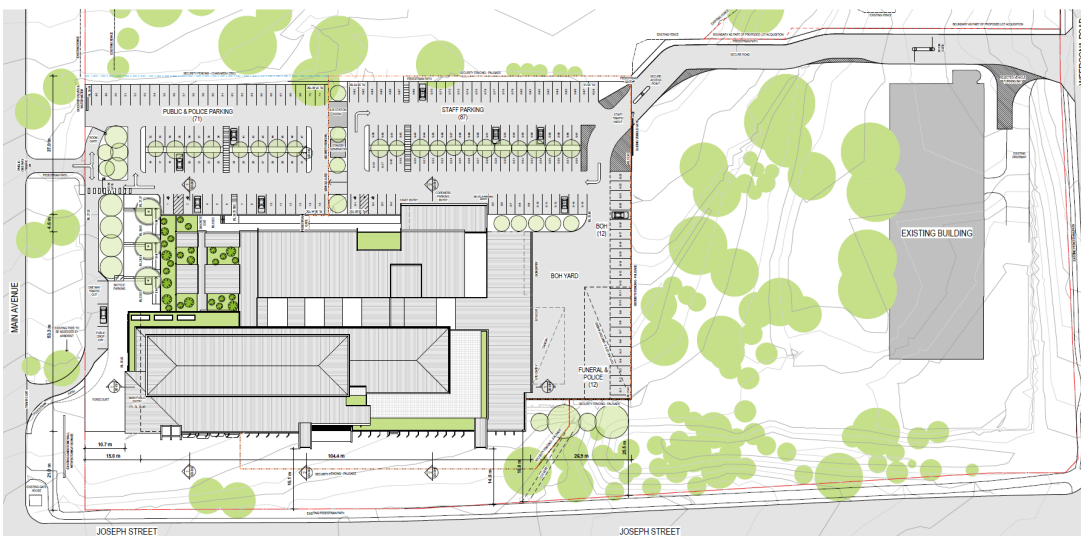


## STATEMENT OF HERITAGE IMPACT

Forensic Pathology and Coroners Court  
Main Avenue, Lidcombe  
SSD 7545

July 2016



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**MAIN AVENUE, LIDCOMBE**

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<b>ISSUE</b>	<b>DESCRIPTION</b>	<b>DATE</b>	<b>ISSUED BY</b>
A	Draft for Review	09/05/2016	CH
B	Final Report	19/05/2016	CH
C	Revised - Final Plans	12/07/2016	CH
D	Revised Final Report	15/07/2016	CH

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# 1.0

## INTRODUCTION

### 1.1 REPORT OVERVIEW

This report has been prepared as part of the Environmental Impact Statement (EIS) for State Significant Development (SSD) application number SSD 7545, related to the redevelopment of an area south of Main Avenue, Lidcombe for a Forensic Pathology and Coroners Court.

The report evaluates the potential heritage impact of the redevelopment of the subject site in relation to the adjacent *Former Lidcombe Hospital Site Conservation Area / Lidcombe Hospital Precinct* and the *Minali Special School (early twentieth century residence)* located to the south across railway lines.

The Secretary's Environmental Assessment Requirements (SEARs) for this project note the following in relation to European heritage:

*Include a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas and/or potentially archaeologically significant areas in accordance with the guidelines in the NSW Heritage Manual.*

This report concludes that the proposal will have no adverse heritage impact.

### 1.2 REPORT OBJECTIVES

The main objective of this Statement of Heritage Impact is to analyse the overall heritage impact of the proposed development in relation to the Environmental Planning Instruments (EPIs) specified in the Secretary's Environmental Assessment Requirements (SEARs) and the guidelines endorsed by the NSW Heritage Council.

### 1.3 METHODOLOGY AND STRUCTURE

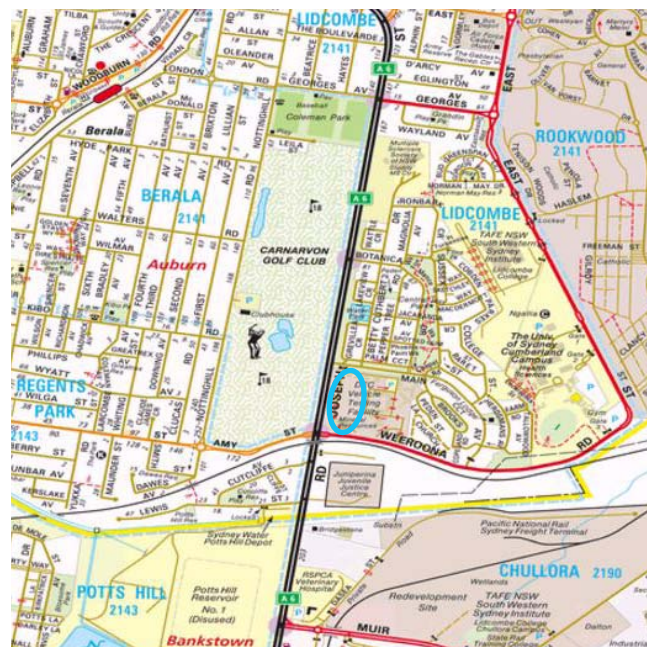
This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

*The Burra Charter* provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

### 1.4 SITE IDENTIFICATION

The subject site at Main Avenue, Lidcombe, is located on the south side of Main Avenue, at the corner of Joseph Street, Lidcombe. It is described by NSW Land and Property Information (LPI) as Lots 1-3, DP 850697.

The proposed development also includes a new driveway to connect with Main Avenue.



**Figure 1.1**  
Location map showing the subject site marked with a blue circle  
Source: [www.street-directory.com.au](http://www.street-directory.com.au)

## 1.5 HERITAGE MANAGEMENT FRAMEWORK

### Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

As the subject site is not included on the World Heritage List, National Heritage List or Commonwealth Heritage List, and the development is not being undertaken by a Commonwealth agency, there are no heritage approvals required under the *EPBC Act* and no provision of the *Australian Heritage Council Act 2003* applicable to the proposed development.

### NSW Environmental Planning and Assessment Act 1979 (EP&A Act)

The Secretary's Environmental Assessment Requirements (SEARs) for SSD 7545 note the EIS is to be consistent with the requirements of the *Environmental Planning and Assessment Regulation 2000* (Regulations).

The SEARs for this application also requires all relevant statutory provisions, policies and guidelines be addressed, and includes a list of EPIs to be addressed in particular.

The *Auburn Local Environmental Plan (LEP) 2010* is the only EPI specified that includes heritage provisions. the proposed driveway connection from the development to Main Avenue is within the *Former Lidcombe Hospital Site Heritage Conservation Area*, listed in Schedule 5 (Environmental Heritage) of the *Auburn LEP 2010* as an item of local heritage significance. The main aspect of the proposal is adjacent to that conservation area. It is also in the vicinity of one other heritage item listed in Schedule 5 of the *Auburn LEP 2010*, *Minali Special School* (early twentieth century residence).

### NSW Heritage Act 1977

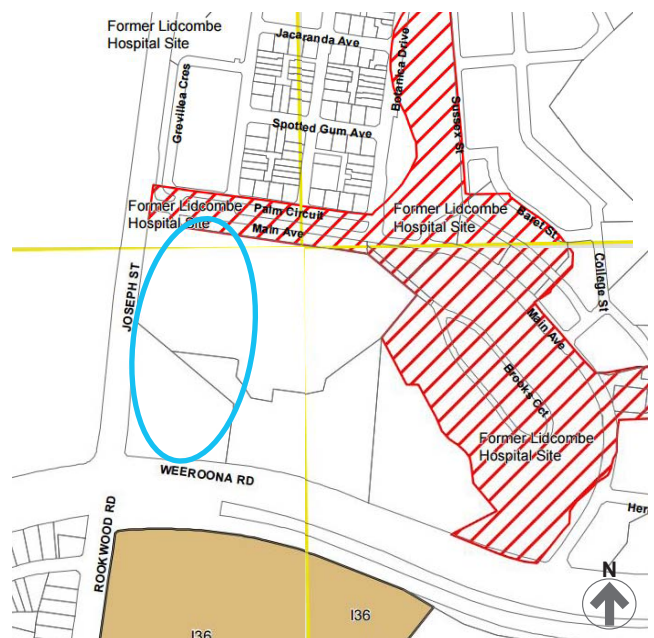
The *NSW Heritage Act 1977* (Amended) is an Act to conserve the environmental heritage of New South Wales. The *Act* established the Heritage Council of NSW, and the State Heritage Register.

The proposed driveway connecting the new development with Main Avenue is within the *Lidcombe Hospital Precinct*, which is listed on the NSW Heritage Register as an item of State heritage significance. The remainder of the subject site is adjacent to the *Lidcombe Hospital Precinct*, and is not listed as an item of heritage significance in any statutory instrument.

As the project application is a State Significant Development, no approval is required under the *NSW Heritage Act 1977* for the application. The proposal can be referred to the Heritage Office for review and comment only.



**Figure 1.2**  
State Heritage Register map showing the curtilage to the *Lidcombe Hospital Precinct*  
Source: *NSW Heritage Inventory*



**Figure 1.3**  
Extract from the *LEP Heritage Map* showing the subject site marked with a blue circle in relation to local heritage items  
Source: *NSW Government Legislation Website*

## **1.6 AUTHORSHIP**

This report has been prepared by Dr Cameron Hartnell, Senior Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

## **1.7 REPORT LIMITATIONS**

While this report is limited to the analysis of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement. Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

## **1.8 COPYRIGHT**

Copyright of this report remains with the author, GBA Heritage.

# 2.0

## SITE DESCRIPTION

The subject site, which is to the south of Main Avenue, Lidcombe, is south-west of the extensive site that was formerly Lidcombe Hospital and is now a housing development known as *Botanica*.

It is located at the corner of Joseph Street, a main north-south route with a golf course on its western side. To the south of the subject site are rail lines linking with the nearby Chullora industrial area. A juvenile justice centre is located south of the rail lines with the *Minali Special School (early twentieth century residence)*, a listed heritage item, located south of the detention centre. A University of Sydney campus and Rookwood Cemetery are east of the site.

Main Avenue is a two lane road linking the former Lidcombe Hospital site with Joseph Street with a wide landscape area on either side. A narrow driveway off the western end of Main Avenue currently provides vehicular access to the subject site.

A 1943 aerial photograph shows Main Avenue landscaped with long garden beds flanking the street and numerous mature trees. A sidewalk runs within the northern landscaped area.

Today Main Avenue has a neater and simpler appearance (see figure 2.3). Fewer trees line the route than seen in 1943, which today has a very formal layout as a result of the upgrade of Main Avenue undertaken as part of the “Botanica” residential development. The garden beds appear to have been re-located further away from the road than their 1943 location (see figure 2.2) and are planted with hardy low shrubs and grasses. A narrow hedge defines the southern landscape area adjacent to the avenue, immediately outside the subject site. Three roads link with Main Avenue from the north and a southern road seen in the 1943 aerial photograph has been removed and re-landscaped with vegetation.

The Avenue is lined with brick and concrete kerbing, some of which appears to be early fabric. All gutters are concrete. At the corner of Main Avenue and Joseph Street stands sandstone gatehouse and a sandstone wall with the name “Botanica” attached to its face.

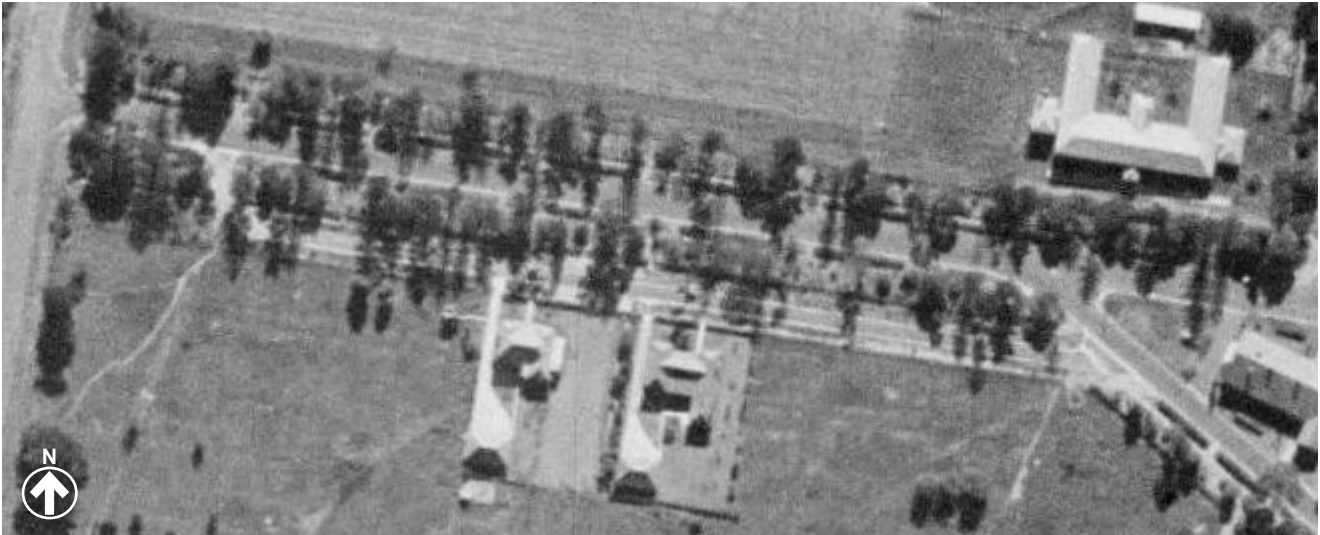
Much of the subject site is open space characterised by grassy areas and stands of mature trees. It encompasses three single storey houses with

terracotta roofs along the northern boundary, each with rear sheds and / or garages. A fourth house is adjacent to the west, outside the subject site.

The remaining buildings of the former Lidcombe Hospital site are east of the subject site, made up of one and two storey wards and medical buildings surrounding a central village green. The closest of these structures is around 250 metres from the east side of the proposed building. The area between the former Lidcombe Hospital site and the subject site has numerous one to three storey buildings interspersed with tall mature trees.



**Figure 2.1**  
View of the southern landscaped area of Main Avenue, looking south-west towards the proposed development site



**Figure 2.2 (above)**  
1943 aerial view of Main Avenue, Lidcombe  
Source: NSW LPI SIX Maps Website

**Figure 2.3 (below)**  
Contemporary view of Main Avenue, Lidcombe  
Source: NSW LPI SIX Maps Website



**Figure 2.4**  
View showing the location of the proposed driveway from Main Avenue (right of the palm tree) to the public car park, looking south. Only the pine and palm trees (left) are early or original vegetation adjacent the road



**Figure 2.5**  
View of the tall, narrow hedge that stands between the proposed development and Main Avenue's southern landscaped area, looking north-east



**Figure 2.6**  
View east up the existing road at the northern edge of the subject site. A former Lidcombe Hospital building at the end of the road is a considerable distance east and is largely obscured by intervening development and vegetation



**Figure 2.7**  
View west along the existing road at the northern end of the development site. The proposed building is to be set back from the existing road (right) by approximately half the width of the space between the house and the road



**Figure 2.8**  
Residential building within the subject site near Main Avenue that is visible in the 1943 aerial photograph. This house is the location of the proposed public car park



**Figure 2.9**  
View of two simple gabled residential buildings in the subject site looking south-west. The proposed building is set back from the road by approximately half of the width of the space between the building and the road.



**Figure 2.10**  
The hospital wards of the former Lidcombe Hospital nearest the subject site. Designed by Government Architect, Walter Liberty Vernon, views of these buildings are almost entirely obscured from the subject site by vegetation and intervening development



**Figure 2.11**  
Existing two storey laboratory buildings and mature trees east of the proposed development site will largely block views of the proposed building from heritage listed structures of the former Lidcombe Hospital

# 3.0

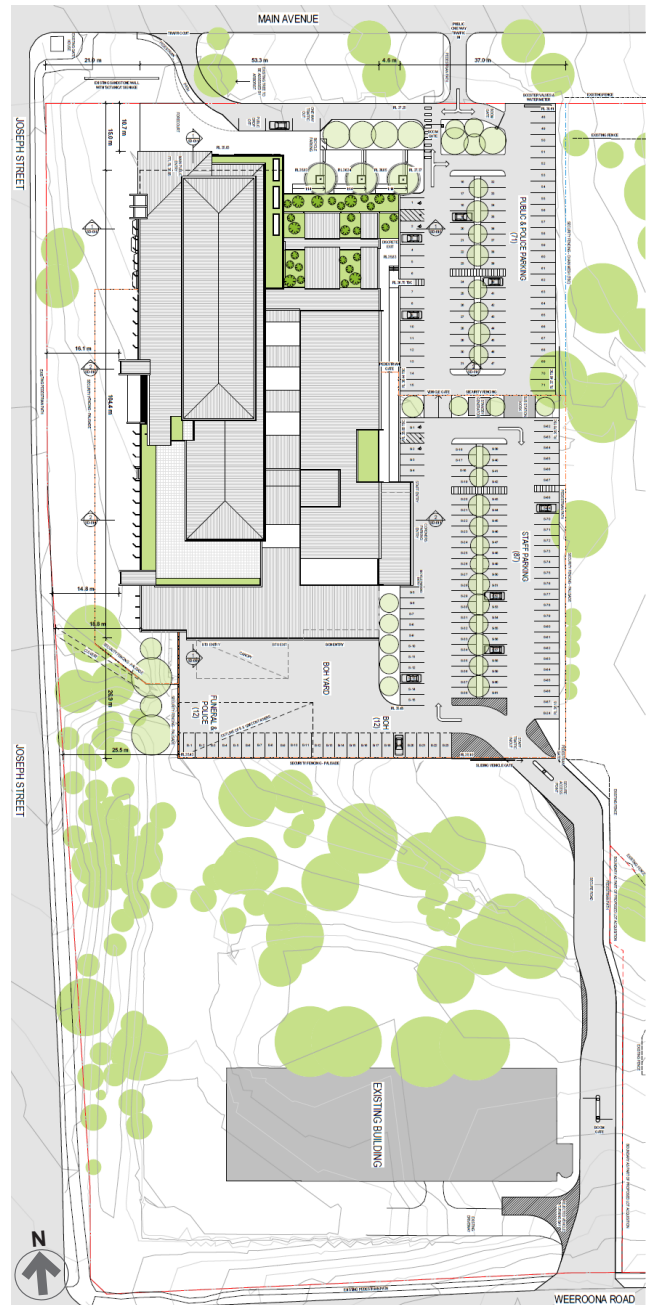
## DESCRIPTION OF THE PROPOSAL

The proposed development of a Forensic Pathology and Coroners Court, designed under Health Infrastructure, NSW Department of Health, is summarised below. It includes:

- Demolition of all existing buildings, structures and hard landscaping within the site.

Construction of:

- A three story, asymmetrical Forensic Pathology and Coroner's Court.
- Two attached carparking areas with a total of 182 parking bays.
- A new access road from the proposed southern car parks south to Weeroona Road.
- A new driveway access from Main Avenue to the northern car park (public parking area).
- Upgrade of the existing driveway access from Main Avenue.
- Associated landscaping.



**Figure 3.1**  
Plan view of the proposed development schematic  
Source: Health Infrastructure, NSW Department of Health

# 4.0

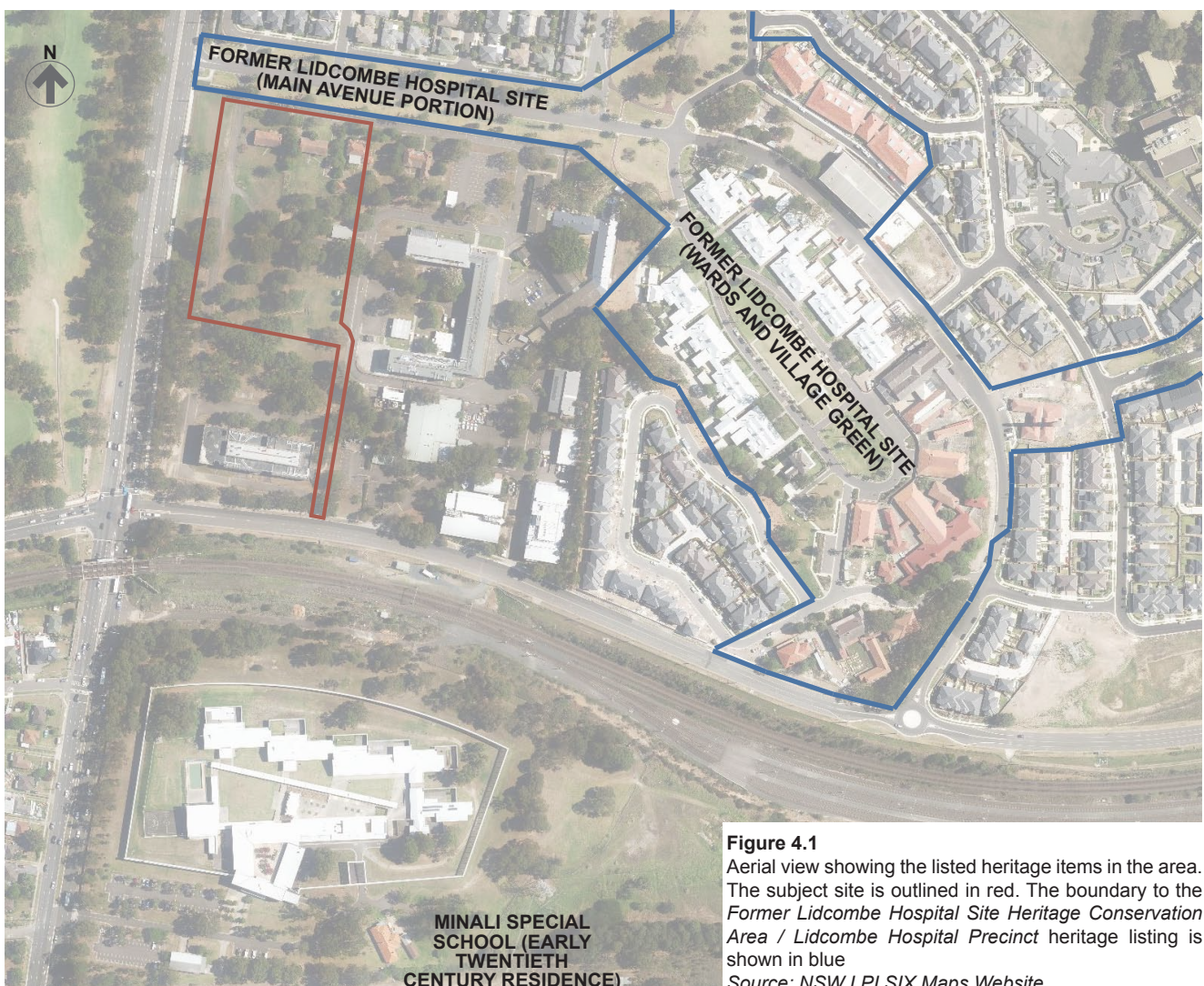
## ASSESSMENT OF HERITAGE IMPACT

### 4.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the *Auburn Local Environmental Plan (LEP) 2010* and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) NSW Heritage Manual guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

This section of the report provides a detailed analysis of the statutory controls applying to this site, with regard to heritage.

The site is bounded by Main Avenue which is within the *Former Lidcombe Hospital Site Heritage Conservation Area / Lidcombe Hospital Precinct*, listed as an item of local heritage significance on Schedule 5 of the *Auburn LEP 2010* and on the NSW State Heritage Register. Major aspects of the proposed development are adjacent to Main Avenue. A new driveway and upgrade to an existing driveway connecting with Main Avenue is proposed, which are within the Conservation Area / Precinct.



There is one other listed heritage item in the vicinity of the proposed development, *Minali Special School (early twentieth century residence)*, which is listed as an item of local heritage significance on Schedule 5 of the *Auburn LEP 2010*.

## 4.2 ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE

### Former Lidcombe Hospital Site Conservation Area / Lidcombe Hospital Precinct

Auburn Council (now part of Cumberland Council) does not have a formal Statement of Significance for the *Former Lidcombe Hospital Site, Heritage Conservation Area*.

However, the NSW State Heritage Register (SHR) boundary for the Lidcombe Hospital Precinct is the same as the local listing in the *Auburn LEP 2010*. The NSW SHR Inventory listing for the item has the following Statement of Significance explaining the heritage values of the site, database entry number 5049732, *Lidcombe Hospital Precinct*:

*Lidcombe Hospital is of outstanding significance in the history of NSW health care, operating for over a century from 1893-1995 as a major State Asylum for the aged and infirm, then an important State teaching hospital specialising in geriatric care and rehabilitation. Lidcombe Hospital became a leader in geriatric care and rehabilitation practices in the 20th Century. The expansion, then the closure, of the hospital reflects the changes in State and Commonwealth government health care policies over the twentieth century. The site has significance for its association with innovative medical practitioners, specialists in geriatric health care, nurses and the local community for over a century. As the site of the Media Village, the place also has associations with the 2000 Sydney Olympic Games, which provided short-term accommodation for approximately 5,000 visiting journalists.*

*The precinct contains an exceptional and rare collection of fine, intact architecture and landscapes of the Victorian, Edwardian, Interwar and late-20th Century styles, together with outstanding examples of asylum and institutional planning from leading Colonial, Government and private architects from the 19th and 20th Centuries. The asylum and hospital planning is an exceptional example of the 19th century advancements in health care along the principles of Florence Nightingale, where it was considered*

*healthy to surround hospital and asylum buildings with gardens as part of patient treatment and the buildings were designed with particular attention to natural light, ventilation and climate control for the care of patients. The collection of reformatory, asylum and hospital buildings include dormitories designed by James Barnet (1885-1887), the former Dining Hall (1885), the Superintendent's Residence (1887) and nine wards designed by Walter Liberty Vernon (1893-1906). All reformatory and asylum buildings are designed in harmony around the central Village Green and unite qualities of shelter and surveillance, community and destitution, within a landscape both picturesque and functionally self-sufficient. The Recreation Hall and Chapel (1963) designed by Ken Woolley, the No. 1 Nurses Quarters (1910), Herdsman's Cottage (c1885), Boiler House and Chimney (1901) and the later Nos 2 and 3 Nurses Quarters (1931 and 1939) all contribute to the aesthetic and historic qualities of the place.*

*The nine Vernon-designed wards, individually and collectively, are outstanding examples of hospital pavilion buildings in a bungalow form, which are a deliberate continuation of the hospital pavilion typology found in some French and British Colonies of the time, with innovative design variations demonstrating the early use of the colonial vernacular in NSW public buildings and advancements in design for patient care. Australian designs for naturally ventilated hospital wards were well known internationally. Vernon's work demonstrated greater attention to light and ventilation than English examples and landscaping of a much higher standard. The ward buildings demonstrate Vernon's deliberate (and early) use of the Australian Colonial vernacular in his design of public buildings, particularly the wrap-around verandah as a means of climate control, rather than the Italianate arcade or colonnade. The building designs of Vernon at Lidcombe Hospital thereby represent one of a series of public buildings built in NSW, such as the Lands Board Office, the Bourke Courthouse and Grafton Experiment Farm buildings, that mark the search for a distinctly Australian architecture, an architecture that drew on the colonial vernacular.*

*The earliest roads demonstrate the pattern of development of the Lidcombe Hospital site and the location of the former farming activities and isolation facilities of the earlier Asylum and hospital periods, including Farm Road, Mance Avenue, Brooks Circuit, Main Avenue, Church Street, Sussex Street, Copeland Road and Peden Lane. Landscape plantings including the*

hoop pines and phoenix palms, tallowwoods, brush boxes, iron barks, pepper trees and spotted gums contribute to the aesthetic qualities of the precinct, including a surviving grove of eucalypts situated on a separate portion of the former hospital site. The Village Green, at the centre of the precinct, is of outstanding significance at a State level for its historic and aesthetic qualities. The archaeological resource of the site has the potential to contribute to our understanding of the early modifications of the landscape through farming activities and the development of early institutional care for the aged, infirm and the destitute. The Hospital was the site of first Septic Tank system constructed on a large scale to service an institution in Australia. Remains of the Tank are now located on an adjacent site but infrastructure associated with this system may survive.

*The Lidcombe Hospital site has played a significant role in the development of the surrounding suburban areas and the growth of the local area as an employer. It has also acted as a physical barrier to development within the area. The Lidcombe Hospital has continued to be held in high esteem by the local community, including in the present day a number of local community groups, for its cultural, social and landscape values.*

The northern boundary of the subject site adjoins the western end of Main Avenue, a historic road that provides access to the conservation area / precinct from Joseph Street.

The 2002 *Lidcombe Hospital Site Conservation Management Plan* (CMP) by Godden Mackay Logan notes the remaining early road alignments within the hospital precinct are “considered significant as they demonstrate the evolution of the whole of the Lidcombe Hospital Site and contribute to an understanding of its functional layout.” Main Avenue, which was the formal entry c1896 when Rockwood Asylum was established, is graded in the CMP as an element of exceptional significance.

The avenue of hoop pines and phoenix palms along Main Avenue is also graded as an element of exceptional significance (Element Number 33) with the CMP including the following comments on the key values of this element:

#### **Key Values:**

- *Early avenue of landscape trees and palms.*
- *Main Avenue 1896 is entry road into site from Joseph Street.*
- *Hoop pines date from 1898 and are among the oldest on site. Palms are c1928.*

No particular significance is attributed to the narrow hedging or the planted garden beds in Main Avenue. It is noted that the landscaping in this area has largely been renewed since the CMP was prepared, including the provision of crossovers in the northern landscaped area that connect to the outer roadway of the residential development.

#### **Minali Special School**

The NSW Heritage Inventory contains the following Statement of Significance for database entry number 1030029, *Minali Special School*, 169 Joseph Street, Lidcombe:

*This site has local historic significance as a rare example of a relatively large residence erected in the study area in the early twentieth century. It is aesthetically significant as it provides a good example of a Federation residence erected in the municipality during this phase of development.*

*The original fabric of the building is intact, though currently being restored and it has attractive and interesting decorative detail. The building was the residence of the superintendant of the Lidcombe State Hospital for many years, giving it rare social and historical significance.*

## 4.3 EVALUATION AGAINST THE CMP POLICIES

The following commentary evaluates the proposed development against the policies of the *Lidcombe Hospital Site Conservation Management Plan (CMP)*, Godden Mackay Logan (now GML Heritage), 2002.

### 6.4.1 Structure and Layout of the Proposed Heritage Precinct

- *Conserve the significant road layout, alignments and road widths within the proposed heritage precinct, including Main Avenue*

#### Comment

No changes are proposed to the road layout, alignment or width of Main Avenue. The development proposal is consistent with this policy.

### 6.4.4 Significant Views

- *Conserve the vista up and down Main Avenue*

#### Comment

The views up and down Main Avenue will not be affected by the proposed development. The development proposal is consistent with this policy.

## 7.0 Policies for Built and Landscape Elements

### Element 33: Main Avenue of Hoop Pines and Phoenix Palms

#### Issues / Management Policies

- *Within proposed heritage precinct and SHR curtilage.*
- *Retain and conserve hoop pines and palms.*
- *Remove post-1950s plantings which are out of character with this formal planting and confuse its interpretation.*
- *Retention subject to SULE considerations.*
- *Maintain vista up and down Main Avenue.*

#### Comment

These policies have been implemented with the staged development of the former hospital site.

The proposed development will not impact on the vista up and down Main Avenue. The design of the new driveway access to/from Main Avenue and the upgrade of the existing driveway is to be detailed in consultation with the project landscape consultants, Site Image, to ensure the existing pine and palm trees are not affected.

The development proposal is consistent with this policy.

## 4.4 CONSIDERATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to development adjacent to a heritage item have been considered in the preparation of the following commentary, they are:

### New Development Adjacent to a Heritage Item

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

### New Landscape Works and Features

- *How is the impact of the new development on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *How does the work impact on views to, and from, adjacent heritage items?*

## Comment

The proposed Forensic Pathology and Coroners Court building is approximately 250 metres from the significant built components section of the *Former Lidcombe Hospital Site Heritage Conservation Area / Lidcombe Hospital Precinct*, including the Village Green and surrounding former hospital buildings. The proposed building will be almost completely obscured from this section of the former hospital site by existing intervening two and three storey lab buildings and mature eucalyptus trees and other vegetation.

The new building will visually sit below the tall, mature trees lining Main Avenue and will not visually dominate the listed conservation area / precinct. The view up and down Main Avenue, identified by the 2002 CMP as significant, will not be affected. No views of the sandstone guardhouse at the corner of Joseph Street and Main Avenue will be obscured by the proposed works.

The proposed Forensic Pathology and Coroners Court will add a medically related function to the locality, consistent with the historical function associated with the adjacent *Former Lidcombe Hospital Site Conservation Area / Lidcombe Hospital Precinct*.

The established heritage significance of Main Avenue as an access route within the *Former Lidcombe Hospital Conservation Area / Lidcombe Hospital Precinct*, is its ability to demonstrate the evolution of the former hospital and to contribute to an understanding of its functional layout. These aspects of Main Avenue's significance will not be affected by the proposed development.

It is proposed to upgrade the existing driveway connecting to Main Avenue and construct an additional vehicular entry point to its east. This will provide access to the proposed public parking area through the southern landscaped area along Main Avenue. The new driveway is required to provide safe vehicular access to the public parking area. The existing access point to the west is too narrow for two way traffic and will be retained for use as an exit point. Given the sensitivities associated with the use of the Forensic Pathology Unit and Coroners Court, the proposal has been designed to keep the public and operational areas of the site separate. The access road to/from Weeroona Road in the south is to be a secure entry for Staff and deliveries. Public access is to be from Main Avenue where parking is provided and there is access to public transport.

The proposed driveway will be located to the west of a mature palm tree and require removal of part of a planter bed. The analysis in this report is based on the assessment and gradings of significance in the the

2002 *Lidcombe Hospital Site CMP* by Godden Mackay Logan. The CMP notes the landscape elements within the former hospital site were assessed by heritage landscape specialist, Warwick Mayne-Wilson. Specialist advice has been sought from the project's landscape consultant, Site Image. The design of the new driveway access to / from Main Avenue and the upgrade of the existing driveway is to be detailed in consultation with the project landscape consultants to ensure the existing pine and palm trees are not affected.

The 2002 CMP identifies the heritage significance of Main Avenue, as a landscape element, is as an early avenue of trees with early hoop pines and palm trees. The planter beds along Main Avenue were installed after the production of the 2002 CMP, as part of the 'Botanica' residential redevelopment of the surrounding area. As contemporary features, the planter beds have no identified heritage significance in their own right. Since they are positioned at regular intervals symmetrically along Main Avenue, however, they contribute to the aesthetic significance of the historic entrance to the former hospital site. The subject planter bed has no corresponding planter bed on the northern side of the avenue, which is the location of a road junction. As such, partial removal of the planter bed for a driveway will not affect the symmetrical presentation of the landscape pattern of the Avenue.

The proposed driveway will also require removal of minor sections of the narrow hedging and grass lawn in the southern landscaped area. Neither of these elements are specifically identified as significant within the 2002 CMP. Removal of a small section of brick kerbing will also be required. The 2002 CMP states that the kerbing was originally concrete but has a c1930s photograph showing brick kerbing. The 2002 CMP does not identify the fabric of the kerbing as being of particular heritage significance. As such, the proposed physical changes to Main Avenue's southern landscaped area are considered to be a minor impact that will not adversely impact the Avenue's established significance as evidence of the formal entry to the former Lidcombe Hospital site.

The heritage listed early twentieth century residence of the *Minali Special School (early twentieth century residence)* is located approximately 350 metres from the proposed building and is visually separated from it by a railway line and intervening development, including high boundary walls to the neighbouring Juniperina Juvenile Justice Centre. The proposed development will not be visible from this listed heritage item and will have no adverse impact of its established heritage significance.

## 4.5 HERITAGE OBJECTIVES OF THE AUBURN LEP 2010

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- Significant views related to the *Former Lidcombe Hospital Site Heritage Conservation Area / Lidcombe Hospital Precinct* and the *Minali Special School (early twentieth century residence)* are not affected.
- The removal of some early brick kerbing fabric is considered acceptable given that all significant features of Main Avenue's landscaping within the adjacent *Former Lidcombe Hospital Conservation Site Area / Lidcombe Hospital Precinct* are retained and the route's ability to present a landscaped entry into the former Lidcombe Hospital site is not adversely impacted.
- The removal of a section of planter bed is considered acceptable given that the symmetrical nature of Main Avenue's landscaping is not impacted because there is no corresponding planter bed on the north side of the road.
- The proposed building is medically related, which is consistent with the historical development of the adjacent *Former Lidcombe Hospital Site Conservation Area / Lidcombe Hospital Precinct*.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Auburn LEP 2010*, which are:

### 5.10 Heritage conservation

#### (1) Objectives

*The objectives of this clause are as follows:*

- (a) to conserve the environmental heritage of Auburn,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

# 5.0

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## CONCLUSIONS AND RECOMMENDATIONS

### 5.1 CONCLUSIONS

- A proposed driveway connecting the subject site with Main Avenue is within the *Former Lidcombe Hospital Site Heritage Conservation Area*, which is listed as 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 majority of the subject development site, south of Main Avenue, is **not** listed as an item of heritage significance in any statutory instrument.
- As the application is a State Significant Development, there is no requirement to seek approval of this application under the *NSW Heritage Act*.
- The proposed development is located in the vicinity of one other listed heritage item at 169 Joseph Street, Lidcombe. Given the physical and visual separation between the subject site and this item, it will not be affected by the proposed development
- The proposed development will not have an adverse impact on the established heritage significance of the *Former Lidcombe Hospital Site Conservation Area / Lidcombe Hospital Precinct*.
- The proposed development is consistent with the heritage requirements of the *Auburn LEP 2010*.

### 5.2 RECOMMENDATIONS

- The consent authority should have no hesitation, from a heritage perspective, in approving the application.

# 6.0

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