (adjacent to Racecourse Road), viewed from internal hospital road



Figure 11: The older portion of the hospital, now used for education and training.



Figure 12: Aboriginal Health Centre



Figure 13: Indicative architecture of the older portions of the Hospital.



Figure 14: Administrative building associated with the main portion of the Hospital



Figure 15: A portion of the main hospital building at the western portion of the site showing the 2004 extension adjacent to earlier 1970s building.



Figure 16: Typical presentation of ward within Main Hospital complex



Figure 17: The Education Centre



Figure 18: Administrative buildings associated with the main hospital building



Figure 19: The Central Coast Cancer Centre at Holden Street

2.2 Health & Wellbeing Precinct - Stage 1

The site of the future Health & Wellbeing Precinct - Stage 1 is approximately 1.05 hectares of residential dwellings located on a steeping slope immediately adjacent to the Holden Street frontage of the Hospital, in close proximity to the Central Coast Cancer Centre. The Health & Wellbeing Precinct is bounded by Showground Road and the railway line to the west.

The dwellings themselves are low to medium density, and are a mixture of single story and double storey houses. As is typical of the region, they are a mix of fibrous cement and brick houses, and all appear to date from the mid-1960s onwards. Some of the dwellings within the Precinct have been converted from residential to health related services. At the Holden Street frontage, most dwellings are two levels with access via the upper level due to the steep slope of their respective sites.

2.2.1 77 Holden Street, Gosford

77 Holden Street is a two storey, red brick dwelling that has been converted to Hospital administrative use. It features steel framed aluminium windows and a typical pitched terracotta tiled roof. It appears to have been constructed in the 1970s.



Figure 20: 77 Holden Street, Gosford. Note the existing Central Coast Cancer Centre at the background



Figure 21: Interior of 77 Holden Street

2.2.2 79 Holden Street

This dwelling is a two-storey red brick house with aluminium framed windows and pitched terracotta tiled roof. Internal access was not possible and the property is currently not owned by Health Infrastructure. Access to the site is from the upper level. The dwelling is typical of 1960s construction.



Figure 22: 79 Holden Street

2.2.3 81 Holden Street

This site is a two storey fibro with small bull nose veranda at the entry way. The property is currently used as the 'Nunyara' Aboriginal Health Unit. It features timber sash windows and appears to be one of the earlier dwellings within the Health & Wellbeing Precinct.



Figure 23: 81 Holden Street

2.2.4 83 Holden Street

This property is unusually rudimentary for the study area. It is of fibrous cement construction with a skillion roof. It features timber windows and a lean to addition at the front entrance to the dwelling. It is of poor design and construction quality.



Figure 24: 83 Holden Street

2.2.5 85 Holden Street

Like the other dwellings of Holden Street, this property is of 1960s construction and is typical of the period. Unlike the other properties, it has been rendered and painted white.



Figure 25: 85 Holden Street

2.2.6 87 Holden Street

This property appears to be of later construction than the other dwellings, being constructed of blonde brick rather than the red brick or fibro that characterises the surrounding houses. It is accessed from the northern side of the residence.



Figure 26: 87 Holden Street.

2.2.7 Vacant Blocks

There are two vacant blocks within the Health & Wellbeing Precinct. Historical aerial photography (discussed in Section 4.0) indicates that these were previously occupied by houses comparable in size and age to the surrounding dwellings.



Figure 27: Empty land 68 Showground Road and through Beane Street West



Figure 28: Vacant land at 39 Beane Street West



Figure 29: Vacant block at 76 Showground Road

2.2.8 66 Showground Road

This is an elevated single storey fibro dwelling with a weatherboard extension to the south. It appears to be in fairly original condition and likely dates to the mid 1950s. It features a new pitched Colorbond roof that appears to be in good condition.



Figure 30: 66 Showground Road



Figure 31: Carpark at 33 Beane Street West. The weatherboard dwelling is not part of this site.

2.2.9 70 - 74 Showground Road, Gosford

This large amalgamated site consists of two separate dwellings. 70 Showground road is again an elevated single storey dwelling of fibro construction. It appears relatively unmodified externally from its late 1950s origins.

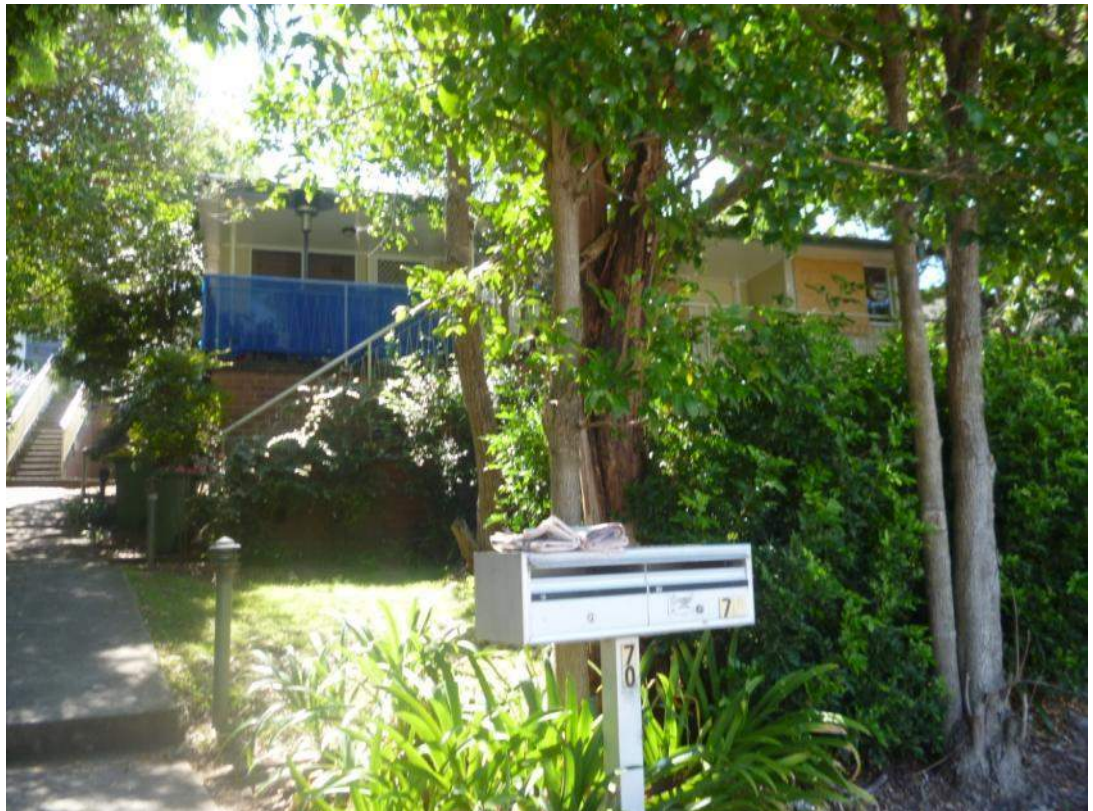


Figure 32: 70 Showground Road

Within the same allotment is 74 Showground Road, which appears to be of newer construction. It operates as several units within an elevated one-storey dwelling.



Figure 33: 72-74 Showground Road

2.3 Regional Context

The sites are located in the Gosford City Centre, approximately 300 metres from the Pacific Highway in Gosford and approximately 400 metres from the Gosford Train Station. The Gosford Town Centre/Commercial Core is approximately 600 metres east/south-east of Gosford Hospital.

The study area is located within the Gosford Local Government Area (LGA) on the Central Coast of NSW. GH services the health needs of the Central Coast community including the LGAs of Gosford, Wyong, Hornsby and Hawkesbury.

Gosford Hospital is located within the catchment of the Central Coast Local Health District which extends from the Wyong in the north to Woy Woy in the south. The extent of this area is shown below in Figure 34.

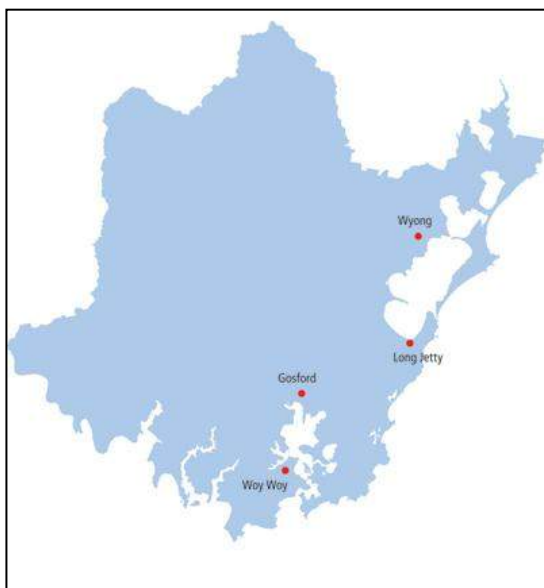


Figure 34: Central Coast Local Health District Map (Source: NSW Health)

Central Coast Local Health District provides public health services to the Central Coast region, a growing and ageing population expected to reach 355,000 by 2022.

The area is served by two acute hospitals – Gosford and Wyong – two sub-acute facilities and ten community health centres in addition to other community based services.

Gosford Hospital is the principal referral hospital and regional trauma centre for the Central Coast. It also provides a comprehensive range of secondary level services including maternity, paediatrics, mental health and some complex and tertiary services including interventional cardiology and cancer.

The Clinical Services Plan for Central Coast Local Health District 2012-2022 identifies that Gosford is currently operating at its physical capacity and *"while there is the potential to create some capacity through improved efficiency in the management of patient flow within the hospitals this will only have a limited effect in meeting the demand"*.

3. Roadways

The roadways impacted by the proposed works are typical suburban streets of the Gosford Area. The key area of Holden Street is dominated by its close proximity to the hospital, while Beane Street West is characterised by its steep slope and surrounding greenery. Showground Road, conversely, is dominated by its close proximity to the railway corridor which sets a strong industrial tone for that street.



Figure 35: Holden Street, looking east.



Figure 36: Beane Street West, looking east



Figure 37: Showground Road, looking south

4. History

4.1 Regional History

4.1.1 Post Contact

The central coast of NSW is part of the Sydney basin and has been inhabited by Aboriginal peoples for many thousands of years. The area surrounding Gosford is home to the Darkinyung and Guringai tribes who left extensive remains of rock art and engravings. The exact boundaries of these groups are uncertain and may have changed over time.¹ The rock engravings of the central coast region depict animals, humans, mythical and ancestral beings occur mainly on the rocky outcrops of the Hawkesbury sandstone in locations such as ridgetops, saddles and creek beds.² It is thought that Darkinyung and Guringai tribes had developed a picture writing system conveying information such as the stencilling of a tall ship to convey what they observed.³

On the 2nd of March 1788 Governor Phillip with a party of around forty men in cutters (boats) to explore the broken bay region. John Hunter (a future governor) and William Bradley (a future admiral) also accompanied Governor Phillip on this expedition with both writing journals on their experiences.⁴ Hunter first described the landscape as heavily wooded with rough tides, ridges and a jungle to battle with, whereas Governor Phillip described the landscape as a much higher quality landscape as compared to Port Jackson but more rocky with larger trees including species Sydney Blue Gum, Blackbut and Ironbark.⁵ Bradley writes predominantly of the people he encountered describing local men women and children in great numbers standing along the coastline watching their progress. He remarks that the men in the groups are armed with spears, clubs, hatchets and wooden swords but were very friendly when the cutter landed on shore.⁶ Bradley further comments about the exploration of Ettalong Beach noting that each woman he encountered had lost two joints of the little finger on the left hand, he concluded that it signified a rite of passage pertaining to marriage or having children. Travelling further north Bradley noted that other groups of aboriginal peoples had beads that prevalent in Port Jackson which indicated trade between the populations.⁷

The small pox epidemic of April 1789 was catastrophic to the populations of the Darkinyung and Guringai people. Upon a second expedition to the area around two months after the epidemic, Governor Phillip noted that the population was greatly reduced, observing that 'less than twenty people were seen where there were previously many'.⁸ The Indigenous population further reduced under Governor Macquarie in the 1823 who established a penal settlement in the area after the discovery of an inland route by John Howe in 1819 driving local populations further inland.⁹ During this period it was recorded by early European settlers that large groups of Aboriginal peoples that passed through their area on their way from Maitland to a Coroborree near the Hawkesbury River.¹⁰

4.1.2 Early European Activity

The heavily wooded landscape meant the first European use of the area was predominately based on logging activities and utilizing the timber in the region. James Webb, a boat builder, was described as the first settler to the area who initiated an industrial hub.¹¹ By

¹ Dunk. A. (2012) Central Coast rock art: traces of the Aboriginal pre-history of the Gosford-Wyong region. Gosford. P.2

² Ibid. P. 13

³ Ibid. P.14

⁴ Brennan F.E. (1970) History of Gosford. Wyong, Wyong Shire Historical Society. P 5

⁵ Ibid. P. 4

⁶ Ibid. P. 5

⁷ Dunk. A. (2012) P 5

⁸ Ibid P. 10

⁹ Strom. B. (1982) Gosford/Wyong, history and heritage. Gosford. Gosford District Historical Research and Heritage Association P. 5

¹⁰ Dunk. A. (2012) P11

¹¹ Brennan F.E. (1970) 5

1828 the settlement expanded to over one hundred and fifty people with over half being ex-convicts.

At this time the central coast area was named Brisbane Water after the newly appointed governor Sir Thomas Makdougall Brisbane (1773-1860).¹² By the 1830's the area where the township of Gosford lies was selected as the most appropriate site for a township because it had the best anchorage.¹³ At this stage the land was already occupied by Thomas Allison Scott who was most likely a squatter and was promptly ejected by government officials, fortunately he was compensated with an allotment elsewhere.¹⁴

After years of bureaucratic difficulties where the government was unable to appoint a surveyor to lay out the town, Samuel Peek brought the adjoining land, subdivided it and started his own township of East Gosford.¹⁵ The government eventually appointed surveyor S. G. Dalgety in 1839 to lay out the township Gosford, however at this stage East Gosford was already a thriving community with over two-hundred people. Gosford only attracted a population of around twenty Catholics with a large majority of the males employed in the police force. When convict transportation ceased in the 1840's the population of convicts in the area was approximately 67% male and 33% female.¹⁶

The economic depression of the 1840's severely affected the Gosford area forcing the sale of land down and bringing the timber industry to a standstill leaving many settlers bankrupt.¹⁷ One of the downfalls of the Gosford bay area is the location of sandbar at the heads, this only allows for smaller ships to pass through for fear that bigger ships with heavier loads would get stranded. This geographic encumbrance stopped Gosford from becoming an industrial hub like Newcastle as only small loads of timber could be shipped out towards Port Jackson.

To further the woes of the economically depressed settlement, Gosford was under constant danger from bushrangers, frequenting the area was the 'Jewboy' Davis Gang who were a gang of escaped convicts known for their bold heavily armed hold ups.¹⁸ Around this period of economic depression the production of rum became the main source of income to the area with selling the 'strongest rum in the colony' to feed the corrupt liquor trade within the colony.¹⁹

The economy of the Gosford recovered in the period after the discovery of gold in the 1850's, increasing the population of the area dramatically. The first gold rush in Australia and only second in the world after California was soon overshadowed by goldfields in Ballarat and Bendigo however still had a lasting effect on the development on the Gosford economy.²⁰

Designed in 1853 by Edmund Blackett, the leading architect in the colony, the construction Old Christ Church showed the relative importance of Gosford as a population centre.²¹ By this stage Gosford had expanded in population to rival East Gosford partly due to the court house being put in Gosford leading to the financial district being developed around it.²²

To increase agricultural output in the Colony the Crown Lands Act 1884 expressed that a small parcels of land be made available to 'the little man' for the purpose to make a living from the land. These subdivisions were unsuitable for large scale agricultural practices like small grain and livestock farming leading to farmers planting a large array of citrus fruits in their plots. This proved a hugely successful venture leading to the Gosford area being the largest producer of citrus in Australia.²³

¹² Strom. B. (1982) p 8

¹³ Ibid. P 8

¹⁴ Brennan F.E. (1970) P. 6

¹⁵ Ibid. P 18

¹⁶ Ibid. P 18

¹⁷ Strom. B. (1982) P 10

¹⁸ Brennan F.E. (1970) P 20

¹⁹ Ibid P 24

²⁰ Strom. B. (1982) P 15

²¹ Brennan F. E (1970) P 8

²² Ibid. P 7

²³ Strom. B. (1982) P 20

Around this time the construction of the great north railway was regarded as an engineering triumph particularly the Woy Woy Tunnel which was one of the longest in the world.²⁴ This greatly reduced the travelling distance from Sydney within 2-3hrs allowing the Gosford area to become a weekender tourist destination. Hotels and tourist resorts began to develop in the small allotments granted in Crown Lands Act 1853 along the water's edge. Agriculture in the area has largely ceased by 1940s and was predominately taken up by hobby farmers seeking retirement in the region.

Immediately adjacent to the study area was the Gosford State Nursery, adjoining the Gosford Recreation Reserve and the Gosford Racecourse. Ground clearing commenced in 1887 and the facilities required by the nursery were established. The nursery appears to have been established by July 1887. The main function of the nursery was the acclimatisation of valuable species of foreign trees, and conservation of endangered species of indigenous trees. The Nursery was closed on 30 June 1940.²⁵



Figure 38: Birds eye view, Gosford State Forest Nursery. Date unknown, circa 1910 (Source: State Library, Digital Order No. d1_32081)

²⁴ Brennan F. E (1970) P 28

²⁵ Gosford State Nursery - State Records NSW - <http://search.records.nsw.gov.au/agencies/4988;jsessionid=943966F93B5E74228FD36D8A98A3B11D>



Figure 39: Gosford State Forest Nursery, area being cleared for planting. Date unknown, circa 1910 (Source: State Library NSW, Digital Order No. d1_32078)

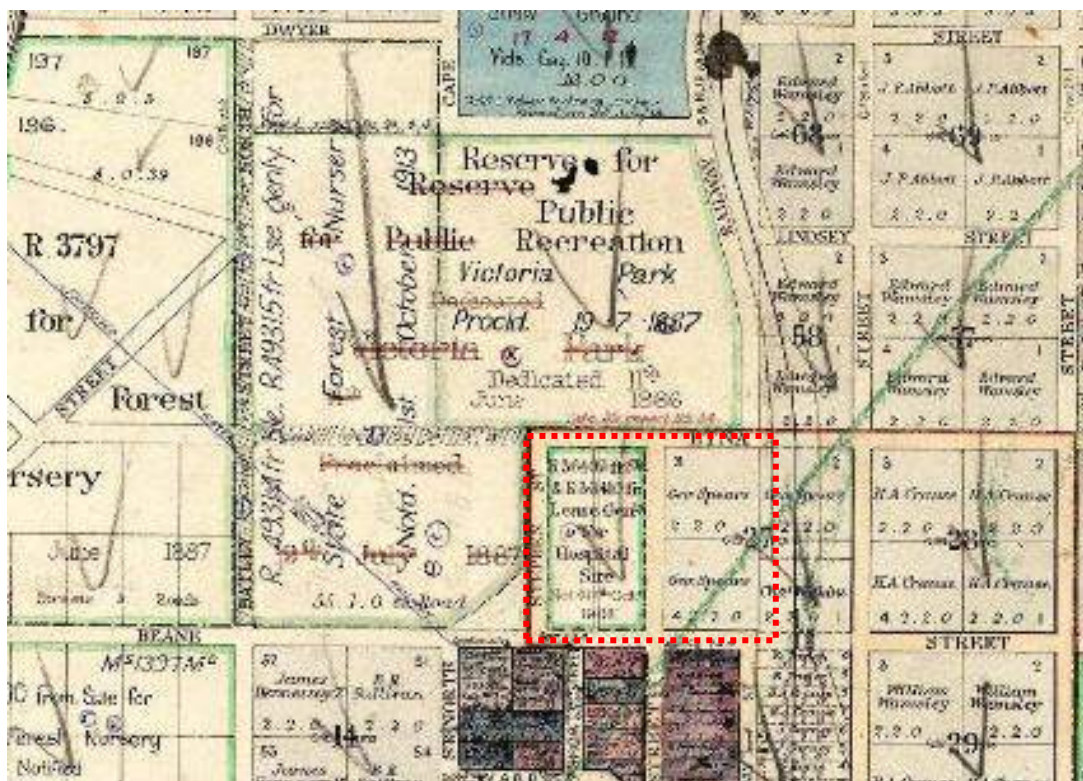


Figure 40: Parish Map, 1910 showing small portion of land "dedicated for new Hospital site" The area surrounding is dedicated for Public Recreation. The State Forest Nursery is located immediately adjacent. (Source: Land and Property Information)

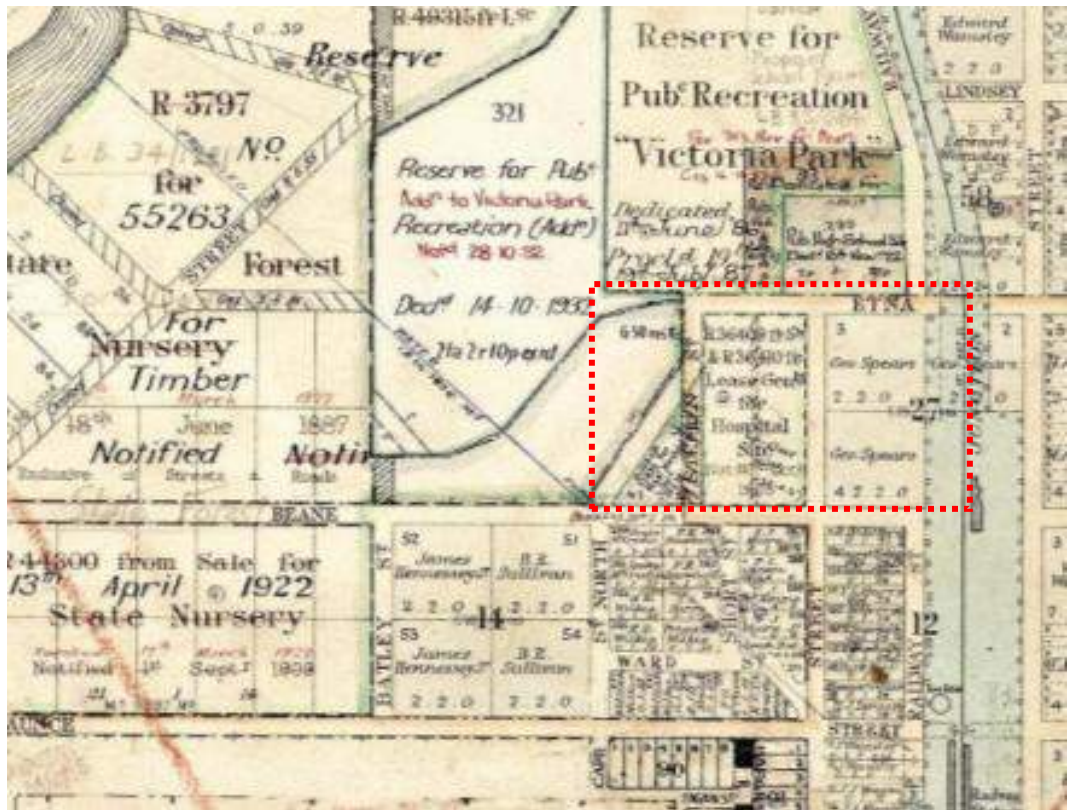


Figure 41: Parish Map, 1922 showing Lease granted to Gosford Hospital in a small portion of land.

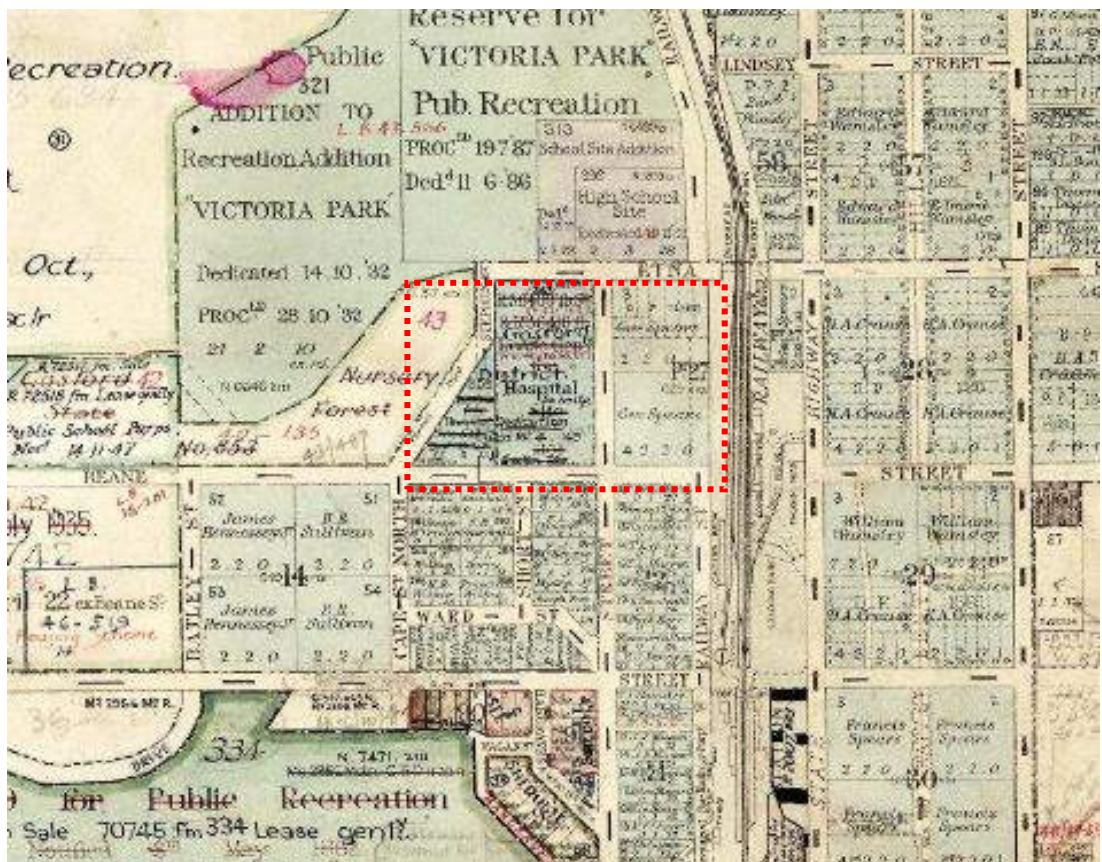


Figure 42: Parish Map, 1935 showing dedication of land to Gosford Hospital at its current site.

4.2 Gosford Hospital

Before the construction of the Gosford District Hospital six or seven private auxiliaries existed in the Brisbane Water district, dealing with mostly maternity cases.²⁶

By the 1930s, it was recognised that a hospital was needed for the area as the population expanded and in the holiday season that population doubled again. A board of directors was appointed in 1930, plans were drawn up and ready for building commencement.

On Monday 12 October 1936, it was announced in the Sydney Morning Herald that:

*The committee in charge of the scheme for a public hospital for Gosford and district complain of the delay of four months on the part of the Commission in giving formal consent. The site has been purchased, and there is £5500 in hand which, with the hospital grant of £5500, would leave £1000 for equipment. The cost of the hospital is estimated at £10,000, providing for 12 beds.*²⁷

Around five acres of land was formerly set aside in the original position current hospital, at this stage the land was scrubland with a wide variety of animals present.²⁸ Many public funding campaigns were carried out from 1909.

By 1939 the hospital almost gained funding however after the stock market crash of 1939 and subsequent depression construction of the hospital ceased.²⁹ Development was further delayed by the outbreak of World War II when government funds were diverted to the war effort.

The Gosford district hospital finally gained funding when Mr Frank Finnan M.L.A highlighted the desperate need for a hospital in the Gosford area.³⁰

The original Hospital was designed by Government architect Mr Parks for £20,000 in a 'modern up to date style'.

4.2.1 1945 to 1950s

The hospital was officially opened by Mr Kelly, the Minister for health on Saturday 26th May, 1945.³¹ This hospital originally had thirty-five beds however upon opening it already became apparent that the number was woefully inadequate to support a population of 31,000.

After a petition of 7600 and a series of regular letters sent to the NSW Department of Health a £300,000 grant was allocated for extensions. Upon opening in 1952 the new extension brought accommodation up to 63 beds (30 for maternity and 33 for surgery). Within the first year of opening the hospital serviced around 3000 inpatients and 20,000 outpatients before this opening the hospital had to turn away on average five ambulances per day.³²

The 30 beds had approximately one bed per thousand people in the district.³³ Nurses told chroniclers their desperation by describing rooms meant for one occupant occupied with upwards of six beds.³⁴ In 1947 The State Government announced £143,000 for extensions to Gosford District Hospital to increase the capacity of the hospital from 30 to 100 beds. £50,000 of this amount would be spent on nurses' quarters.³⁵

On Tuesday 30 November 1954, the Newcastle Advertiser Reported

²⁶ *The Hospital* (1967) Gosford District Hospital Gosford, *Hospitals' Association Journal*. P 14

²⁷ Sydney Morning Herald, 12 October 1936, p6

²⁸ Smith, B (1995) *Gosford District Hospital celebrating 50 years of caring for the Coast*. Leisure Publications Dural, NSW. P 11

²⁹ *Ibid*. P 14

³⁰ Smith, B (1995). P 16

³¹ Newcastle Morning Herald and Miners' Advocate (NSW : 1876 - 1954) , Thursday 24 May 1945, p11

³² *Ibid* p 43

³³ *Hospitals' Association Journal - Gosford's Hospital confidently meets the needs of a rapidly expanding community*, May 1967

³⁴ *Ibid*. P 20

³⁵ National Advocate (Bathurst, NSW : 1889 - 1954), Wednesday 23 April 1947, page

100

100

100



Figure 44: Gosford Hospital site, 1954. The hospital appears to be partly developed with two main buildings in the central and north portion of the hospital grounds. The remainder of the site is bushland. The southern portion of the hospital grounds appears to be occupied by residential sized buildings. The Health& Wellbeing Precinct consists of a mix of residential dwellings and undeveloped bushland. (Source: Land and Property Information).

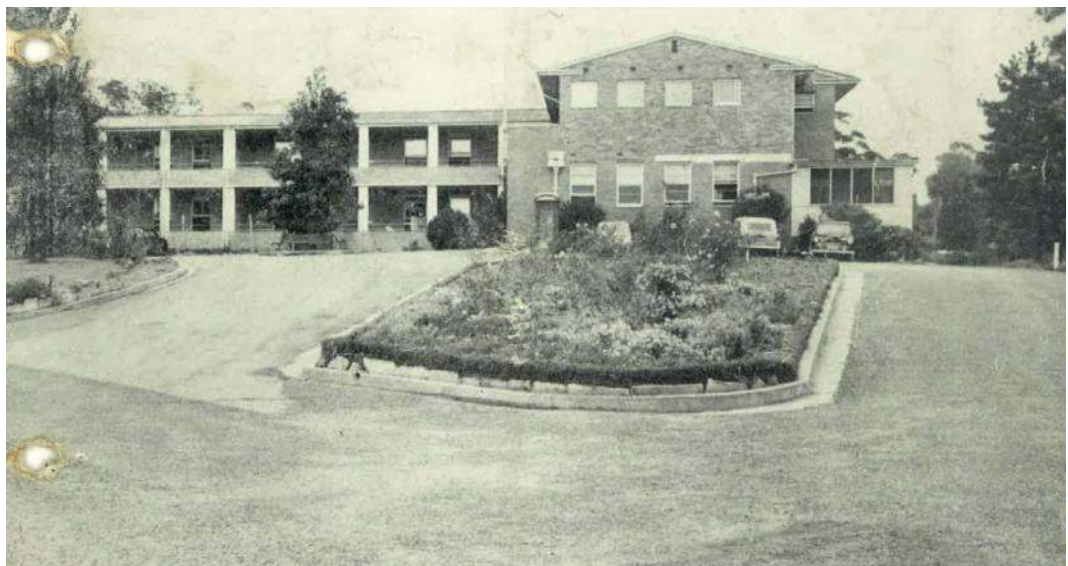


Figure 45: Main Hospital Building in 1962 (Source: Hospitals' Association Journal, April 1962)



Figure 46: Main Hospital Building in the 1960s (Source: Gosford Library, 001/001283)

4.2.2 1960s

By 1962 the Hospital had more than 3,000 in-patients and 20,000 out-patients. Its peak loading was 72 patients, so it became necessary to improvise extra accommodation. To ease peak demands, seven beds were often placed in the Hospital's, fortunately, wide corridors. Between 1962-63 and 1965-66, the daily average of occupied beds increased from 61 to 64.8 and in the latter period a total of 3,641 in-patients were treated. Before accommodation was extended, an average of about five patients a day had had to be sent away by ambulance to other hospitals because of lack of accommodation and facilities to care for them.⁴²

In 1966, the Hospital had 2,253 in-patients. The average period each patient spent in hospital was 6.4 days (credit for this low average goes mainly to the Hospital's very active District Nursing Service), the adjusted daily average for the half-year, on 93 beds, being 94.0. During the same half-year, 380 babies were born at Gosford District Hospital, which was one of the few in New South Wales with a rising birth rate. That year, it dealt with about 720 maternity cases.⁴³

In 1967 the new extensions and renovations were complete. The 135 beds now available provided two beds per thousand people residing permanently in the district (compared with one bed per thousand in 1945).⁴⁴

⁴² Hospitals ' Association Journal - Gosfords Hospital confidently meets the needs of a rapidly expanding community, May 1967

⁴³ Hospitals ' Association Journal - Gosfords Hospital confidently meets the needs of a rapidly expanding community, May 1967

⁴⁴ Hospitals ' Association Journal - Gosfords Hospital confidently meets the needs of a rapidly expanding community, May 1967



Figure 47: Main Hospital Building, 1967 (Source: Hospitals' Association Journal, May 1967)



Figure 48: Rear of Hospital, showing entrance to Casualty Section, and, on left, the Laundry (Source: Hospitals' Association Journal, May 1967, page 3)



Figure 49: The Nurses' Home, showing bridge connections between the two wings and the Nurses' Training School (Source: Hospitals' Association Journal, May 1967, page 3)

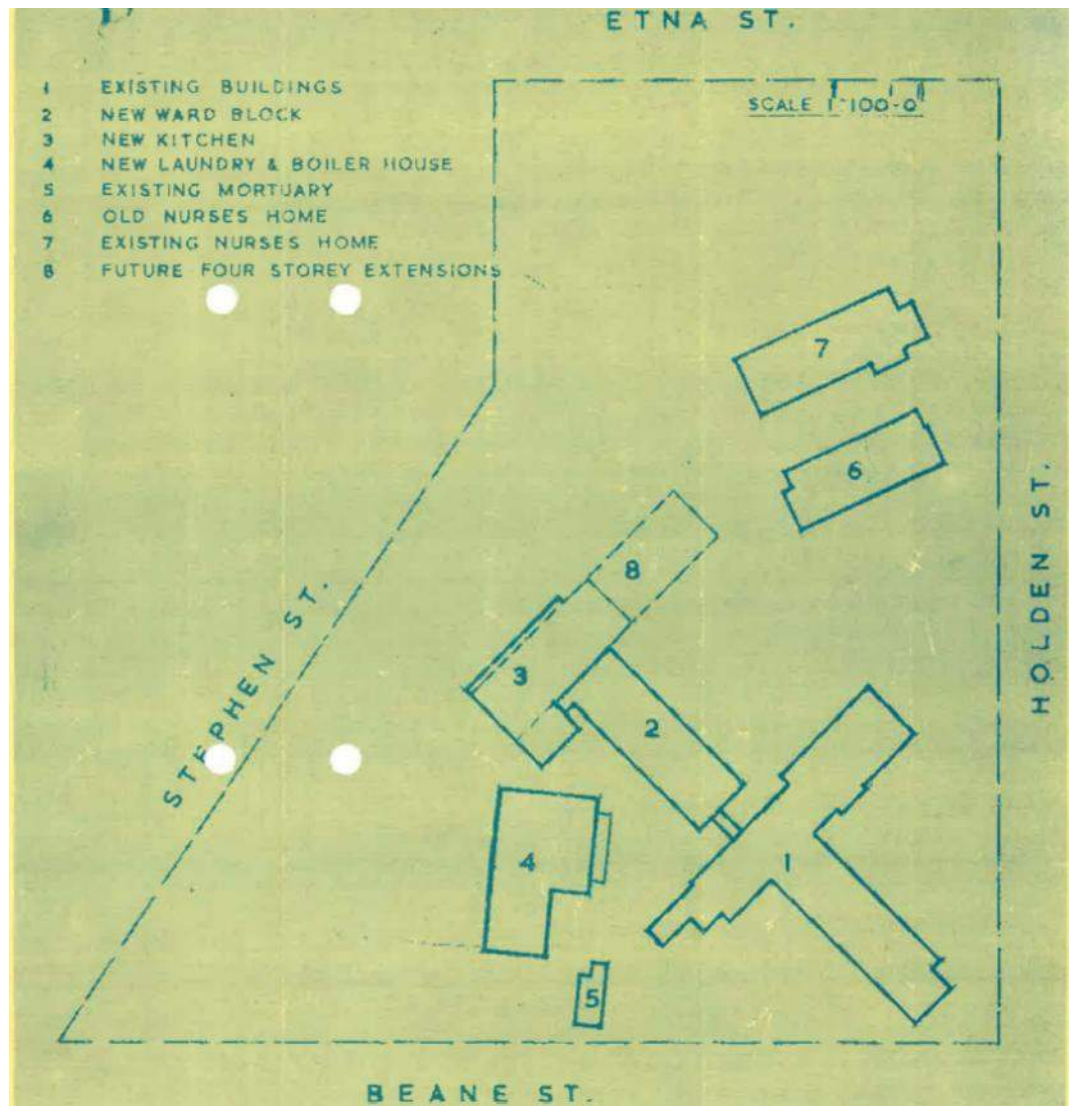


Figure 50: Gosford Hospital in the mid 1960s, following renovations (Source: Gosford District Hospital - Programme of The Foundation Stone Laying Ceremony, Saturday 20th February 1965)

4.2.3 1970s

In 1974 the Health Commission of NSW recognised that additional beds and facilities were urgently needed to allow Gosford District Hospital to cope until the major 400-bed hospital was constructed, particularly in view of the increasing population of the Central Coast.⁴⁵

It was decided that an interim building programme be commenced to ease the situation whilst awaiting major development. The interim building programme included:

1. Construction of a three-storey block above the existing kitchen with expansion of kitchen/cafeteria facilities. The new block housed x-ray, pharmacy, clinics, general and children's wards consisting of an additional 50 beds. Construction cost was \$2,200,000.
2. Extension to the existing Nurses' Home and Nurse Education Centre were necessary to cater for the extra nursing staff required to service the additional 50 beds. The extensions cost was \$685,000.
3. Construction and installation of an additional boiler was carried out by Hudson & West Pty. Ltd. at a cost of \$140,000. This was necessary to cater for the extra demands on steam generation on completion of the new projects.
4. The Link Area, which joined two ward blocks, was extended to provide a Surgeon's Room, an Honorary Medical Officers' Room and additional waiting space for patients' visitors. Roofing was constructed over the Ambulance area, to provide weather protection for patients. The total cost of the project was \$67,000 and work was carried out by Beattie & Frost.

Stage 1, which provided 120 extra beds, was completed in 1979. The new block contained three levels:

Level 1

- Air conditioning plant
- 2 oil-fired boilers for water heating
- Diesel alternator plant for emergency power supply
- Electricity sub-station
- PABX equipment
- Kitchen area
- Tug motor room
- Tunnel to existing hospital running under Beane Street

Level 2

- A Block - Accident and Emergency Department
- Admission and Discharge Office
- Switch Operators' Room
- Intensive Care Ward
- Patient Transfer Area
- B & C Block - Surgical Wards 1 and 3 (30 beds in each ward)

Level 3

- A Block - 6 Operating Theatres

⁴⁵ Official Programme for the opening of *The Health Services Centre & Hospital Extensions and Laying of the Foundation Stone of Stage 1 of the 400-Bed Hospital*- Saturday 18th February, 1978

- B & C Block- Surgical Wards 2 and 4 (30 beds in each ward)

Health Services Building

In the early 1970's a Health Services Centre was planned, in order to provide the Central Coast with various health services which had previously been available to our residents only by travelling to Newcastle or Sydney.

The Health Services Centre which was completed in 1976 at a cost of \$1,367,233 provided space for many services including Child Health, Speech Therapy, Dental Clinic, Social Work, Community Nursing, Environmental and Occupational Health, Mental Health, Rehabilitation and Geriatrics, Community Nutrition, Physiotherapy, Occupational Therapy, Diabetes and Stomathereapy Consultancy, Drug and Alcohol Counselling, Mental Retardation Counselling, Youth Counselling, Health Education and Community Health administration for various centres and sectors throughout the Central Coast.



Figure 53: Gosford Hospital in 1974 (Source: State Library NSW, Digital Order No. d2_41215)



Figure 54: Gosford Hospital, 1970s (Source: Gosford City Council, No. 001/001284)



Figure 55: Aerial photo of the subject site in 1979. Note that the density of housing within the Health & Wellbeing Precinct is comparable to today's levels.

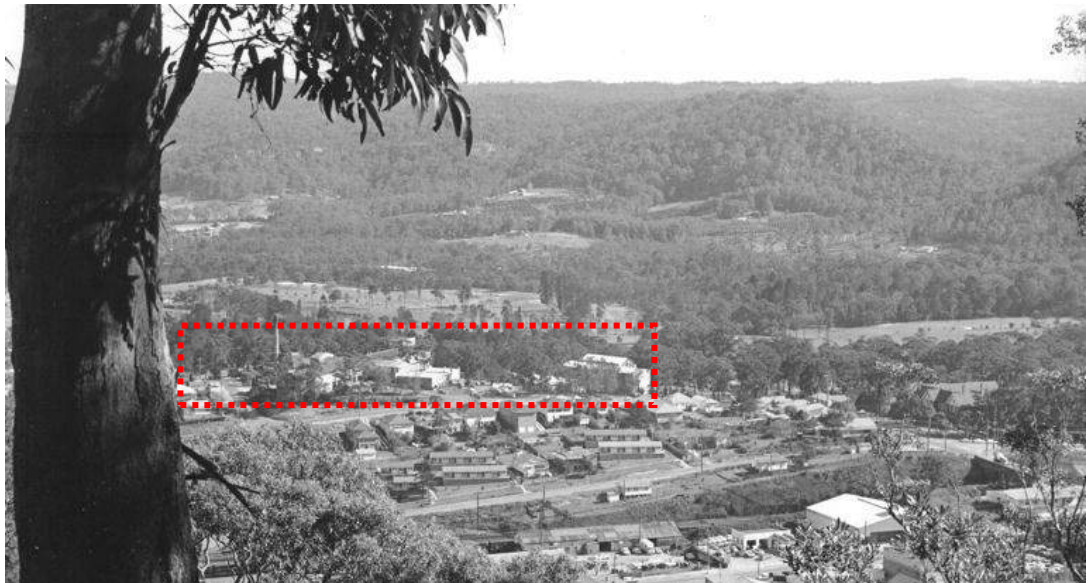


Figure 56: Gosford Hospital, late 1970s. (Source: Gosford City Council, 001/001237). Note the level of development in the foreground (immediately in front of the Hospital) showing the nature and scale of Development, indicating comparable development within the Health & Wellbeing Precinct.

4.2.4 1980s - 1990s

Further plans developed in 1970s included the addition of a four storey wing with pathology, administration record and staff amenities. A further extension of the paediatric ward also included a new x-ray and casualty facility, this expansion brought the capacity of the Gosford Hospital to 400 beds servicing a population of 150,000 .⁴⁶

The subsequent stages of the three stage development continued during the 1980s at a cost of \$8.3 Million over twelve years added another 120 beds including further upgraded the emergency department.

The final Stage III Building was completed in 1992. This principally comprised patient services and some support services. Contained within the 120 bed building were:

- 2 x 32 bed Surgical Wards.
- 32 bed Maternity Ward.
- Birthing and Nursery Units.
- a Critical Care Unit comprising:
 - 8 Intensive Care Level 6 beds.
 - 8 Intensive Care Level 2 beds.
 - 8 Coronary Care Beds.
- Medical Imaging Department comprising General X-Ray,
- Ultrasound, Mammography, C.T. Scanning and Angiography.
- Central Sterilising Service.
- Reception, Admissions, Communications and Administration areas.
- Chapel.
- Pink Ladies Accommodation and Discharge Lounge.
- Cafe and Shop.

⁴⁶ Ibid. P 64

- Staff Change Rooms.
- Plant Room.
- An additional 270 car parking spaces.

The Stage III extension provided considerable benefits to the residents of the Central Coast and to the staff who care for patients. The additional beds enabled the Hospital to serve the health needs of the community more effectively, both in terms of quality and range of services as well as being able to service the growing community. The hospital now featured an obvious front entry containing a reception area, cafe, admissions office, pink ladies service, chapel, discharge lounge and a communications area.

An important benefit to the functional efficiency of Gosford Hospital was that critical and closely-related services were now co-located. Accident and Emergency, Intensive Care, Coronary Care, Delivery Suite, Operating Theatre, and Medical Imaging have an essential service relationship and they now shared the same zone within the campus.

The new Obstetric Unit provided Nine Birthing Rooms and a Natural Birthing Unit, replacing the previous four outdated Delivery Rooms. An enlarged nursery with a feeding lounge was designed specifically to provide a mountain outlook for relaxation and comfort of maternity patients.

The new Orthopaedic Ward included a gymnasium for physiotherapy and an outdoor deck.

The Medical Imaging Department also provided welcome relief from the current cramped conditions. It also contained modern electro medical equipment including two new services:

- Mammography (X-Ray examination of the breast).
- Angiography (X-Ray examination of the blood vessels).

The new Chapel offered a venue for the spiritual needs of patients, relatives, visitors and staff.

The development also included building services such as improved air-conditioning, thermal storage of hot water with heat reclaimed from air-conditioning chillers, new liquid oxygen storage vessels and a computerised building services management system. The latter will control air-conditioning, water services, critical alarms and provide the opportunity for better energy management.

Of particular benefit to all users of our Gosford health care facilities was the provision of an extra 270 carparking spaces to alleviate carparking shortages.



Figure 57: Artists Impression of the Stage III Works (Source: Official Opening, 1992)



Figure 58: Main Hospital Building, 1992 (Source: Brochure for the Official Opening, 1992)

4.2.5 Recent History

The most significant recent development is the construction of the Gosford Hospital Cancer Centre, which opened on 23 March 2013. The Central Coast Cancer Centre included:

- Three radiotherapy bunkers;
- Two linear accelerators;

- Radiotherapy planning & support areas;
- Expansion of chemotherapy treatment spaces from 10 to 15;
- Patient consultation areas;
- Waiting and reception spaces;
- Multi-disciplinary consulting rooms;
- Cancer patient information and support services for patients, carers and clinicians; and
- A range of associated treatment and planning equipment including one computed tomography (CT) scanner.

Today the Gosford Hospital remains with capacity for 500 beds and employs a staff of over 2000 people from the surrounding area. The site has a long history of redevelopment by meeting the health and welfare needs of the continually expanding Central Coast region.



Figure 59: Gosford Hospital today, showing the culmination of Development (Source: Google Maps)

4.3 The Health & Wellbeing Precinct

The Health & Wellbeing Precinct does not reflect the same depth of development history as the Hospital. As shown in the historic aerals and parish maps, the Health & Wellbeing Precinct remained undeveloped for the first half of the 20th century. As the population of Gosford expanded however, demand for housing unavoidably resulted in the development of vacant land, including the Health & Wellbeing Precinct. Housing was initially established in the mid 1950s, and increased steadily until present day levels of housing density were established during the 1970s. All houses standing within the subject site appear to be their original construction with varying levels of modification.

5. Historical Archaeological Potential

This section broadly encompasses the European "heritage" values of the study area with respect to a possible archaeological resource. Heritage values are understood to mean the appreciation and value placed upon the resource by contemporary society in terms of the criteria expressed in the Burra Charter and formalised by the Heritage Council of NSW. Archaeological evidence, "relics", is defined by the Heritage Act of NSW to be physical evidence (structures, features, soils, deposits and portable artefacts) that provide evidence of the development of NSW, of non-Aboriginal origin and are fifty or more years in age.

The site history, as detailed in Section 3, does not indicate that historical archaeological resources are likely within the subject site.

As the SEARs call for an analysis of historical archaeology "if relevant", the following brief assessment is provided to determine the relevance of historical archaeological resources.

5.1 Archaeological Investigation in the Vicinity

There have been a number of assessments and investigations carried out around the Gosford area in relation to Aboriginal Heritage and identified historical heritage sites, although very little has occurred within close proximity to the Gosford Hospital. The following studies have been undertaken within the Gosford area; though do not provide any information on confirmed archaeological resources of the study area:

- *Dane Drive & Masons Parade intersection upgrade : archaeological assessment* (AHMS, 2007)
- *Archaeological assessment : Erina Creek wharf site, Erina / Robert V J Varman for Gosford City Council* (Varman, Robert V.J.P, 1996)

It is noted that most archaeological surveys in the Gosford region have related to Aboriginal Heritage within the vicinity. A separate report has been prepared by Artefact Pty Ltd in this regard, which will form part of the application documentation.

5.2 Phases of the Site's Occupation & Potential for archaeological remains

An assessment of the archaeological potential of the subject site must consider the sequence of events and the material and/or structures associated with those events compared with later modifications and developments across the site. The level of subsequent modification can determine the extent of the impact on the potential archaeological resource. An understanding of this process will facilitate the grading of significance for archaeological potential on the site.

The history of the Gosford District Hospital site is firmly linked with health care and early logging activities and nurseries. The history of development of the site is extensive. As new buildings have developed on the Gosford Hospital over time they have by necessity responded to the existing conditions and requirements of the site, necessitating extensive demolition and clearing.

While former landscaping and pathways would also have been present in this area, their remains are not considered to be of archaeological significance, given the ongoing use of the area in its original function and the overlay of current pathways and landscaping. In addition, these types of constructions are unlikely to leave an archaeological imprint that would be intact.

Given the consistent development and redevelopment of the site, the phases for archaeological potential for the subject site are difficult to distinguish post 1900. However, they can be divided into the following chronological periods.

Year	Gosford Hospital	Health & Wellbeing Precinct
1880s-1930s	Ground clearing and early Government Nursery	No development
1935	Initial ground clearing and first construction of the Hospital	No development
1950s	Hospital footprint marginally expanded	First residential development
1967	First major renovation and expansion of Hospital services. Occupies approximately 75% of today's footprint	Continuing residential development and ground clearance
1979	Second major expansion of the hospital. Surface disturbance, footprint and density of development comparable to today's levels. Further ground clearance for additional parking	Continuing residential development and ground clearance
1990s - 2000s	Major expansion of hospital disturbing generally within previously disturbed areas and involving demolition of existing buildings	Some demolition of infill buildings and ground clearance.
2009	Demolition of old medical block. Construction of the Gosford Hospital Mental Health Unit adjacent to Holden Street, north of Beane Street	No development
2012-2013	Demolition of hospital main entry Construction of the Central Coast Cancer Centre south of the main hospital	Some demolition of infill buildings and ground clearance

The 1990s redevelopment was extensive and considerably expanded the footprint of the subject site. This redevelopment in particular was of such a nature that extensive excavation was required, and any relics remaining from the earlier phases of development would have been uncovered or disturbed at that point. As such, it is not anticipated that any archaeological deposits remain. It must also be noted that for the archaeological potential of the former structures, the subsequent layers of landscaping, developing, services, clearing and construction that have been the focus of this area are considered to be extensive enough to have removed or at the very least, very heavily impacted on the former structural remains.

5.3 Conclusions

The history and chronology of the Gosford Hospital and related development is extensive. This has been established in the previous section, Section 3.0. It is unlikely that previously undocumented finds would be located here.

Currently there are only no original structures located and archaeological remains likely to remain would be confined to the foundations of previously demolished buildings, such as former brick structures. However, the extensive impacts of the recorded successive developments would have disturbed any remaining archaeology in this area. Therefore the archaeological potential of the area is considered to be low.

In accordance with the SEARs, it is considered that no further analysis of historical archaeological resources is required.

6. Assessment of Significance

6.1 Assessment of Criteria

The following assessment of significance has been prepared in accordance with the 'Assessing Heritage Significance' guidelines from the NSW Heritage Manual.

- a) an item is important in the course, or pattern, of the local area's cultural or natural history*

Gosford Hospital has historical significance as the first large scale hospital for the region. It represents the increasing demands for health infrastructure in the region and the change of use of the area from a logging region to a thriving town. The Gosford Hospital is considered to be of local significance in this regard.

The adjacent residential area is consistent with post-war suburban development from the 1950s and 1960s onwards. Despite its proximity to the railway, there is no historical link with its development. The Health & Wellbeing Precinct is not considered to meet this criterion.

- b) an item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history*

Historical research has not indicated any special association with any person or groups important to the local area's cultural history.

Neither Gosford Hospital nor the Health and Wellbeing Precinct meets this criterion.

- c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area*

Gosford Hospital does not demonstrate any particular technical achievement. It is typical of the ongoing development of a hospital. No evidence of the original 1940s development remains. Similarly, the adjacent residential area is typical of the 1950/60s residential development. Neither site within the study area meets this criterion.

- d) an item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons*

As a large scale hospital, Gosford Hospital is the location of major events in the lives of individuals in the community, births, serious illnesses, accidents and deaths. It is anticipated individuals and families would have strong feelings and associations with the place as the site of these major events in their lives. Generations of Gosford residents would have memories of Gosford Hospital.

- e) an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history*

Due to the level of disturbance, there is no archaeological potential within either the Hospital site or the Health & Wellbeing Precinct. As such, the study area is not considered to meet this criterion.

- f) an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history*

The study area is not considered to meet this criterion.

- 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 study area is not considered to meet this criterion.

6.2 Statement of Significance

The Gosford Hospital site has historical significance at a local level due to its association with the expansion of Gosford as a thriving regional city. It is of social significance for the community of Gosford as a place of significant personal events such as births and deaths. However, the Hospital buildings themselves are not of any aesthetic or technical significance.

The existing dwellings within the Health & Wellbeing Precinct fail the significance criteria as they are a common architectural style in a subdivision pattern dating from the 1950s and 60s onward. The historical research undertaken does not indicate any associations with any historical events, persons, or groups.

7. The Proposal

The subject SSDA seeks approval for the redevelopment of Gosford Hospital (refurbishment and new build) and Stage 1 of the Health & Wellbeing Precinct. An overview of the development is below:

1. Redevelopment of the existing Gosford Hospital

- Demolition of existing buildings (education building, Harry Mattocks building, ICT building and pathology/ambulatory care) and the existing fleet parking within the footprint of the redevelopment site;
- Tree removal;
- Site preparation works;
- Closure of the central part of Hospital Road
- Major and minor refurbishment works to existing buildings comprising approximately 8,700m² of existing gross floor area;
- New building works that will "link in" to the refurbished existing hospital areas (listed above). The proposed new building will comprise 11 levels;
- A new helipad is proposed at Level 11 of the proposed new building. The existing Helipad at the southern end of the campus will be decommissioned;
- Services relocation and the closure of part of Hospital Street;
- Landscaping;
- Staged demolition/construction of all of the above to allow the hospital to remain in operation during the redevelopment; and
- Lot consolidation of the existing GH campus to rationalise land holdings.

2. Health and Wellbeing Precinct - Stage 1

- Demolition of all existing buildings and structures within the footprint of the redevelopment site;
- Tree removal;
- Site preparation works including bulk excavation;
- Road and public domain works;
- Construction of a new multi-storey carpark, covered pedestrian link between the Precinct and main hospital entrance and other ancillary health-related training/education uses and retail shops for the hospital;
- Construction of two (2) office buildings for the purpose of health and government related administration and ancillary education/retail uses.
- Closure of Beane Street West;
- Closure of Holden Street (to accommodate appropriate access for emergency and service vehicles only); and
- Lot consolidation and subdivision of the HWP.

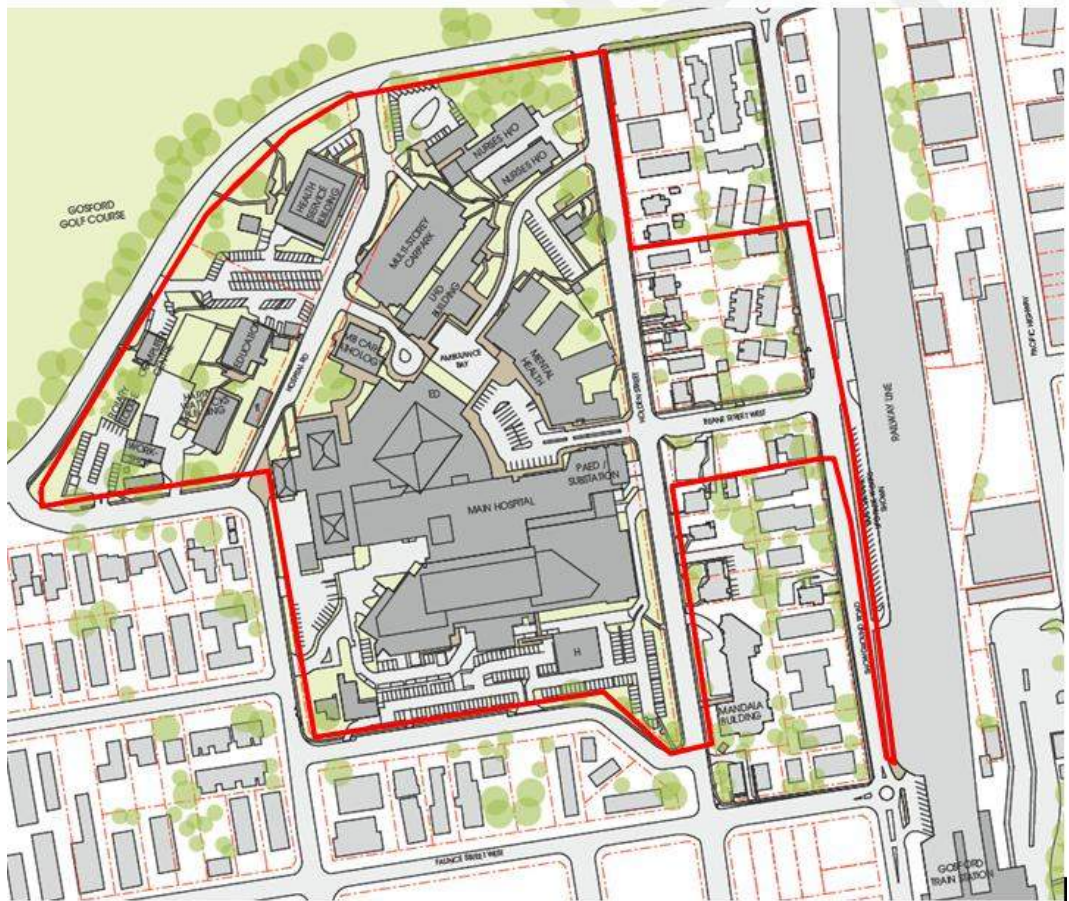


Figure 60: General Development Zone (Source: Fitzpatrick + Partners)



Figure 61: West View from North (left) and East View from North (right), (Source: Fitzpatrick + Partners)



Figure 62: Aerial View from East (Source: Fitzpatrick + Partners)



Figure 63: Gosford Train Station - Proposed view towards North. Note that only the proposed Health & Wellbeing Precinct is visible from this aspect. (Source: Fitzpatrick + Partners)



Figure 64: Hospital Plaza and Main Entry from Holden Street (Source: Fitzpatrick + Partners)

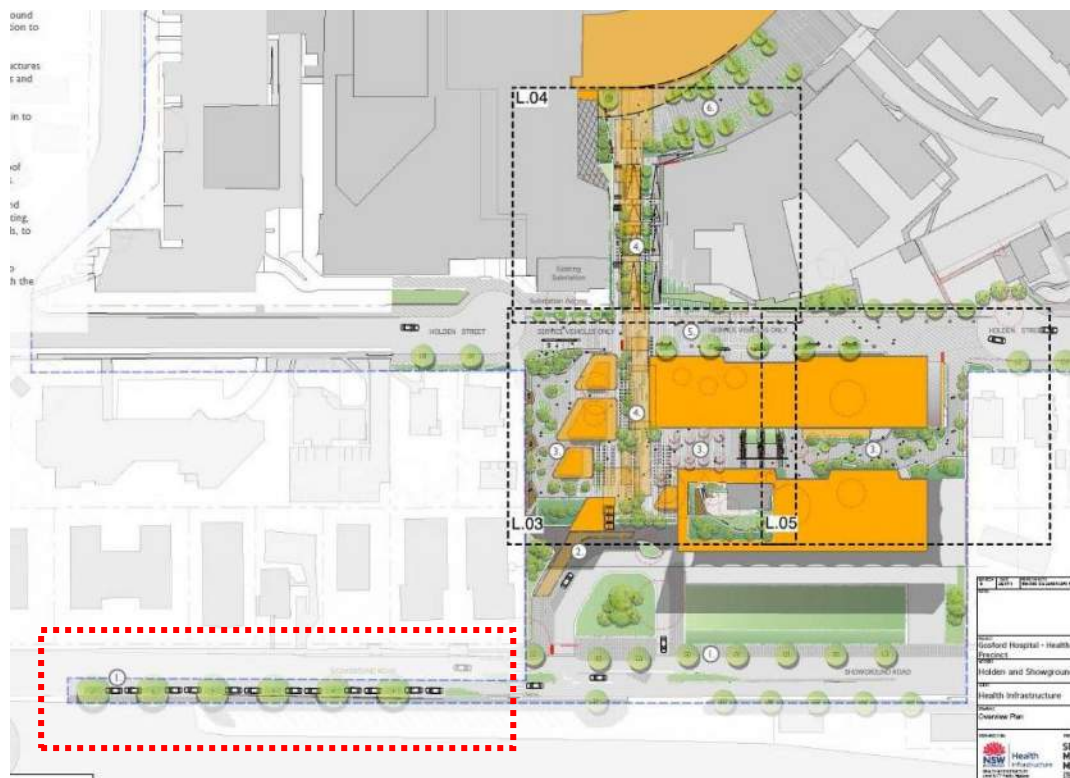


Figure 65: Landscape plan showing extent of improvement works located immediately adjacent to the railway heritage items (marked in red) (Source: Spackman Mossop and Michaels)

8. Heritage Impact Assessment

8.1 Overview

The Study Area is located in close proximity to the following Heritage Items within the railway area listed under Schedule 5 of the Gosford Local Environmental Plan (LEP) 2014:

- Railway turntable, Railway land off Showground Road, Item No. 47
- Signal box, water column and tank, Railway land off Showground Road (Item No. 48)
- Large-faced clock with wooden frame Burns Crescent (Gosford Railway Station) (Item No. 49)
- Railway bridge and viaduct, Racecourse Road and Etna Street (Item No. 45)

Construction of New Hospital Buildings/Health & Wellbeing Precinct

Views to the closest heritage items are currently impeded by both the topography of the study area and existing development. The proposed works will increase the bulk and density of structures on the site, and will be visible from the heritage items located in close proximity to Gosford Station (see Figure 63). However, the proposed development is located a significant distance from these items, while visible, the new development will not dominate these heritage items, nor are these views considered significant. Moreover, the new commercial-style development is consistent with that located to the east of the railway meaning that the setting of these heritage items will not be compromised in any way.

Demolition of Hospital Buildings

The heritage impact of the proposed works is primarily concerned with the potential heritage values of the existing structures and any archaeological potential. As outlined in Section 4, the existing Hospital Buildings are of little architectural significance. While the Hospital has historical value and is likely to have some social significance for its role in health care and education, as there is no change of use proposed, its historical values and social significance will not be impacted.

Demolition of Residential Dwellings

The adjacent Health & Wellbeing Precinct is a relatively recent subdivision, having occurred in the late 1950s through to the early 1960s. As outlined in Section 4, the existing dwellings have little historical or social significance and as such do not meet the assessment criteria for heritage listing or warrant conservation. As such, the demolition and amalgamation of the lots are not considered to have an adverse heritage impact.

Closure & Pedestrianisation of part of Holden Street

Parish Maps indicate that Holden Street has operated as a access road or carriage way since the earliest mapping of the area. The road itself does not retain any aesthetic or technical indications of its early origins, however its demonstration of the early subdivision of the area is considered to have some historical significance. However, given the proposed works do not remove or infill the road completely it is considered that they are acceptable from a heritage perspective. It is considered appropriate for the road to remain in a discernible paving so that the original road alignment is evident.

Re-subdivision of the Health & Wellbeing Precinct

The existing subdivision dates from the 1950s onwards, with the bulk of development occurring after the 1970s. The existing subdivision has no heritage significance and the proposed re-subdivision is considered acceptable.

Improvement Works adjacent to Railway

Works proposed include a new pedestrian crossing at the southern end of the proposed Health & Wellbeing precinct include footpath improvement works and tree planting along the southern side of Showground Road for enhanced pedestrian amenity. The full details of

this scheme have not been provided. However, it is understood that a small number of shade trees are proposed to generally improve the streetscape presentation of Showground Road. The revitalisation of the landscape is considered a positive outcome from a heritage perspective, as it will generally improve community use of the precinct, and thus appreciation of the railway area and its heritage attributes.

8.2 Environmental Planning & Assessment Act 1979

The proposal will be assessed under Part 4, Division 4.1 of the EP&A Act, which establishes an assessment and approval regime for State Significant Development (SSD).

Part 4, Division 4.1 applies to development that is declared to be SSD by a State Environmental Planning Policy (SEPP). As such, the provisions of the Gosford LEP do not apply. Notwithstanding, the proposal is consistent with LEP provisions regarding heritage matters.

8.3 '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:
How is the impact of the new development on the heritage significance of the item or area to be minimised?	Whilst not directly opposite, the Gosford Hospital and particularly the Health & Wellbeing Precinct are in close proximity to the local heritage items. The architects have utilised the topography and steep slope of the site in order to mitigate any adverse impact to the adjacent heritage items. Rendered finishes have been kept to a minimum. The topography of the site is also noted and the slope of the site means that the proposed hospital additions will have no additional visual impact on the heritage items associated with the railway infrastructure. While overtly contemporary in design and in close proximity to the railway, the Health & Wellbeing Precinct has been designed in a manner to be complimentary to the hospital. This will provide aesthetic continuity throughout the area. The removal of traffic from a portion of Holden Road to make a pedestrian zone is not considered to have an adverse heritage impact. While this road dates back to the earliest subdivision of the area, the conversion of pedestrianisation of Holden Street is considered acceptable as the original road layout will remain discernible.
Why is the new development required to be adjacent to a heritage item?	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. Likewise, the expanded hospital will require additional parking in order to service staff, patients, and visitors of the hospital. It is not practical to locate the car park elsewhere and the location is considered appropriate from a heritage perspective.

Questions to be Answered	This proposal relates to these questions as follows:
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	The curtilage allowed around the heritage items associated with the railway 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 considered that they will adversely impact the presentation of heritage significance given the impact of the existing hospital. As previously outlined, the topography of the site is such that there will be no additional visual impact from the new Hospital works. The Health & Wellbeing Precinct likewise is considered to have an acceptable impact. The existing residential setting of this portion of the site is not considered part of the significance of the adjacent heritage items. Regardless, the impact of the development will partially mitigated by dwellings in closer proximity to the heritage items.
How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	The existing sites are not currently visible from the nearby heritage items. While the proposed development will have an undoubtedly increased visual presence, though this is not considered significant enough to have any adverse or physical impact on the identified heritage attributes of the heritage items. The proposed landscaping immediately adjacent to the railway on Showground Road will also seek to mitigate any visual impact of the new development.
Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	The site development has been extensive and, as such, the Gosford Hospital site is now generally considered to have little archaeological potential. Similarly, while the Health & Wellbeing Precinct has not been subject to the same deep excavation as the Hospital site, the initial clearing and subsequent consistent suburban scale development is such that any archaeological potential is unlikely.
Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?	The siting and distance of the proposed works from heritage items is such that they will have no physical impact on the proximity heritage items. Visually, the Health & Wellbeing Precinct will be visible from the heritage items adjacent to the Gosford Railway. However, as previously outlined, the proposed works are compatible with the existing commercial development to the west of the heritage items and will not have any adverse impact on the items' context.
Will the additions visually dominate the heritage item? How has this been minimised?	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 will not dominate the railway heritage items due to the distance from the items. The contemporary Health & Wellbeing Precinct will have some visual impact on the views to and from the railway heritage items. However, these views are not considered key to the items' significance. The development is also consistent with other similar scale commercial developments located to the west of the railway and is mitigated by its distance from the heritage item. As such, the proposed works are not considered to visually dominate the item and are considered acceptable from a heritage perspective.

Questions to be Answered	This proposal relates to these questions as follows:
Will the public, and users of the item, still be able to view and appreciate its significance?	As previously discussed, the proposed works will have minimal to no impact on any significant 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 new works at the Gosford Hospital site and adjacent precinct is not considered to have any impact on the established heritage significance of the area.

9. Conclusion and Recommendations

In addressing the potential and identified heritage attributes in accordance with the legislation and guidelines and in fulfilment of the Secretary's Environmental Assessment Requirements, it is considered by City Plan Heritage that the proposed works are acceptable from a heritage perspective.

It is further considered by City Plan Heritage that the partial demolition and construction of the new hospital buildings will be negligible and will have no adverse impact on the assessed heritage significance of the existing hospital buildings, streetscape views, or to the nearby Heritage Items. The increased height of the buildings have been suitably setback and articulated as not to dominate or otherwise negatively impact the streetscape. The visual impact of the new buildings from the railway heritage items is further mitigated by the distance and topography of the study area and existing development, which largely interrupt any significant views link between the sites in both their current format and with the increased height of the new development.

The proposed new height of the development, in particular of the Health & Wellbeing Precinct, will make a notable difference to the existing streetscape presentation and character of its immediate area. However, the current buildings and streetscape are not considered to be of heritage significance and the proposed works will have no adverse heritage impact within the immediate context of the hospital.

There will be no additional impact on the identified significant views and vistas of the nearby heritage items. The contemporary Health & Wellbeing Precinct will have some visual impact on the views to and from the railway heritage items. However, these views are not considered key to the items' significance. The development is also consistent with other similar scale commercial developments located to the west of the railway and is mitigated by its distance from the heritage item. The proposed improvement works have also been designed in order to reduce any significant visual impact of the proposed works on the nearby Heritage Items associated with railway infrastructure. The Hospital and the Health & Wellbeing Precinct have been designed in an architecturally pleasant manner and reflect the nature of their functionality as hospital buildings.

The redevelopment will allow for the improved health care facilities that would respond to the current needs of Central Coast residents and visitors as well as 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 Gosford 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.

CITY PLAN HERITAGE

JUNE 2015