

STATEMENT OF HERITAGE IMPACT

Greenwich Hospital Concept Plan Redevelopment



97-115 River Road, Greenwich 2065

5 NOVEMBER 2018

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CONTENTS

1.0	INTRODUCTION	1
1.1	Requirements for this report	1
1.2	Methodology	1
1.3	Site location	2
1.4	Authorship	3
1.5	Limitations.....	3
1.6	Copyright	3
2.0	DOCUMENTARY EVIDENCE	4
2.1	Pre-European History	4
2.2	Suburbanisation of Greenwich.....	4
2.3	History of Standish (Now Pallister)	5
3.0	PHYSICAL EVIDENCE	12
3.1	Context and Views.....	12
3.2	Pallister	14
3.3	Curtilage of Pallister	18
4.0	ESTABLISHED HERITAGE SIGNIFICANCE	19
4.1	Significance of the Subject Site	19
4.2	Significance of an Item in the Vicinity.....	20
5.0	THE PROPOSAL	21
5.1	Documentation.....	22
5.2	Design Statement	23
6.0	ASSESSMENT OF HERITAGE IMPACT	32
6.1	Discussion of Potential Heritage Impacts	32
6.2	Evaluation of the NSW Heritage Division Guidelines	37
6.3	New Development adjacent to a heritage item (including additional buildings and dual occupancies).....	38
6.4	New Services	39
6.5	New Landscape Works and features (including Carparks and Fences)	40
6.6	Tree Removal or Replacement.....	41
6.7	Compliance with the Conservation Management Plan (CMP)	41
6.8	Heritage Objectives of the <i>Lane Cove LEP 2009</i>	43
6.9	Heritage Guidelines of the Lane Cove DCP 2009	44
7.0	RECOMMENDATIONS AND CONCLUSION	44
7.1	Recommendations	44
7.2	Conclusion.....	45
8.0	BIBLIOGRAPHY	46

LIST OF FIGURES

<i>Figure 1 – Location of the subject site at 97 – 115 River Road and 95 River Road, Greenwich – shaded yellow. Pallister House is circled in red. North is at the top of the page. (Source: NSW Land & Property Information, SIX Maps, November 2017).</i>	2
<i>Figure 2 – Aerial view of the subject site outlined in red and shaded in yellow. The site boundary for Pallister is outlined in orange and shaded in yellow. (Source: NSW Land & Property Information, SIX Maps, November 2017).</i>	2
<i>Figure 3 – River Road, Greenwich, possibly taken from the present site of Greenwich Primary School with Standish (now Pallister) in the background, post-1892. (Source: Lane Cove Library)</i>	5
<i>Figure 4 - Standish (now Pallister) during occupation by the St Vincent Welch family, undated. (Source: Lane Cove Library)</i>	6
<i>Figure 5 - Standish (now Pallister) and its observatory viewed from the water, undated. (Source: Lane Cove Library)</i>	7
<i>Figure 6 - Fountain in front of Standish (now Pallister), [1917?]. (Source: Lane Cove Library)</i>	7
<i>Figure 7 - Side view of Pallister, 1970. (Source: Lane Cove Library)</i>	8
<i>Figure 8 – Detail from the 1943 aerial view of Sydney showing present cadastral boundaries of Pallister shaded yellow. At this date, the house was in the occupation of SCEGGS. (Source: NSW Land & Property Information, SIXMaps)</i>	8
<i>Figure 9 – Extract from Sydney Water Map, c1960, showing a proposed subdivision pattern of the land associated with Pallister (centre left). The scheme was only partially realised, with St Vincent’s Road eventually being extended south beyond River Road, and the area immediately around Pallister being developed as a hospital. (Source: Sydney Water Archives)</i>	9
<i>Figure 10 – DP 215290, being a subdivision of part land in plan with C652945, 1962. Pallister was located on Lot 1 at this date. (Source: NSW Land & Property Information)</i>	9
<i>Figure 11 – DP 584287, being plan of subdivision of Lots 1 and 2 in DP 215290, 1976. (Source: NSW Land & Property Information)</i>	10
<i>Figure 12 – Aerial view of Greenwich Hospital with the curtilage of Pallister shaded yellow thereon. (Source: NSW Land & Property Information, SIXMaps)</i>	10
<i>Figure 13 – Emergency services entrance from River Road characterised by later development.</i>	12
<i>Figure 14 – Main entrance to the hospital from River Road.</i>	12
<i>Figure 15 – View from the corner of St Vincent’s Road looking west along River Road, the corner pedestrian entry to the site.</i>	12
<i>Figure 16 – View from St Vincent’s Road looking southwest towards the subject site.</i>	12

Figure 17 – Entrance to the subject site from St Vincent’s Road. Pallister House is set back from the site boundary and is partially seen in the distance, as indicated by the arrow. Views are obscured due to setbacks, vegetation and topography..... 13

Figure 18 – View along St Vincent’s Road looking southwest towards the subject site. The entrance to the hospital site is identified by the red arrow. 13

Figure 19 – View looking north from Gore Street up St Vincents Road, which runs parallel to the site, identified by the red dashed line. 35 Gore Street is located on the corner. The location of Pallister is indicated by the red arrow and is not visible from this vantage point..... 13

Figure 20 – View along Gore Street looking west. Views to the subject site are not available from this point due to the sloping topography and vegetation. Pallister House is not visible from this vantage point. 13

Figure 21 –A pedestrian walkway extends along the northern site boundary. Views of the site looking south from River Road are obscured by vegetation. Pallister House is not visible from this vantage point. 13

Figure 22 – Limited views of the later hospital building as seen from River Road. Pallister House is not visible from this vantage point. 13

Figure 23 – Driveway of the main hospital entry off River Road. 14

Figure 24 – Approximate location of Pallister House on the site as seen from the visitors parking lot accessed off the River Road driveway..... 14

Figure 25 – View of Pallister House as seen from the visitor’s parking looking east. Looking towards the rear of the main hospital building with Pallister behind. 14

Figure 26 – Views from the rear of Pallister House looking northwest towards the hospital building/visitor parking 14

Figure 27 - View towards Pallister from the path (viewing location closer to the corner of River Road and St Vincents Road). This path is believed to generally follow the alignment of an early access route to the house. The existing path surface is generally unedged asphalt of recent construction..... 15

Figure 28 - View of Pallister approached from the southern end of the path leading from the corner of River Road and St Vincents Road. The fig tree to the right of the house, the far trees behind the left of the house and the eucalypt at the front will be retained. 15

Figure 29 - View of the north western corner of the rear of Pallister (to the left) and its current relationship the hospital buildings. Note the large Fig tree in the image is to be retained. Note also the area of unformed carparking provided between the north elevation and the existing internal road..... 16

Figure 30 - View looking towards the northern facade of Pallister from the area of the existing hospital buildings. This is the façade which will directly address the proposed Hospital building. 16

Figure 31 - View of the carriage loop in front of the main facade of Pallister, with the existing carpark and buildings beyond. It is intended to formalise the parking including provision of access directly off the internal road. A landscaped area will be created in front of the parking area to improve the garden setting for the primary house façade. 17

Figure 32 - View of the western elevation of Pallister from the visitor carpark; with the carpark being set lower than the ground level around the heritage item. The Fig tree on the left of the image and the trees on the right of the image are to be retained. This elevation will remain clearly visible opposite the proposed eastern elevation of the southernmost of the Seniors Living Apartments by an internal access road. 17

Figure 33 - Plan of the site gazetted for the 1988 Permanent Conservation Order (PCO). This area contained within the Lot Boundary is considered the curtilage to Pallister in this report. (Source: NSW Heritage Inventory Database Ref: 5045388) 18

Figure 34 – Excerpt from the Lane Cove LEP 2009 Heritage Map 004 with heritage items coloured brown. Pallister is identified as I118 with I60, the Sandstone Swimming Pool adjacent. The Greenwich Hospital Site is identified by the red dashed line. (Source: Lane Cove LEP 2009 HER_004)..... 19

Figure 35 - 3D image showing the relationship of Pallister, in the midground, and the proposed development. The two blocks of Seniors Living Apartments are to the rear (west), the Hospital is to the north and the Seniors Living Villas address St Vincents Road. 22

Figure 36 – Excerpt from the proposed Concept Plan arrangement for the landscaping in the vicinity of Pallister. North is at the top of the page. (Source: Complete Urban Landscaping Feb 2018)) 33

Figure 37 - View of the Apartments from River Road, note the roof of Pallister is visible as between the Hospital and the Apartments. Note the topography allows the far Apartment block to be set down, reducing the height of the building above Pallister to be minimised. (Source: Bickerton Masters Architects) 35

Figure 38 - Montage view demonstrating the relationship between the Hospital and Pallister as it is approached from the access road off St Vincent’s Road, with the Apartments beyond. Note the Fig and other existing mature vegetation is not included in these renders. (Source: Bickerton Masters Architects) 35

Figure 39 - Section demonstrating the relationship between the proposed Seniors Living Villas and Pallister. (Source: Bickerton Masters Architects) 36

Figure 40 - Street view along St Vincent’s Road showing the relationship between Pallister, the Hospital and the Villas. (Source: Bickerton Masters Architects) 37

STATEMENT OF HERITAGE IMPACT FOR GREENWICH HOSPITAL

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Branch to accompany an application for a Concept Plan for the proposed redevelopment of the Greenwich Hospital site at 97-115 River Road, Greenwich, by HammondCare.

The Concept Plan proposal seeks to develop the site as an integrated campus comprising health, hospice, aged care and retirement living and involves the demolition of the existing non-significant hospital buildings and the construction of new facilities. The State listed Pallister (SHR 00574) is located on a portion of the subject site, however there are no works proposed to the heritage building in this proposal. This report assesses the potential impacts on the significance of the curtilage and views of Pallister. The subject site is also in the vicinity of a Sandstone Swimming Pool (I60) which is an item of local heritage significance. Pallister and the swimming pool are included on Schedule 5 – Environmental heritage of the *Lane Cove Local Environmental Plan (LEP) 2009*.

The redevelopment of Greenwich Hospital has been deemed to satisfy the criteria to be assessed as State Significant Development (SSD) and as such the consent authorities, in terms of heritage, are the NSW Department of Planning and the Heritage Division of the NSW Office of Environment and Heritage, as a delegate of the NSW Heritage Council. The approval process requires Lane Cove Council to be notified of the development for comment.

This assessment of heritage impact also takes into consideration the heritage provisions of the *Lane Cove LEP 2009* and the *Lane Cove Development Control Plan (DCP) 2009*, as well as evaluating the proposal against the applicable policies outlined in the Pallister Conservation Management Plan (CMP), prepared by Noel Bell Ridley Smith and Partners in 2004.

Details of the Concept Plan proposal have been prepared by Bickerton Masters Architects.

1.1 REQUIREMENTS FOR THIS REPORT

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the Concept Plan proposal in relation to the provisions established by the Lane Cove Council and by the NSW Office of Environment and Heritage, Heritage Branch guidelines.

1.2 METHODOLOGY

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 1999, 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.

1.3 SITE LOCATION

The Greenwich Hospital site (the subject site) is located at 97 – 115 River Road, Greenwich; Pallister also forms part of the wider hospital site, with an address at 95 River Road, Greenwich. The subject site is described by NSW Land & Property Information as Lot 3 in DP584287 and Lot 4 in DP584287. Refer to Figure 1 and Figure 2.



Figure 1 – Location of the subject site at 97 – 115 River Road and 95 River Road, Greenwich – shaded yellow. Pallister House is circled in red. North is at the top of the page. (Source: NSW Land & Property Information, SIX Maps, November 2017).



Figure 2 – Aerial view of the subject site outlined in red and shaded in yellow. The site boundary for Pallister is outlined in orange and shaded in yellow. (Source: NSW Land & Property Information, SIX Maps, November 2017).

1.4 AUTHORSHIP

This report was prepared by, Samantha Polkinghorne, Studio Principal - Heritage, using research and a history written by Léonie Masson, Historian, all of **NBRSARCHITECTURE**.

All images in this report have been taken by **NBRSArchitecture**, unless otherwise stated.

1.5 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment.

This report only addresses the relevant planning provisions relating to heritage.

1.6 COPYRIGHT

Copyright of this report remains with the author, **NBRSARCHITECTURE**.

2.0 DOCUMENTARY EVIDENCE

2.1 PRE-EUROPEAN HISTORY

Reference to Pre-European history should be made to a separate report prepared by the independent Aboriginal Heritage Consultant.

2.2 SUBURBANISATION OF GREENWICH

In the second half of the nineteenth century, Greenwich began to lose some of its rural character and take on a more suburban feel. Some of the larger areas of land were subdivided, and a number of substantial homes or Gentleman's Villas, were constructed in the area. These included "Amalfi" (1881) Joseph Palmer's home on the Longueville peninsular, "Y'berth" (1883) John St Vincent Welch's first home corner of Greenwich Road and River Road, Coolabah (c1880) adjoining "Y'berth" the home of Jeremiah Roberts, first mayor of Lane Cove, "Warminster" (1886) Greenwich Road, "Airlie" (1878) home of William Tullach, Greenwich Road and "Rothesay" (1893) also on Greenwich Road. "Standish" was constructed in 1892.

Roads and transport in the area remained poor hindering development and by the late 1890's residents of present day Greenwich, Lane Cove, Longueville, Northwood and Tambourine Bay began petitioning the government regarding establishing their own municipality. On the 9th February 1895, the Governor proclaimed the "Borough of Lane Cove" as a municipality with the first local election being held on 26th March 1857. One of the alderman elected was John St Vincent Welch, the first owner of the subject property, Standish.

The first cable Tramway was opened between Milson's Point Wharf and North Sydney in 1886. It passed through the centre of the North Sydney township along Miller Street and terminated in a Depot and powerhouse on the corner of Miller and Ridge Streets. The line was extended to Crows Nest along Falcon Street in 1893, but in the same year, an experimental electric tramline was opened in the opposite direction to Spit Junction. This line was extended to Mosman Wharf in 1897 and then in the opposite direction, including the electrification of the intermediate cable tram track, to Willoughby via Crows Nest in April 1898. By 1939 there were nearly 24 miles of tramway in North Sydney.

A further and long-awaited development in public transport came in 1890 with the opening of the Hornsby to St Leonards railway line and then its extension to Milson's Point in 1893. Subdivision of the large estates of the late eighteen hundreds came as a direct result of the increase in public transport.

The 1920's were boom years in the district of Lane Cove, with settlement and various improvements proceeding at great speed. By 1919 the population had risen to 19,000 residents and the area had become quite suburban in character. Lane Cove developed as an important residential and commercial centre and amongst the significant buildings of the period were the fire station, built in 1922, a School of Arts, which opened in 1923 and in 1925 the opening of the new council chambers for the municipality of Lane Cove.

The opening of the Sydney Harbour Bridge in 1932, provided further possibilities for development on the North Shore and the following year Lane Cove's population had reached 14,000 and was steadily growing.



Figure 3 – River Road, Greenwich, possibly taken from the present site of Greenwich Primary School with Standish (now Pallister) in the background, post-1892. (Source: Lane Cove Library)

2.3 HISTORY OF STANDISH (NOW PALLISTER)

The following history of Standish, now Pallister, is reproduced in full from the NSW Heritage Inventory Listing.¹

Originally named Standish, the villa was constructed in 1892 for John St Vincent Welch. Welch, born in Devonshire England in 1847, moved to Australia in 1876. He is alleged to have designed Standish himself, although the unusual features of the house, such as the stair hall and roof light, suggest an architect's involvement. Many materials are believed to have been selected during his family's visit to England including the mahogany for the grand stair, the Bangor roof slates, the marble fireplace in the drawing room, plus various pieces of furniture and paintings.

Standish was set back from River Road facing south-east. It looked back across bushland in the direction of Greenwich Road and from the southern side of the house had spectacular views across the Lane Cove and Parramatta Rivers to the Blue Mountains. By 1894 the land in front of the house had been cleared and fenced and was being used as a paddock. The clay driveway with its entrance from River Road had a circular carriage loop in front of the house and is shown in early images. The drive continued past the northern side of the house and the kitchen wing, past the men's quarters and continued to the stables and garage area below. It then continued out onto River Road. The entrance had a large timber gateway for carriages and a smaller gate for pedestrians. There were timber fences to River Road and possibly along the eastern boundary as well. Below the driveway on the eastern side the land dropped away and contained caves and grottoes. By 1900, St. Vincent Welch had had an observatory built in the grounds, the telescope of which was brought out from England in 1860 to observe the transit of Venus (NBRS, 2004, 24).

¹ Pallister, NSW Heritage Inventory, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1920171>, accessed 21 November 2017

Below the gardens on the southern side of the house, stone walls and paths meandered through the bushland. The steps that led down to the lower garden, tennis court and swimming pool were referred to as Tarpeian Way. The grass tennis court and swimming pool were constructed on the 8 lots fronting Gore Street, purchased in 1896. The pool, constructed some time before 1910, was carved into the sandstone shelf and lined with large sandstone blocks. Two more clay tennis courts were located adjacent to River Road (ibid, 24).

In 1937 the property was bought by the Sydney Church of England Grammar School for Girls (SCEGS) for the expansion of the school. An 1938 wing was constructed for class rooms designed by the architectural firm Adam, Wright and Apperly. In 1946, the property was acquired by the Church of England Deaconess' Institute as a girls home and renamed Pallister.

By the 1970s Greenwich Hospital had taken over a large part of the grounds, leaving Pallister with only three acres of land. The tennis and netball courts disappeared and by the late 1970s most of these areas had become lawn. In 1981 Pallister ceased to be occupied by the Department of Education Special School, thus ending its nearly 40-year period as a children's home.

From 1981 the house became part of the Greenwich Hospital serving various functions: an Adolescent Counselling Service, followed by a Health Media and Education Centre in the 1980s. It continues to house offices for various departments of the Greenwich Hospital complex.

In 2003 Hope Healthcare Pty Ltd commissioned a Conservation Management Plan for Pallister (Noel Bell Ridley Smith and Partners, 2004).



Figure 4 - Standish (now Pallister) during occupation by the St Vincent Welch family, undated. (Source: Lane Cove Library)



Figure 5 - Standish (now Pallister) and its observatory viewed from the water, undated. (Source: Lane Cove Library)



Figure 6 - Fountain in front of Standish (now Pallister), [1917?]. (Source: Lane Cove Library)



Figure 7 - Side view of Pallister, 1970. (Source: Lane Cove Library)



Figure 8 – Detail from the 1943 aerial view of Sydney showing present cadastral boundaries of Pallister shaded yellow. At this date, the house was in the occupation of SCEGGS. (Source: NSW Land & Property Information, SIXMaps)

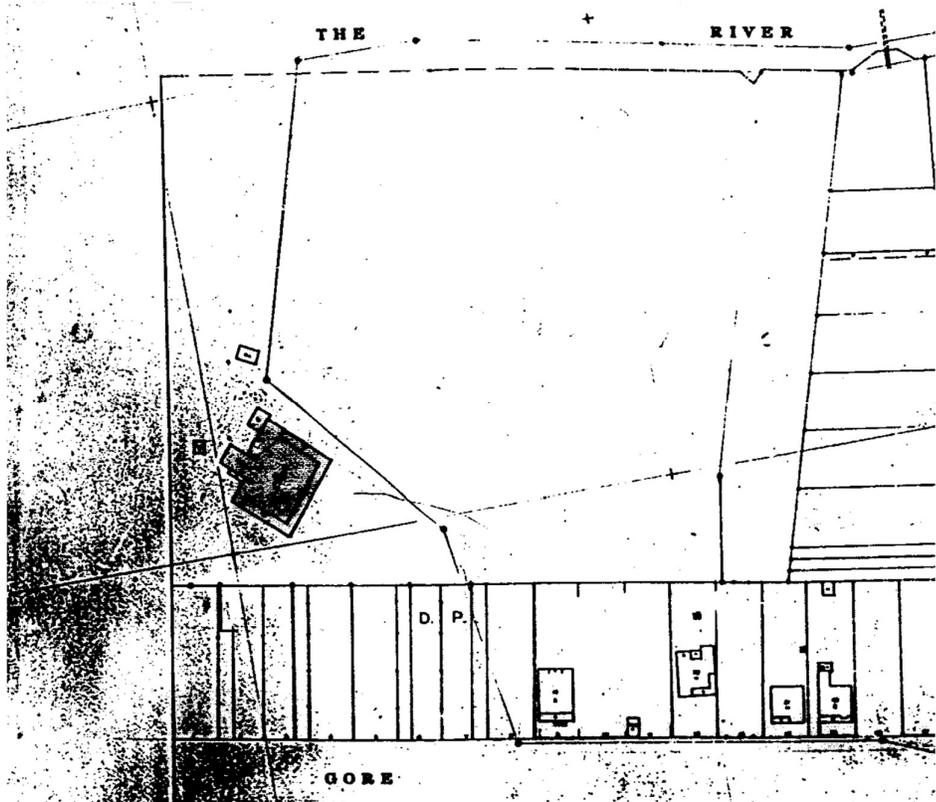


Figure 9 – Extract from Sydney Water Map, c1960, showing a proposed subdivision pattern of the land associated with Pallister (centre left). The scheme was only partially realised, with St Vincent's Road eventually being extended south beyond River Road, and the area immediately around Pallister being developed as a hospital. (Source: Sydney Water Archives)

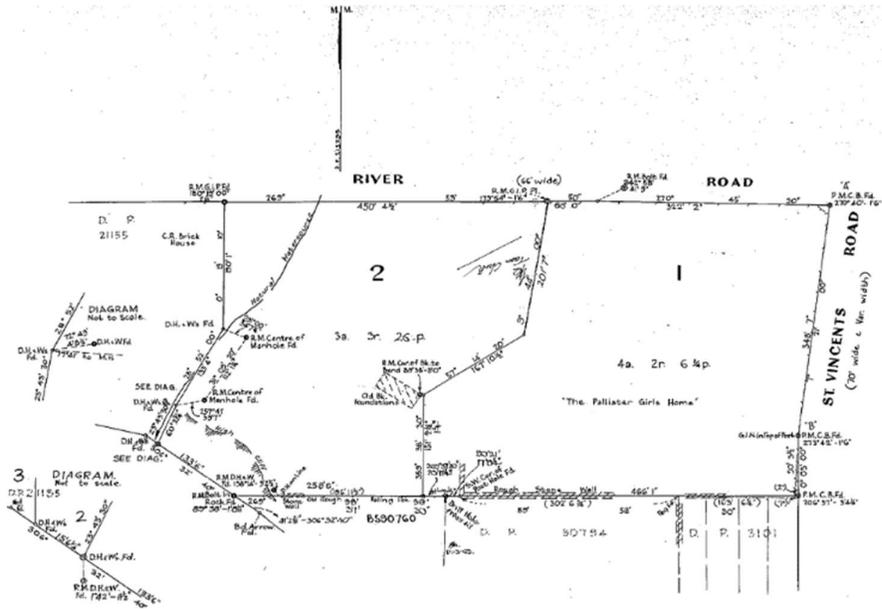


Figure 10 – DP 215290, being a subdivision of part land in plan with C652945, 1962. Pallister was located on Lot 1 at this date. (Source: NSW Land & Property Information)

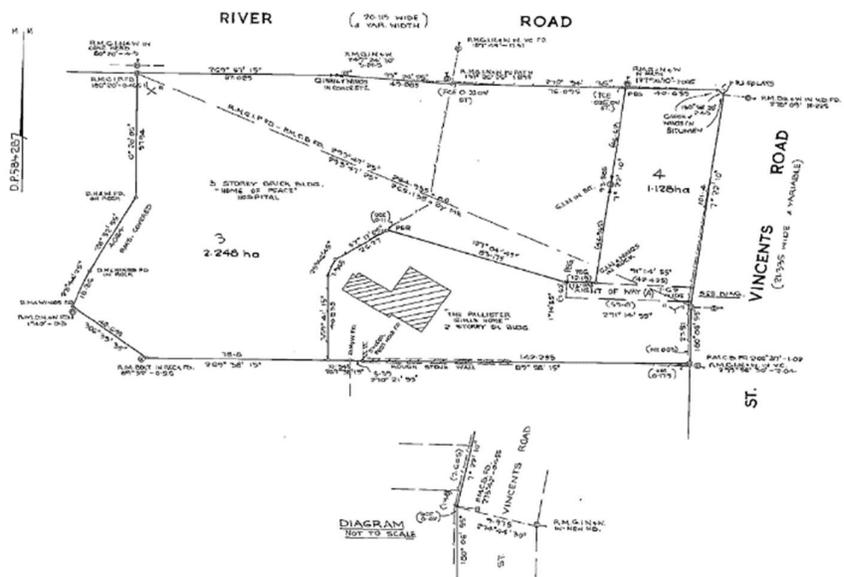


Figure 11 – DP 584287, being plan of subdivision of Lots 1 and 2 in DP 215290, 1976. (Source: NSW Land & Property Information)

Lots 1 and 2 in DP 215290 (Figure 10) was re-subdivided in 1976 as DP 584287 whereafter Pallister was located on lot 4 as shown in Figure 11.



Figure 12 – Aerial view of Greenwich Hospital with the curtilage of Pallister shaded yellow thereon. (Source: NSW Land & Property Information, SIXMaps)

2.3.1 CHRONOLOGY OF GREENWICH HOSPITAL

Date	Event
1936	Pallister Girls Home opens on the Greenwich Hospital site providing a home for girls, many of whom were referred by the Courts
1962	Subdivision of grounds of Pallister to form two allotments (DP 215290). Pallister then located on lot 1. Hospital subsequently erected on Lot 2
1966	Greenwich Hospital is opened by the Minister for Health, and dedicated by Anglican Archbishop Marcus Loane
1970	Greenwich Hospital expands services to provide Geriatric Rehabilitation and commences developing new models of care, linking in-patient, day hospital and community services with individually designed patient care programs with a new gymnasium area
1974	Minister for Health approves Loan No. 192 for the extension of the rehabilitation facilities
1976	Subdivision of Lots 1 and 2 in DP 215290 into two new allotments, Lots 3 and 4 in DP 584287. Pallister located on Lot 4 and Hospital on Lot 3
1970-80	Palliative Care and Rehabilitation services are refined further around the revolutionary new Total Care model, which features the combined network of medical specialists, GPs, allied health and nursing support that is the forerunner of today's multi-disciplinary care practice
1997	The new twenty-bed purpose-built Riverglenn Unit opens at Greenwich to provide mental health care services for older people
2012	New Professorial positions in Palliative Care and Pain Medicine are created, the Pallister House Learning & Research Centre commences, and Greenwich Hospital's Pain Clinic opens for business
2013	New state-wide Dementia Behaviour Management & Advisory Services (DBMAS) commence operations from their base at Pallister House, co-located with HammondCare's Dementia Centre on Greenwich Hospital campus
2014	A thorough refurbishment of Greenwich Hospital is completed, with total renewal of patient accommodation and staff facilities for all hospital clinical units

3.0 PHYSICAL EVIDENCE

As there are no works proposed for the building itself the following images and description only relate to the curtilage and views of Pallister.

3.1 CONTEXT AND VIEWS

The surrounding residential neighbourhood is comprised of one and two storey dwellings characterised by gardens and dense vegetation. The topography of the immediate area, including the site, is a series of steeply sloping valleys, which are characteristic of the Lane Cove River Valley. Residential areas surround the site with Gore Creek running to the south west of the site till it reaches the Lane Cove River. Along the northern boundary of the site runs River Road, a major thoroughfare traversing the hilly topography.

Pallister is set well back from River Road, and above Vincents Road on the highest portion of the site. Primary views of Pallister are from within the site, as the combination of topography and vegetation generally screen Pallister from the public domain. Views of the hospital site are primarily from River Road.

The existing complex of hospital buildings was officially opened in 1966 and since that time has been modified and added to in response to the changing facilities and care services offered on the site.

The following views of the site describe the wider setting of Pallister, and the existing hospital.



Figure 13 – Emergency services entrance from River Road characterised by later development.



Figure 14 – Main entrance to the hospital from River Road.



Figure 15 – View from the corner of St Vincent's Road looking west along River Road, the corner pedestrian entry to the site.



Figure 16 – View from St Vincent's Road looking southwest towards the subject site.



Figure 17 – Entrance to the subject site from St Vincent's Road. Pallister House is set back from the site boundary and is partially seen in the distance, as indicated by the arrow. Views are obscured due to setbacks, vegetation and topography.



Figure 18 – View along St Vincent's Road looking southwest towards the subject site. The entrance to the hospital site is identified by the red arrow.



Figure 19 – View looking north from Gore Street up St Vincents Road, which runs parallel to the site, identified by the red dashed line. 35 Gore Street is located on the corner. The location of Pallister is indicated by the red arrow and is not visible from this vantage point.



Figure 20 – View along Gore Street looking west. Views to the subject site are not available from this point due to the sloping topography and vegetation. Pallister House is not visible from this vantage point.



Figure 21 –A pedestrian walkway extends along the northern site boundary. Views of the site looking south from River Road are obscured by vegetation. Pallister House is not visible from this vantage point.



Figure 22 – Limited views of the later hospital building as seen from River Road. Pallister House is not visible from this vantage point.



Figure 23 – Driveway of the main hospital entry off River Road.



Figure 24 – Approximate location of Pallister House on the site as seen from the visitors parking lot accessed off the River Road driveway.



Figure 25 – View of Pallister House as seen from the visitor's parking looking east. Looking towards the rear of the main hospital building with Pallister behind.



Figure 26 – Views from the rear of Pallister House looking northwest towards the hospital building/visitor parking.

3.2 PALLISTER

Pallister is located at the rear of the site, with the land immediately to the south falling away sharply to the river. The boundary along St Vincent's Road also falls steeply away from the pathway that begins at the corner of River Road and St Vincents Road and leads across to Pallister. This path sits within the curtilage of the item and is sometimes referred to as the 'bridle path'. Whether this path follows an earlier alignment has not been firmly established, however a pathway is proposed to be retained in this location. Any upgrading works will include investigation for evidence of earlier paths.

The heritage item is a two-storey Late Victorian house with substantial additions to the western side of the building. These modifications date from 1937-38 when the house was adapted as a girl's school for the Church of England.

The building is currently used to house The Dementia Centre, research and education activities, and has in the recent past undergone extensive conservation works. There are no proposals to alter the use of the building on the site, nor to carry out any works to the building.

Whilst the property lot containing Pallister is separate to the hospital site, the operations of the place are such that parking and access required by the hospital are located across the two lots. The access drive from St Vincents Road (shown as a right of way in Figure 33) provides an alternative access from River Road, albeit within restricted access times.

Currently the landscape area to the north and east of the building consist of the carriage loop and unformed car parking areas. It is proposed to carry out landscaping in this area to formalise the parking amid an appropriately landscaped area.



Figure 28 - View of Pallister approached from the southern end of the path leading from the corner of River Road and St Vincents Road. The fig tree to the right of the house, the far trees behind the left of the house and the eucalypt at the front will be retained.



Figure 27 - View towards Pallister from the path (viewing location closer to the corner of River Road and St Vincents Road). This path is believed to generally follow the alignment of an early access route to the house. The existing path surface is generally unedged asphalt of recent construction.



Figure 29 - View of the north western corner of the rear of Pallister (to the left) and its current relationship to the hospital buildings. Note the large Fig tree in the image is to be retained. Note also the area of unformed carparking provided between the north elevation and the existing internal road.



Figure 30 - View looking towards the northern facade of Pallister from the area of the existing hospital buildings. This is the façade which will directly address the proposed Hospital building.



Figure 31 - View of the carriage loop in front of the main facade of Pallister, with the existing carpark and buildings beyond. It is intended to formalise the parking including provision of access directly off the internal road. A landscaped area will be created in front of the parking area to improve the garden setting for the primary house façade.



Figure 32 - View of the western elevation of Pallister from the visitor carpark; with the carpark being set lower than the ground level around the heritage item. The Fig tree on the left of the image and the trees on the right of the image are to be retained. This elevation will remain clearly visible opposite the proposed eastern elevation of the southernmost of the Seniors Living Apartments by an internal access road.

3.3 CURTILAGE OF PALLISTER

The components of the curtilage area that contribute to interpreting and understanding the significance of Pallister includes;

- the two storey Victorian house,
- the carriage loop,
- the mature Fig tree to the north of the house, and
- path towards Pallister from the corner of River Road and St Vincents Road.

The curtilage is considered all the land within the Lot Boundary.

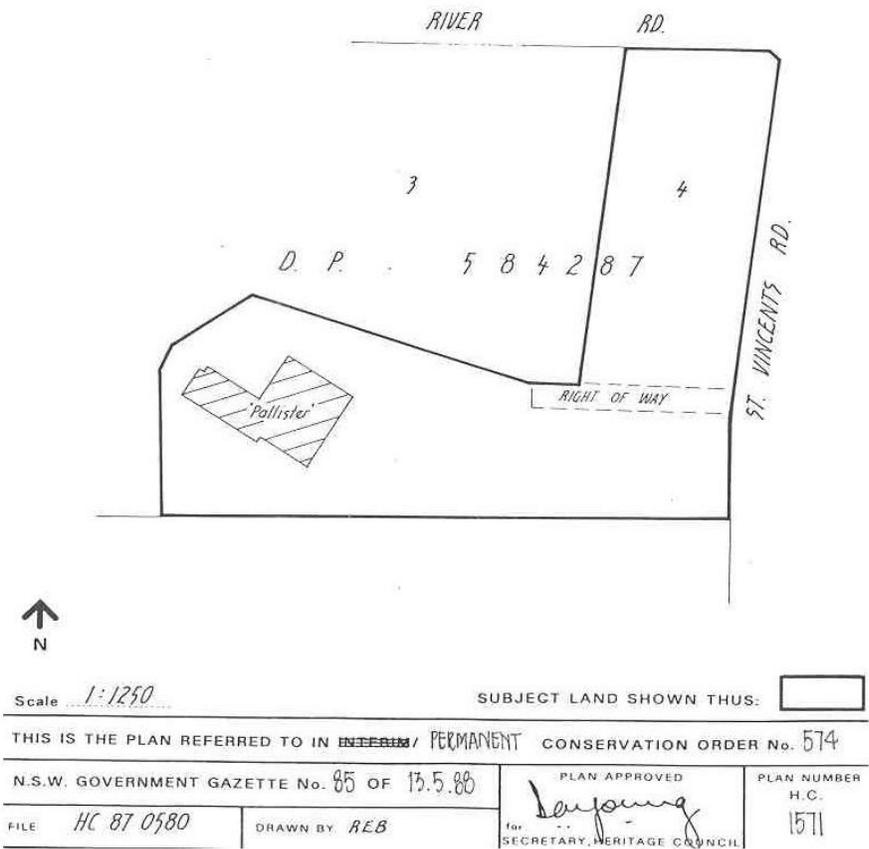


Figure 33 - Plan of the site gazetted for the 1988 Permanent Conservation Order (PCO). This area contained within the Lot Boundary is considered the curtilage to Pallister in this report. (Source: NSW Heritage Inventory Database Ref: 5045388)

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 SIGNIFICANCE OF THE SUBJECT SITE

Greenwich Hospital is not listed as a heritage item; however, the State significant, Pallister (SHR 00574) does lie within the hospital site boundaries. The site is also in the vicinity of Item I60, *Sandstone Swimming Pool, associated with Pallister*, which is an item of local significance.



Figure 34 – Excerpt from the Lane Cove LEP 2009 Heritage Map 004 with heritage items coloured brown. Pallister is identified as I118 with I60, the Sandstone Swimming Pool adjacent. The Greenwich Hospital Site is identified by the red dashed line. (Source: Lane Cove LEP 2009 HER_004).

The following Statement of Significance for Pallister, is sourced from the Office of Environment and Heritage Database, reference no 5045388:

Pallister incorporates the late Victorian house known as Standish, which was built as a residence for John St Vincent Welch and his family in 1892, and is evidence of residential development and the suburbanisation of the Municipalities of Lane Cove, Willoughby and North Sydney. Standish is a rare example of a late Victorian Gentleman's residence within Greenwich. The house embodies the lifestyle and aspiration of Mr John St Vincent Welch and his family. It is the best surviving example of a late Victorian gentleman's villa and remnant garden setting, including a tear-drop shaped carriage loop in Greenwich. It is associated with John St Vincent Welch and his family. John St Vincent Welch was a prominent businessman, who served the insurance business and the general community on Sydney in a number of ways including: Alderman to Willoughby Council, one of the first aldermen to the Borough of Lane Cove, co-founder of the Sydney Liedertafel (Later called the Apollo Club), member of the Amateur Orchestra Society, trustee of the Art Gallery of New South Wales. The house was the childhood home of Dr Kenyon St Vincent Welch who was the first doctor appointed to the Flying Doctor Service. The buildings have been associated with the Anglican Deaconess Institute Sydney since 1946, and with a wide range of welfare and community activities, particularly in relation to adolescent girls and based on the vision and principles established by Miss Anna Pallister (CMP 2004).

4.2 SIGNIFICANCE OF AN ITEM IN THE VICINITY

The subject site is located in the vicinity of the following heritage item listed in Schedule 5 of the *Lane Cove LEP* 2009:

- Item I60 - Sandstone swimming pool (associated with Pallister, 95 River Road) 51 Gore Street, Greenwich

The following Statement of Significance is sourced from the Office of Environment and Heritage Database, reference no1920068:

Remnant early recreational structure once belonging to the grounds of St. Vincent Welchs Villa Pallister.

4.2.1 CLARIFICATIONS

Clarifications regarding the item in the vicinity:

C1: This item is noted as being of 'State' significance in Schedule 5 of the Lane Cove LEP 2009, however as it is not included on the NSW State Heritage Register; it is afforded local listing status in this report.

C2: The location of the sandstone swimming pool, on the adjacent property, to the south west and below the subject site, combined with being physically and visually separated from the development by Pallister itself is not considered to be impacted by the proposed development.

As such no further assessment of heritage impact of the sandstone swimming pool forms part of this report.

5.0 THE PROPOSAL

This Statement of Heritage Impact has been prepared based on a review of a design prepared by Bickerton Masters Architects for a Concept Plan of the Greenwich Hospital site.

The following project summary has been provided by BRS Planners:

Concept Plan approval is being sought for the redevelopment of Greenwich Hospital.

Greenwich Hospital has operated from the site since 1966. The hospital is run by Hammond Care and provides rehabilitation, palliative and supportive care, mental health care for older people, pain management, and other vital support services.

The proposal replaces existing hospital accommodation with a campus of:

- *150 place Hospital Health Care Facility with a mix of inpatient hospital beds, palliative care beds and aged care beds;*
- *Inpatient and outpatient support services and areas necessary to provide a modern, attractive health facility consistent with Hammond Care's high standard of care;*
- *80 new seniors housing (apartments) addressing River Road;*
- *9 new seniors housing (villas) addressing St Vincents Road;*
- *Pallister House will be retained and continue to fulfil its present functions; and*
- *Car parking generally in accordance with code requirements.*

A subsequent State Significant Development application will be lodged for construction and use of the site, subject to obtaining concept plan approval.

No demolition, alterations or additions or works of any kind are proposed to the Pallister building. Works in the immediate setting of the building include the formalising of the parking and access alongside integrating appropriate landscaping.

The proposal seeks to develop the site as an integrated campus comprising health, hospice, aged care and retirement living. The development typologies on the site falls into three categories, Seniors Living Apartments (the Apartments), the Hospital and Seniors Living Villas (the Villas). The intention of the proposal by HammondCare is to provide increased and upgraded facilities to service the community, specifically the aged and ageing.

The Apartments and the Hospital primarily lie outside the curtilage of Pallister; the Villas are located to address St Vincents Road and do sit within the heritage curtilage area. Section 6.0 of this report assesses the potential heritage impacts for each of these three categories of development separately for clarity.

A subsequent State Significant Development application would include detailed information regarding the materiality and detailed design resolution of the approved Concept Design, and further heritage impact assessment would be carried out at that time.



Figure 35 - 3D image showing the relationship of Pallister, in the midground, and the proposed development. The two blocks of Seniors Living Apartments are to the rear (west), the Hospital is to the north and the Seniors Living Villas address St Vincents Road.

5.1 DOCUMENTATION

The following drawings, prepared by Bickerton Masters Architects, were reviewed for the preparation of this report:

DWG NO.	DRAWING TITLE	ISSUE	DATE
S.01	Existing Site Plan	T2	Feb. 2018
S.02	Site Plan - Overall	T2	Feb. 2018
S.03	Site Elevations & Sections	T2	Feb. 2018
S.04	Site Sections	T2	Feb. 2018
S.05	Shadowing - Summer	T2	Feb. 2018
S.06	Shadowing – Spring (Equinox)	T2	Feb. 2018
S.07	Shadowing - Winter	T2	Feb. 2018
S.08	3D Views - Site	T2	Feb. 2018
S.09	Photo Montage Views - Context	T2	Feb. 2018
S.10	Exiting Trees	T2	Feb. 2018
S.20	Area Summary	T2	Feb. 2018
S.H01	Hospital Level H1 – Lower Ground	T2	Feb. 2018
S.H02	Hospital Level H2 – Upper Ground	T2	Feb. 2018
S.H03	Hospital Level H3 - Podium	T2	Feb. 2018
S.H04	Hospital Level H4	T2	Feb. 2018
S.H05	Hospital Level H5	T2	Feb. 2018
S.H06	Hospital Level H6 – H9	T2	Feb. 2018
S.H07	3D Views - Hospital	T2	Feb. 2018
S.V.01	Seniors Living – St Vincents Road Villas	T2	Feb. 2018
S.V.02	Seniors Living – St Vincents Road Villas	T2	Feb. 2018
S.V.03	Seniors Living – St Vincents Road Villas - Sections	T2	Feb. 2018
S.V.04	Seniors Living – St Vincents Road Villas Perspective Views	T2	Feb. 2018
SL.01	Seniors Living Apartments – Basement and Podium levels	T2	Feb. 2018
SL.02	Seniors Living Apartments – Levels 1 - 4	T2	Feb. 2018
SL.03	Seniors Living Apartments – Upper level 5 and Roof	T2	Feb. 2018
SL.04	Seniors Living Apartments – 3D Views	T2	Feb. 2018
SL.05	Seniors Living Apartments – 3D Views	T2	Feb. 2018

5.2 DESIGN STATEMENT

The following Design Statement, prepared by Bickerton Masters Architects, describes the design intent behind the proposed Concept Plan:



Architectural Design Statement



Proposal Summary

The Concept Plan provides a strategy for the staged redevelopment for the Greenwich Hospital site to house seniors and to provide a hospital and high needs care service in an integrated setting. The concept proposal consists of the following principle components:

- The Hospital and Low Rise Dementia Care Precinct, including 75 inpatient hospital beds, 15 palliative care beds, 60 residential care beds and inpatient and outpatient support services.
- 80 Independent Living Apartment addressing River Road
- 9 low rise Seniors Living Villas addressing St Vincents Road
- The existing Pallister House heritage precinct which currently houses HammondCare's Dementia Centre

The Greenwich Master Plan has been designed to increase the service potential and amenity of the site, whilst also limiting the impact on the existing Heritage Precinct and environmental character. Key design principles and objectives developed to respond to the brief have been summarised below and are explored in detail in the body of the design statement. The Architectural Design Statement should be read in conjunction with the Architectural Drawings, Environmental Impact Statement and other supporting Consultant Reports.

Identity

The Greenwich Hospital Site Redevelopment will be an integrated model which reinforces HammondCare's Dementia Centre purpose to enhance the quality of life for people living with dementia through solutions proven in practice.

Inclusiveness & Integration

The Greenwich community will embrace those who are elderly, frail, disabled, lonely and those looking for security. Spaces and facilities will be provided so that visiting families, friends and people from the wider community feel welcome.

Staging & Siting

The proposed development has been designed to ensure a continuity of service delivery through the strategic siting and decanting of Greenwich Hospital.

Built Form & Scale

The proposed Greenwich Hospital has been designed to step back from the River Road property boundary, thereby reducing the scale of the development from the street. On the western boundary, the access road provides a generous landscape setback, whilst the Seniors Living Villas along the eastern boundary have been designed to sit below the existing tree canopy.

Views

The development has been oriented to maximise the northern aspect to residential areas within the Hospital and Seniors Living Apartments. The central community space and set down designed along the primary axis allows for long distance views from River Road to Pallister.

Access & Circulation

Pedestrian access has been designed to ensure that residents and patients can walk between their rooms and service areas, whilst promoting community use into and through the site.

Identity

The Dementia Centre is currently located on the Greenwich site and combines research, education and practical experience to empower everyone from health professionals and managers to carers in the home to take action to improve quality of life for people living with dementia. The Greenwich Hospital Site Redevelopment presents a unique opportunity for HammondCare to provide practical solutions tested and devised in the Research Centre. A range of accommodation and hospital services will provide accommodation and care services for a variety of people as they age.

For the past 50 years, the Greenwich Hospital site has developed a strong identity providing multidisciplinary health services. In recent years, the Greenwich hospital has expanded to deliver a total care model which offers high care facilities, combined with a range of support, research and advisory services. The proposed redevelopment will create a holistic campus of co-located care and residential services, in keeping with the historical service delivery of the site.

The proposed buildings have been sensitively designed to respond to the existing Heritage Precinct and to the unique environmental character of the area. Where possible, trees of value have been retained and views to Pallister House have been prioritised. The streetscape, scale and built form of the proposed development has been explored in detail later in the report. The buildings have been sited to retain trees along the boundary, and incorporate new vegetation to preserve the historic site character and link with the existing Greenwich identity.



Image 1: Views to Pallister House Prioritised



Image 2: Low Rise Residential Character along St Vincents Road

Inclusiveness & Integration

A key principle of the concept plan is the inclusion of well-designed and appropriate external spaces. The café and community areas are accessible directly off the main entry. This provides excellent accessibility for residents, hospital patients, family and friends to enter into the site, whilst also acting as an interface with the broader community. The main entry precinct incorporates a central set down for larger vehicles visiting the site, and provides a logical transition zone between the apartments and the hospital.

Terraced outdoor spaces have been designed to the north of the Hospital which allow for a variety of public and semi-private spaces. Substantial landscaping and raised planters have been designed to create a visual buffer from the footpath along River Road, whilst also visually integrating with the landscaping along the existing verge.



Image 3: Main Entry & Long Distance views to the Café & Pallister House

Staging / Siting

The siting of proposed development was primarily determined by the need to stage the works so that the main hospital could remain operational during the construction of the new one. Uses in other smaller buildings could be progressively decanted.

It was also important that no larger scale development occurred within the Heritage Lot (The site of "Pallister") which also includes a broad zone of significant vegetation along the east side of the site.

These constraints determined that the main new hospital building should be built on the least developed part of the site & that the site of the original hospital would be redeveloped last.

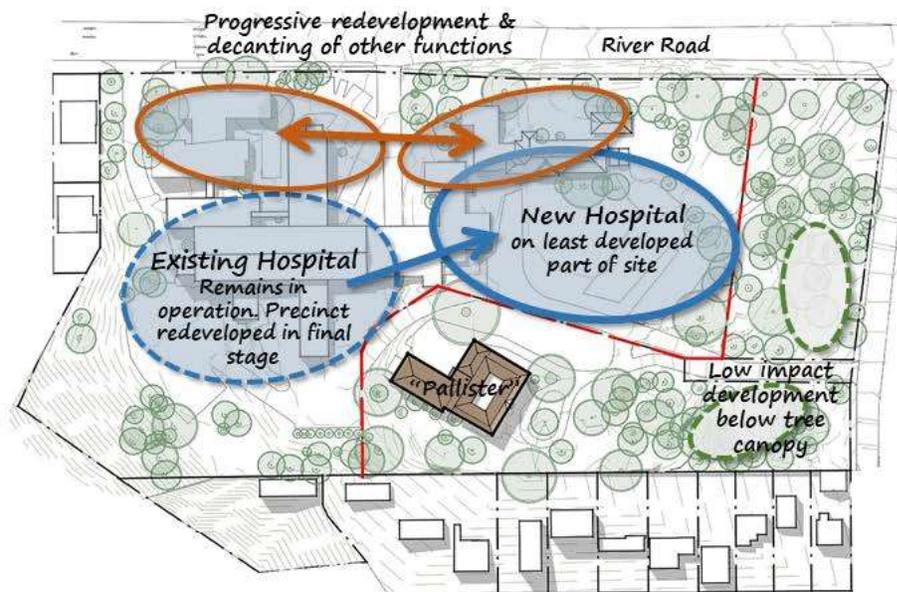


Image 4: Siting and Staging

Site Access / Connection

The existing vehicle entry points into the site are maintained in the proposed redevelopment. The existing signalised entry from River Road connects through the site to a higher level basement access at the southern side of the main hospital building. This route also provides access to the Seniors Living basement car parks as well as a number of external visitor parking bays.

The entry point at the middle of the River Road frontage provides access to a traffic calmed entry precinct which includes a setdown area, short term parking & access into the lower level of the hospital basement carpark. This entry precinct is intended to be the major connection to the surrounding community, with pedestrian access to Hospital uses, café, seniors living & other services all radiating from this area. The main hospital foyer also provides vertical connection through the site, particularly to "Pallister" where the existing Dementia Centre operates.

The 2 level basement carpark beneath the hospital provides internal vehicle connection between the Entry Precinct & the internal road at the south of the hospital, allowing vehicle flow back down to the signalised intersection on River Road. The internal connection through the basement also allows for internal hospital setdown adjacent to the main lifts.

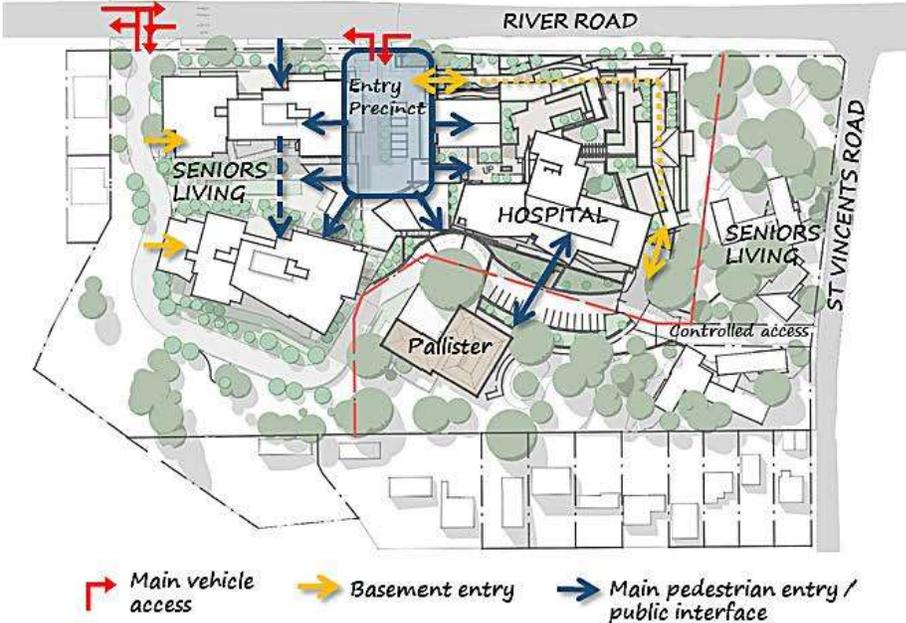


Image 5: Access and Connection

Scale & Form

The siting of the main hospital precinct has allowed for a design where the largest built form is located furthest from the property boundary. The connected wings on the north side of the hospital are only 1 & 2 levels above the podium, ensuring that the scale of the buildings reduces at the highest point of the River Road frontage.

The line of the 2 storey forms on the northern side of the hospital is also expressed on the southern side where terraces & projections create a base to the building that relates strongly to the scale & form of Pallister. The geometry generating the plan forms in this area also aligns with Pallister & its original lot line.

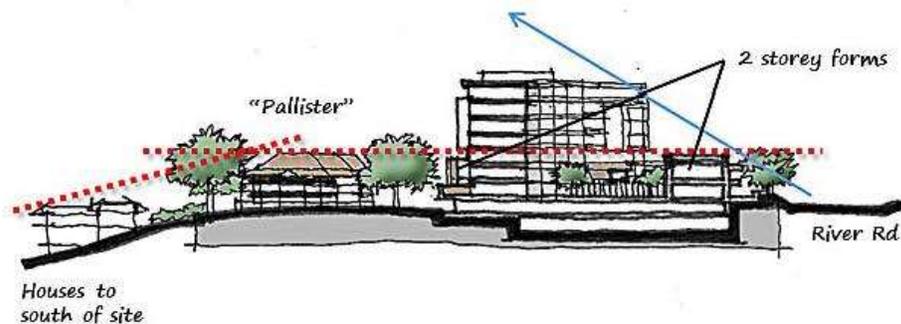


Image 6: Cross Section through the Hospital

The Seniors Living Villas at the eastern end of the site are small scale light weight dwellings that are designed to sit below the canopy of existing trees. They provide a domestic scale along St Vincent's Road. The villas in the south-east corner are sited so that they sit below the ground floor level of Pallister. The existing tree canopy in this zone along St Vincent's Road also screens the view of the hospital from the street.

At the western end of the site the Seniors Living Apartments occupy the area where the existing hospital buildings are.

The internal access road along the western boundary provides a generous landscaped setback & the residential use allows for the built form along the street front to be broken up with terraces, planters

& balcony projections. Both Apartment buildings step down to the west, following the slope of the site. The height of the roof at the western end of the apartments is comparable to the top of the 2 storey elements at the north of the hospital precinct.

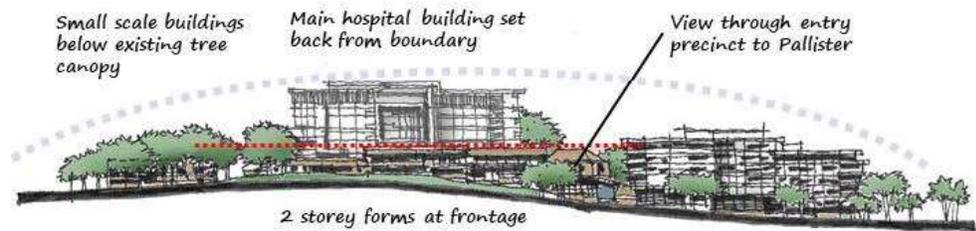


Image 7: River Road Elevation

Views, Vistas, Orientation

The main hospital buildings & seniors living apartments are all oriented to maximise the northern aspect to residential areas.

The low-rise wings on the north side of the hospital also take advantage of the northern & eastern aspect with their height allowing winter sun into the podium courtyards behind.

The orientation & spacing of the 3 largest buildings also allows views through connected open space within the site, also opening up a new view from River Road to Pallister.

The steep fall away from the south-west corner of the site allows clear views from the Seniors Living Apartments over Gore Creek Reserve to Lane Cove.

The highest levels of the hospital have an outlook above the tree canopy towards the south and east.

Small scale Seniors Living Villas at the east of the site (St Vincent's Road) sit below the canopy of existing trees & are planned so that they are no higher than the ground floor of Pallister.

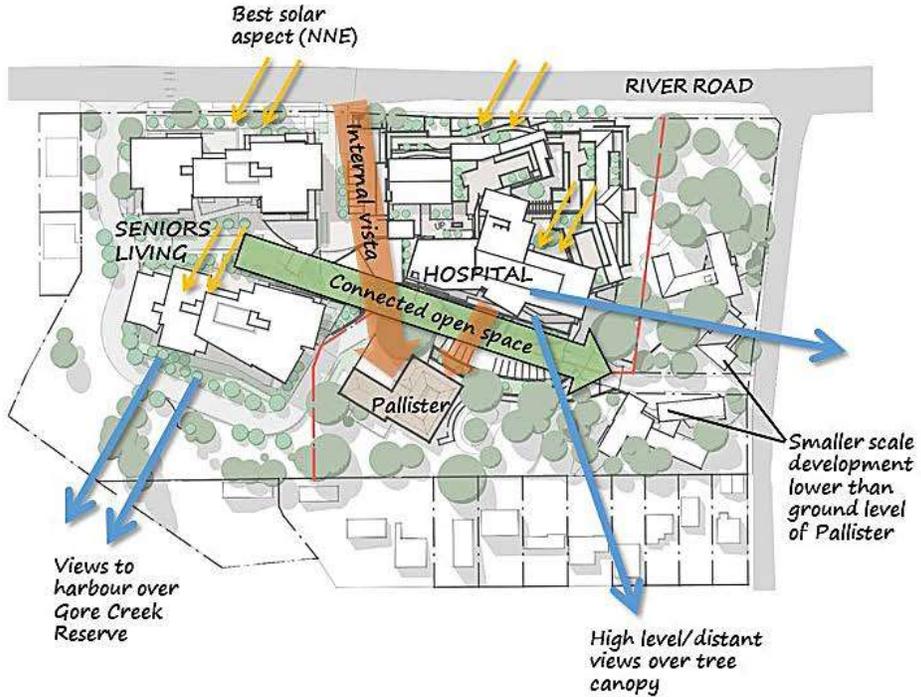


Image 8: Views, Vistas and Orientation

6.0 ASSESSMENT OF HERITAGE IMPACT

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the *Lane Cove Local Environmental Plan (LEP) 2009*, the *Lane Cove Development Control Plan (DCCP) 2010* and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

This report also assesses the proposal against the policies established in the Conservation Management Plan (CMP) for the site, prepared by Noel Bell Ridley Smith & Partners, dated November 2004.

6.1 DISCUSSION OF POTENTIAL HERITAGE IMPACTS

The following commentary has been arranged to address each of the typologies proposed and their potential heritage impacts on the State significant heritage item, 'Pallister', at 95 River Road, Greenwich. The Seniors Living Apartments, the Hospital and the Seniors Living Villas, whilst all part of the same project are different typologies and as such address Pallister with a slightly different relationship. Architectural Character, Setting and View Impacts are addressed separately.

6.1.1 ARCHITECTURAL CHARACTER

The architectural character of the proposed development is clearly contemporary, and whilst each of the three typologies reflect a differing form and scale in response to their proposed use, they do retain the ability to be read as a group. The proposed contemporary character has an acceptable impact on the heritage significance of Pallister and its setting and does not interfere with the ability to interpret the heritage building or its immediate setting.

Specific form, design details and materiality would be further developed and included for consideration in future development applications.

This is an acceptable heritage impact.

6.1.2 SETTING OF PALLISTER

The Concept Plan proposal for works to the immediate setting of Pallister includes the following:

- Formalising of the car parking spaces accessed off the realigned internal road;
- Extension of the bridle path across the access road from St Vincents Road, into the garden of Pallister and across the front of the house;
- Reintroduction of garden plantings between the carriage loop path and the parking area; and
- Paving at the western side of the house.

The proposed layout provides the opportunity to create an appropriate garden interface between the carparking and the northern elevation of Pallister. This action supports the setting of the carriage loop in a garden setting to the front of the primary house façade; the additional garden area will create a visual buffer between the road and the garden, as well as extending the actual garden associated with Pallister.



Figure 36 – Excerpt from the proposed Concept Plan arrangement for the landscaping in the vicinity of Pallister. North is at the top of the page. (Source: Complete Urban Landscaping Feb 2018)

The detailed design and materiality of pathways as well as the specification of appropriate plantings to this area will form the basis of a future development application.

This is a positive heritage impact.

6.1.3 VIEW IMPACTS

Views to Pallister are from the east and north east, as approached from the bridle path and from St Vincents Road. Limited views of Pallister are available from River Road.

The rear elevation is a secondary view as it is of the later addition and the south western elevation is obscured from general views within the site by its location against the southern boundary of the site. The proposal allows the existing heritage item to continue to be viewed and appreciated from within the site and specifically retains the primary approach views from the path and the St Vincents Road accessway. The new vantage points from the north and west will be reduced, however the number of people appreciating the building will be increased.

It should be noted that whilst the heritage item can still be viewed without any loss of understanding, the proposal on the lot outside of the heritage curtilage does result in a densification of the context to the north and west of Pallister. The lower density development proposed within the heritage curtilage, addressing St Vincents Road, is mitigated by the retention of a high degree of existing vegetation.

Views from Pallister are generally available from the second floor of the building. Views to the east and south will be retained. Current views to the north are over the existing hospital campus; the location of the proposed Hospital building will obscure these views as the proposed building is notably higher than that existing. Views to the west will be altered, though not completely obscured, with the addition of the Apartment buildings.

Views across the Hospital site have been retained along the central community space around the entry to the Hospital running north south. Both of these view corridors provide a physical distance between the heritage item and the intervening development.

The proposal has an acceptable heritage impact on views to and from the heritage item.

6.1.4 SENIORS LIVING APARTMENTS

The two buildings which comprise the Apartments are located on the western portion of the site and are five stories in height with basement parking below. The northern Apartment building is located parallel and adjacent to River Road and is set away from Pallister. Figure 13 and Figure 14 above show the existing limited visibility of Pallister from the north western end of River Road, in part due to topography, intervening hospital buildings, distance from the road and mature vegetation.

The eastern elevation of the southern Apartment building is set closest to the western elevation, or rear, of Pallister and is separated by an internal roadway. This rear wing of the heritage item was constructed in 1938 to provide a series of classrooms to support the later school use of the building.

The Apartment buildings do not alter any understanding of the primary frontage of Pallister or its setting, nor do they infringe on the curtilage of the heritage building. The southern Apartment building is visible in views of Pallister from the access road approach off St Vincents Road. Views of the Apartment building to the rear of Pallister do result in increasing the extent of built form included in views of the house from the east; they do not interrupt an appreciation of the form, scale or character of the heritage item. Views from the rear of Pallister will be interrupted with the addition of these buildings adjacent.

The visual impact from the addition of the Apartment buildings is mitigated by the existing topography, where, due to the fall of the site immediately to the west of the heritage item the roof of the new building reads as sitting approximately 1 story above Pallister; the five-storey form of the building is not read in any of the primary views of the heritage item. Where the new building sits adjacent the heritage item there is no change to the understanding or ability to appreciate the rear elevation of Pallister.

Further mitigation is the retention of the existing fig tree located on the northern corner of Pallister. This tree supports the retention and conservation of the immediate setting of the two-storey heritage building; it also acts to screen some of the new development.

For these reasons, the Apartment buildings have an acceptable heritage impact on Pallister and its immediate setting.



Figure 37 - View of the Apartments from River Road, note the roof of Pallister is visible as between the Hospital and the Apartments. Note the topography allows the far Apartment block to be set down, reducing the height of the building above Pallister to be minimised. (Source: Bickerton Masters Architects)



Figure 38 - Montage view demonstrating the relationship between the Hospital and Pallister as it is approached from the access road off St Vincent's Road, with the Apartments beyond. Note the Fig and other existing mature vegetation is not included in these renders. (Source: Bickerton Masters Architects)

6.1.5 THE HOSPITAL

The use of the site for health-related services dates back to the early 1960's, with the purpose-built Hospital building being the core facility since that time. The proposed building is located immediately to the north of Pallister and as such has the closest physical and visual impact on the heritage item.

The form of the building has been driven by its relationship with River Road, the site topography and the surrounding residential areas as much as by the nearby heritage item. The Hospital building will visually dominate the heritage item, as it is a larger building with a closer relationship to Pallister than the existing hospital buildings.

The design of the Hospital includes a podium with a tower articulated into three faceted wings above. Parking and services are provided below ground with a series of terraces and roof gardens set atop the podium roof. The Podium runs generally east west and is separated from Pallister by an internal road and carparking. At ground level the podium provides circulation and services. The two-storey podium form addressing Pallister runs along the northern side of the internal road, with the upper floors set back. The form of the upper floors is arranged around a three-wing configuration with each of the wings being articulated slightly differently; this design decision reduces the visual bulk of the upper levels of the building. Figure 38 describes the relationship between the buildings.

The southernmost portion of the basement carpark of the Hospital does venture into the footprint of the Pallister curtilage; it does not go below the house itself. This work does not alter any understanding of the heritage item, its setting or curtilage. As part of any future approval an Archaeological Excavation Plan and a Construction Management Plan for the development is to be approved by the consent authority prior to any works being undertaken. The Construction Management Plan is to include a detailed excavation plan, prepared by a suitably qualified engineer, which includes specific measures for measuring, monitoring and management of potential vibration and ground movement with specific reference to the heritage item.

6.1.6 SENIORS LIVING VILLAS

The Villas have been conceived as a series of residential spaces specifically designed for seniors housing; they sit amongst the existing trees and step down the steep slope along the eastern edge of the site. Low density, these nine Villas would employ a 'pier and beam' structural system which avoids the need for extensive excavation. The configuration of the Villas is driven by the landform and natural vegetation and the desire to generally sit below the heritage item.

Detailed arboreal studies have been carried out to identify the subject trees in the area, their age and their condition. This detailed study has informed the placement of the structures on the site, with the majority of the trees along the bridle path and around Pallister having been retained. The design intent is for the Villas to sit below and amongst the existing tree canopy.

Vehicular access to the Villas is from the western, upper side, with parking being provided on grade to provide ease of access for the occupants. The bridle path is to be retained and conserved, and where currently it is lost in open ad hoc parking areas, it is proposed to extend the path to connect across behind the Villa parking and across the access road to create a pedestrian link with Pallister.

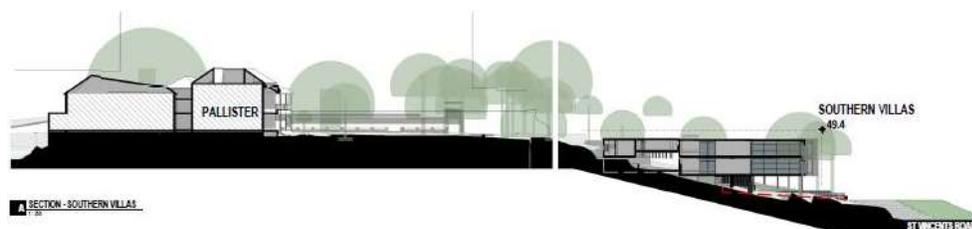


Figure 39 - Section demonstrating the relationship between the proposed Seniors Living Villas and Pallister, with the proposed villas sitting below the existing tree canopy. (Source: Bickerton Masters Architects)



Figure 40 - Street view along St Vincent's Road showing the relationship between Pallister, the Hospital and the Villas. (Source: Bickerton Masters Architects)

The Seniors Living Villas do sit within the curtilage of Pallister and as such do have an adverse heritage impact on the curtilage of the heritage item, however the following factors go some way to mitigating this impact:

- Views of Pallister from St Vincent's Road are currently limited due to the location of the heritage item being against the southern boundary of the site and the steeply sloping topography.
- The access roadway from St Vincent's Road does provide approach views of the primary façade of Pallister; these views are retained with the residences being grouped into the northern and southern Villas either side of the accessway.
- The proposed 'pier and beam' construction system minimises ground disturbance;
- Access to the Villas is from the upper side of the development potentially reducing the footprint amongst the trees; and
- The location of the Villas does not hinder the retention and extension of the bridle path between the corner of River Road and Pallister.

6.2 EVALUATION OF THE NSW HERITAGE DIVISION GUIDELINES

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment & Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- Pallister will be retained and unaltered.
- Views of Pallister will remain available from the site and will not be obscured. The increase in density from the proposed development to the northern and western portions of the site will alter the visual setting of Pallister, however the architectural fabric, form and character of the 1892 Victorian Gentlemen's residence will be retained and conserved.
- The immediate setting of Pallister will be improved by the removal of unsympathetic ad-hoc car parking and vehicular access arrangements, and its replacement with a formalised carparking arrangement. These works will include the provision of additional garden beds to enhance the existing setting of the primary eastern façade of the house.

- The bridle path will be retained, and where it traverses the access road from St Vincents Road it will be upgraded and continued across to Pallister to improve the visual and physical connectivity of the two components of the curtilage area.
- The proposed development typologies, namely the Apartments, the Hospital and the Villas, are clearly contemporary and reflect their use in their scale, bulk and form. The development does increase the density on the site, however Pallister retains its ability to be appreciated and interpreted as a significant Victorian residence.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The proposed Villas, located on the eastern side of the site and set within the curtilage of the heritage item, do alter the open treed character of the approach to Pallister. To mitigate this impact the design of the form and scale, construction system and site location together act to reduce the potential physical and visual impacts on the significance of the heritage item.

6.3 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

How is the impact of the new development of the heritage significance of the item or area to be minimised?

- The proposed Concept Plan concentrates the primary aspects of the redevelopment, namely the Hospital and the Apartments, on the lot adjacent the heritage item. The proposed development is clearly contemporary with each of these components addressing Pallister in a manner appropriate to their use.
- The Hospital has been designed with a podium that references the two-storey house, and the upper level form being a series of faceted wings to minimise the appearance of bulk whilst still achieving optimum organisational layouts for a hospital use.
- The two Apartment buildings are set at a lower level than Pallister which reduces the visual bulk of these buildings as they are read against the heritage item from the primary viewing points which are from the east of the item.
- The Villas have been designed to step down the slope of the land, generally sit within the existing trees and employ a 'pier and beam' construction system to achieve a reduced level of intervention to the curtilage area for this sized development.

Why is the new development required to be adjacent to heritage item?

- The redevelopment of Greenwich Hospital is adjacent to, and includes, the Pallister site. This adjacency has come about due to the historical development of the site where what was originally a grand residence (Standish) was later adapted for institutional use, first as a school and later as a hospital. The proposed redevelopment will support the ongoing use of the wider site as a health facility, and the existing use of the heritage item as a Dementia Support Service.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- Pallister has retained a Lot Boundary curtilage with the heritage building located in the 'hammer head' at the rear of the site and a stretch of open landscaped area running the length of the site adjacent St Vincent's Road.
- The immediate setting for the house has retained a number of mature trees and a carriage loop; these are to be retained and conserved. The hard landscape elements will be repaired, and as with the carriage loop, extended to meet the

- The eastern boundary slopes steeply down to St Vincent's Road from a pedestrian path at the corner with River Road. This path is reputed to be the earlier 'bridle path' which provided access to Pallister.
- It is not known if the current path is actually on the original bridle path alignment, however the Concept Plan retains this pathway and extends it in a logical manner across to the front of Pallister. Any archaeological evidence uncovered during the works will inform the final alignment of the pathway.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

- Yes, the proposed development does affect views to and from the heritage item, as discussed in the detailed commentary above. Primary views of the building are from within the site, not from the public domain.
- The siting of the proposed buildings, specifically the Apartments and the Villas, have taken these views into consideration and have ensured that the existing building can still be appreciated in an appropriate setting.
- The development does alter the context of the heritage item by creating a denser built context, however Pallister can still be clearly understood and interpreted as a former substantial Victorian residence.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

- Reference should be made to the separate Archaeological report prepared by GML for information regarding archaeological aspects of the project.

Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

- Yes, the proposed development is sympathetic to the heritage item through the differentiation of scale and form for each of the building typologies. The contemporary design response to each building typology responds to their use and the typology of the site.

Will the additions visually dominate the heritage item? How has this been minimised?

- Yes, the proposed Hospital building will visually dominate the heritage item, however the design of the Podium with the three articulated tower wings set back from the Podium edge does mitigate to a fair degree the visual impact of the structure.
- The contemporary character of the architectural design ensures that the Victorian character of the heritage item can be appreciated and continue to interpret the earlier form of development.

Will the public, and users of the item, still be able to view and appreciate its significance?

- Yes, the public and users of the site will still be able to view and appreciate the significance of the 1892 Victorian Gentlemen's residence.

6.4 NEW SERVICES

How has the impact of the new services on the heritage significance of the item been minimised?

- New upgraded services for the hospital on the adjacent site are not located within the curtilage of the heritage item.

Are any of the existing services of heritage significance? In what way? Are they affected by the new work?

- No, none of the services proposed to be decommissioned and replaced with upgraded services demonstrate any heritage significance. The hospital complex dates from 1966, and it is expected that the majority of services would have been upgraded since that time in line with changes to the various systems and the requirements of the health facility.

Has the advice of a conservation consultant (eg architect) been sought? Has the consultant's advice been implemented?

- Yes, the advice of a heritage architect has been sought and generally implemented.

Are any known or potential archaeological deposits (underground and under foot) affected by the proposed new services?

- Reference should be made to the separate Archaeological report prepared by GML for information regarding archaeological aspects of the project.

6.5 NEW LANDSCAPE WORKS AND FEATURES (INCLUDING CARPARKS AND FENCES)

How has the impact of the new work on the heritage significance of the existing landscape been minimised?

- The proposed landscape works to the immediate setting of Pallister, including the extension of the bridle path is a positive heritage impact.
- The detailed treatment of the landscape works associated with the car parking spaces to the Villas will be specified as part of future consent applications. This Concept Plan application is, in landscaping terms, to identify an acceptable arrangement over the site.

Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?

- Historical images are available

Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?

- No, a specialist heritage landscape consultant has not been commissioned for the Concept Plan stage of the project. Specialist advice will be sought for any future detailed consent application.

Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?

- Reference should be made to the separate Archaeological report prepared by GML for information regarding archaeological aspects of the project.

How does the work impact on views to, and from, adjacent heritage items?

- No, the landscape works immediately around Pallister do not adversely impact view of the heritage item; they do have the potential to enhance the existing setting of the building.

6.6 TREE REMOVAL OR REPLACEMENT

Does the tree contribute to the heritage significance of the item or landscape?

- A number of trees are being removed from the heritage curtilage as part of the Villas development. None of the trees have been identified as demonstrating individual heritage significance.

Why is the tree being removed?

- The trees have been assessed by an arborist who has identified their species, age and condition.
- This information has informed the placement of the Villa structures to ensure the removal of the minimum number of trees.

Has the advice of a tree surgeon or horticultural specialist been obtained?

- Yes, the advice of an arborist has been obtained and we understand has been implemented.

Is the tree being replaced? Why? With the same or a new species?

- No, the trees to be removed will not be replaced.

6.7 COMPLIANCE WITH THE CONSERVATION MANAGEMENT PLAN (CMP)

The existing CMP for Pallister has been reviewed in the context of proposed changes to the Greenwich Hospital site.

The following table summarises the conservation policies in the *Palliser CMP* prepared by NBRSArchitecture and dated 2004 and includes the policies relevant to the current proposal.

Policies or Recommendations	This Proposal Relates to these Policies as follows:
<p>7.2.6 Setting <i>The original setting of Pallister has been reduced in size, with a number of blocks being subdivided for residential development throughout the twentieth century, with the last subdivisions occurring between 1960 and 1964. A landscape architect, suitably experienced in dealing with historic gardens and landscapes, should be consulted to advise on remnants of the early carriage loop and plantings evident to the east, south and north of Pallister.</i></p>	<p>There are no changes proposed which alter the existing lot subdivision.</p> <p>The Concept Plan proposal for landscape works to the immediate setting of Pallister includes the following:</p> <ul style="list-style-type: none"> ▪ Formalising of the car parking spaces accessed off the realigned internal road; ▪ Extension of the bridle path across the access road from St Vincent’s Road, into the garden of Pallister and across the front of the house; ▪ Reintroduction of garden plantings between the carriage loop path and the parking area; ▪ Paving at the western side of the house; and ▪ Provision of dedicated parking spaces to the south of the carriage loop to service Pallister. <p>The proposed changes support the retention and upgrading of the setting for Pallister, and</p>

	remove the existing ad-hoc parking and access arrangements. Details of these changes will form the basis of a future detailed development application and will be reviewed by a suitably qualified heritage landscaper.
<p>Policy 6.1 <i>Engage a specialist to prepare a Concept Plan for the setting of Pallister, including the street entrance, the carriage loop, rock platforms, fences, parking and plantings. New garden and landscape works shall take into consideration the level of significance and architectural character of the building.</i></p>	The current Concept Plan proposal has addressed improvements to the landscaping in the immediate vicinity of Pallister. As a Concept Plan proposal strategic decision about the treatment of the various components have been outlined, with the detailing and finalisation of the scheme to form the basis of a future consent application.
<p>Policy 6.2 <i>Trimming of trees that affect the building fabric should be considered following professional assessment by an arborist. Trees nominated for retention on site should be protected during construction work. Advice from an arborist or landscape architect should be sought in regard to excavation in the vicinity of root systems of protected trees.</i></p>	<p>The site has been assessed by an arborist, who has also provided advice on trees that are to be retained, protected or removed.</p> <p>Particularly along the eastern boundary adjacent St Vincent's Road, advice has been provided by the arborist to the architects to ensure that the proposed structural system of the Villas will sit lightly between the trees, and that the location of each of the structures is determined by the location of individual trees.</p>
<p>Policy 6.4 <i>The garden setting to the north, east and south of Pallister should be retained and conserved, and plantings used to reinforce the gardenesque character of the setting.</i></p>	<p>The proposed landscaping in the immediate vicinity of Pallister includes design elements which have the potential to support and reinforce the 'gardenesque' character of the setting. These elements include increased landscaped areas, plantings and pathways.</p> <p>The detailed design and specification of these elements will be the subject of a future consent application.</p>
<p>Policy 6.5 <i>The tear-drop configuration of the carriage loop should be retained, and the area restored, based primarily on documentary and physical evidence.</i></p>	The configuration of the carriage loop will be retained and conserved.
<p>Policy 6.6 <i>Where necessary and in consultation with a heritage consultant, trees and shrubs may be planted to enhance views to the garden from Pallister and to help screen later buildings from view.</i></p>	The proposed Concept Plan landscaping in the immediate vicinity of the house will act to enhance an appropriate garden setting through the addition of landscaped garden beds and shrubs. The location of these plantings will screen the adjacent carparking as well as provide enhanced enclosure to the garden area around the carriage loop at the main entry to the house.

7.2.25 Archaeological Monitoring

Pallister was constructed in the early 1890s, and documentary indicates a number of out buildings, including an observatory, and garden features were constructed at about the same time. Remnant footings and other evidence of these structures may be present in the form of archaeological deposits, which may shed some light on the overall layout.

An archaeologist has been commissioned to review the Concept Plan proposal in light of the history of the place, existing site evidence and condition.

Reference should be made to the accompanying archaeological report prepared by GML.

The following recommendations have been extracted from Section 8.2 General Guidelines for Care, Use and Management of Pallister - 8.4.9 External Works. These recommendations should be considered during the redevelopment of the Greenwich Hospital site, which proposes to construct new development within the curtilage of the Pallister site.

8.4.9 External Works

Avoid the following:

- Planting trees near buildings;
- Allowing vehicles to park adjacent to buildings;
- Allowing timber fence posts to be concreted.

No significant trees are proposed to be planted near the heritage item, and the proposal includes moving all ad hoc vehicle access and parking away from the house.

6.8 HERITAGE OBJECTIVES OF THE LANE COVE LEP 2009

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

- Pallister will be retained and unaltered.
- Views of Pallister will remain available from the site and will not be obscured. The increase in density from the proposed development to the northern and western portions of the site will alter the visual setting of Pallister, however the architectural form and character of the 1892 Victorian Gentlemen’s residence will be retained and conserved.
- The immediate setting of Pallister will be improved by the removal of unsympathetic ad-hoc car parking and vehicular access arrangements, and its replacement with a formalised carparking arrangement. These works will include the provision of additional garden beds to enhance the existing setting of the primary eastern façade of the house.
- The bridle path will be retained, and where it traverses the access road from St Vincent’s Road it will be upgraded and continued across to Pallister to improve the visual and physical connectivity of the two components of the curtilage area.
- The proposed development typologies, namely the Apartments, the Hospital and the Villas, are clearly contemporary and reflect their use in their scale, bulk and form. The development does increase the density on the site, however Pallister retains its ability to be appreciated and interpreted as a significant Victorian building.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Lane Cove LEP 2009* which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

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

6.9 HERITAGE GUIDELINES OF THE LANE COVE DCP 2009

The Lane Cove DCP 2009 supports the *Lane Cove LEP 2009* by providing additional objectives and development standards for heritage listed properties.

6.9.1 GENERAL HERITAGE PROVISIONS

The proposed development is generally consistent with the objectives of the Lane Cove DCP 2009 that relate to heritage and are set out in the following DCP Sections;

Part B - General Controls

B 9 – Heritage

B 9.1 Heritage Items and the conservation area.

B 9.3 Development in the vicinity of heritage items.

7.0 RECOMMENDATIONS AND CONCLUSION

7.1 RECOMMENDATIONS

We make the following recommendations:

R1 – That should future changes be contemplated for the Pallister building, that the 2004 Conservation Management Plan be updated to reflect subsequent changes to the place.

R2 – That any archaeological evidence uncovered in relation to the bridle path during the course of the project be included in the updated CMP.

R3 – That a suitably qualified heritage landscape consultant be commissioned to detail and specify appropriate garden plantings, edgings and paving materials to the immediate setting of the heritage item for inclusion in any future consent applications.

R4 – That as part of any consent the preparation of a Construction Management Plan that specifically identifies all protective, managing, monitoring systems and strategies for Pallister be prepared and that it is approved by the consent authority prior to work commencing. This CMP is to be reviewed by the Heritage Consultant and any feedback implemented as required.

7.2 CONCLUSION

The proposed Concept Plan redevelopment of Greenwich Hospital described in the documentation prepared by Bickerton Masters Architects is generally consistent with the heritage objectives of the *Lane Cove LEP 2012* and the *Lane Cove DCP 2012* and with the relevant policies of the Pallister Conservation Management Plan.

In our view, the consent authorities should have no hesitation in approving this application from a heritage perspective.



Samantha Polkinghorne
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13 March 2018

8.0 BIBLIOGRAPHY

ARCHIVES AND LIBRARIES

Archives and libraries consulted for the preparation of this report include:

- State Library of New South Wales (SLNSW)
- NSW State Records
- Land and Property Information (LPI) NSW
- Sydney Water Archives
- Lane Cove Library - Local Studies Collection

BOOKS AND REPORTS

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INTERNET RESOURCES

Google Maps: <https://www.google.com.au/maps>

NSW Legislation: www.legislation.nsw.gov.au

NSW LPI Historical Land Records Viewer: <http://images.maps.nsw.gov.au/pixel.htm>

NSW LPI SIX Maps: <https://maps.six.nsw.gov.au/>

NSW State Heritage Inventory – Online Database:
www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx

Trove – Online Library Database: <http://trove.nla.gov.au>