



## Appendix E

# GBA Heritage Response to Submissions

27 September 2016

The Secretary  
Department of Planning and Environment  
23-33 Bridge Street  
SYDNEY NSW 2000

Dear Sir/Madam

## **HERITAGE RESPONSE TO SUBMISSIONS SSD 7545 - FORENSIC PATHOLOGY AND CORONER'S COURT, LIDCOMBE**

At the request of our client, Health Infrastructure NSW, GBA Heritage has reviewed the heritage comments in the submissions received for SSD 7545, the proposed Forensic Pathology and Coroner's Court at Lidcombe.

The development site itself is not listed as an item of heritage significance in any statutory instrument.

The proposed driveway connecting the subject site with Main Avenue is within *the Former Lidcombe Hospital Site Conservation Area*, which is listed and an item of local heritage significance in Schedule 5 of the *Auburn LEP 2010* and included on the State Heritage Register as the *Lidcombe Hospital Precinct*.

### **Public Submissions**

The public submissions raise two areas of concern; demolition of the existing dwellings on the site and the changes proposed to provide access to the site from Main Avenue.

The demolition of the dwellings to the south of Main Avenue is not part of this application. Approval for the removal of these buildings has been granted as a separate application.

It is noted that although there are no statutory heritage listings applicable to these houses they have been identified as being of historical interest. Accordingly, NSW Health Infrastructure has commissioned an archival photographic recording of these buildings. A copy of this recording has been submitted to Cumberland Council and the NSW Heritage Division of the Office of Environment and Heritage (OEH).

The public submissions note concerns in relation to the impacts of the proposal on the heritage value of Main Avenue, in particular the removal of historic brick kerbing and verges. The Statement of Heritage Impact (SoHI) prepared by GBA Heritage for submission with the application considers the heritage impacts of the proposal in relation to the grading and policies of the 2002 Godden Mackay Logan *Lidcombe Hospital Site Conservation Management Plan* (2002 CMP) and the NSW Heritage Council endorsed *Statements of Heritage Impact* guidelines.

GBA Heritage  
Heritage Consultants

Level 1, 71 York Street  
Sydney NSW 2000  
Australia  
T: +61 2 9299 8600  
F: +61 2 9299 8711

[gba@gbaheritage.com](mailto:gba@gbaheritage.com)  
[www.gbaheritage.com](http://www.gbaheritage.com)

Nominated Architect  
Graham Leslie Brooks  
NSW Architects  
Registration 3836

GBA Heritage Pty Ltd  
Incorporated in NSW

ABN 56 073 802 730  
ACN 073 802 730

As noted in the SoHI, the removal of some early brick kerbing fabric is considered acceptable given that all significant features of Main Avenue's landscaping are retained and the route's ability to present a landscaped entry to the former Lidcombe Hospital site is not adversely impacted.

Several public submissions claim that Main Avenue was preserved intact when the adjacent residential area, Botanica, was developed. This is not correct. Significant changes were made to the landscaping on both sides of Main Avenue as part of the works implemented with the Botanica development. As noted in the Heritage Division of OEH submission dated 19 August 2016, a precedent for crossovers from Main Avenue was set with those constructed for the Botanica development.

The development proposal retains the existing avenue tree plantings and does not obscure significant views along Main Avenue. As such, there will be no adverse impact on the aesthetic quality of the Main Avenue landscape or its established historical significance as the key approach to the Lidcombe Hospital Precinct.

### Heritage Division of OEH Submission

The Heritage Division of OEH submission dated 19 August 2016 makes a number of recommendations for conditions of consent. A detailed response to these is provided in the following table.

Heritage Division Recommendation	Response
<i>Prior to commencement of works, a photographic archival recording of the subject site is to be undertaken and submitted for review and approval by the Heritage Division. The archival recording must be prepared by a suitably qualified and experienced heritage consultant in accordance with the Heritage Division guidelines entitled, Photographic Recording of Heritage Items using Film or Digital Capture. Special attention is to be paid to landscape elements to be removed (trees and kerb / gutter).</i>	Completed  A copy of this recording has been submitted to Cumberland Council and the NSW Heritage Division of the Office of Environment and Heritage (OEH).
<i>Signage along Main Avenue should be limited. Consideration should be given to using only the sandstone wall on the corner of Main Avenue and Joseph Street for major signage, and be of a complementary character and scale to the adjacent Botanica signage. Any additional directional signage must be carefully designed and located to not impact any views along Main Avenue.</i>	Noted
<i>Signage should not be installed along Joseph Street, to limit the visual intrusion on the streetscape.</i>	Noted
<i>An interpretation strategy should be developed to help convey the history and significance of the site as part of the former Lidcombe Hospital and submitted for approval to the Secretary, Department of Planning and Environment and the delegate of the Heritage Council of NSW. The approved interpretation strategy should be implemented prior to the project to completion and occupation of the facility.</i>	The focus of conservation at the former Lidcombe Hospital site is the historic core which is a listed heritage item on the State Heritage Register (SHR) and a conservation area under the <i>Auburn Local Environmental Plan (LEP) 2010</i> .  The subject site is outside the boundaries of these items and is not subject to any statutory heritage listing.  As the subject site's association with Lidcombe Hospital is limited to its ancillary use as farm land and later as staff accommodation, it is considered appropriate that interpretation of the significance of the former Lidcombe Hospital site be limited to the heritage item itself and not provided in the new Forensic Pathology and Coroner's Court Facility.

<p><i>A landscape plan with plants that reference and respect the cultural landscape of the Lidcombe Hospital Precinct is to be employed across the site. Additional vegetation is also required in the vegetation buffer along Joseph Street and Main Avenue to screen the development. Planting along Joseph Street is not to obscure views to the guard house. To this end a revised landscape plan should be developed and submitted to the Secretary, Department of Planning and Environment and the delegate of the Heritage Council of NSW.</i></p>	<p>Noted</p> <p>The 2002 CMP notes ‘<i>The trees- and to a lesser extent the shrubs – which have been planted within the grounds of the Lidcombe Hospital site over the last 110 years very much reflect the shifts in taste and planting preferences that occurred within society at large over that period.</i>’</p> <p>As noted above, the subject site was not part of the core Hospital Precinct. A 1930 aerial photograph of the Lidcombe Hospital site included on the 2002 CMP shows the subject site to be cleared pasture land with planting limited to the Joseph Street and Main Avenue boundaries.</p> <p>It is noted that as the subject site is outside the boundaries of the SHR item there is no requirement to seek approval from the Heritage Council for this application.</p>
<p><i>Brick kerbing to be removed is to be carefully salvaged and securely stored on site for use in future kerb repairs along Main Avenue. Details of proposed secure storage should be provided for approval to the Secretary, Department of Planning and Environment and the delegate of the Heritage Council.</i></p>	<p>The Non-Aboriginal Heritage Mitigation Measures included in the Environmental Impact Statement are to be updated to include this action.</p>
<p><i>If any archaeological relics are uncovered during the course of construction, all work shall immediately cease in that area and a written assessment of the nature and significance of the resource, along with a proposal for the treatment of the remains shall be submitted for the approval of the Secretary, Department of Planning and Environment and the delegate of the Heritage Council of NSW.</i></p>	<p>This action is included in the Non-Aboriginal Heritage Mitigation Measures in the Environmental Impact Statement. It will be reworded, as noted.</p>

**Summary**

The demolition of the dwellings to the south of Main Avenue is not part of this application.

The development site itself is not listed as an item of heritage significance in any statutory instrument.

The proposed driveway connecting the subject site with Main Avenue is within *the Former Lidcombe Hospital Site Conservation Area*, which is listed and an item of local heritage significance in Schedule 5 of the *Auburn LEP 2010* and included on the State Heritage Register as the *Lidcombe Hospital Precinct*.

The development proposal retains the existing avenue tree plantings and does not obscure significant views along Main Avenue. As such, there will be no adverse impact the aesthetic quality of the Main Avenue landscape or its established historical significance as the key approach to the Lidcombe Hospital Precinct.

**Recommendation**

GBA Heritage recommends the actions in the Non-Aboriginal Heritage Mitigation Measures in the Environmental Impact Statement be updated to read as follows and that these measures be included as conditions of approval for this application:

- Brick kerbing to be removed is to be carefully salvaged and securely stored on site for use in future kerb repairs along Main Avenue. Details of proposed secure storage should be provided for approval to the Secretary, Department of Planning and Environment and the delegate of the Heritage Council.
- If any archaeological relics are uncovered during the course of construction, all work shall immediately cease in that area and a written assessment of the nature and significance of the resource, along with a proposal for the treatment of the remains shall be submitted for the approval of the Secretary, Department of Planning and Environment and the delegate of the Heritage Council of NSW.

Should you wish to discuss this matter further, please contact the undersigned.

Yours faithfully  
GBA Heritage Pty Ltd



Gail Lynch  
Associate Director  
gaillynch@gbaheritage.com