



Heritage Impact Statement

Lismore Base Hospital Redevelopment

Stage 3C - SSD 17_8963

Submitted to Health Infrastructure

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Report Revision History

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CERTIFICATION

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

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1. Introduction

1.1 Background

City Plan Heritage (CPH) has been engaged by John Holland on behalf of Health Infrastructure, to prepare the following Heritage Impact Statement (HIS). The project relates to new Stage 3C works associated with the Lismore Base Hospital (LBH) redevelopment. The works (in summary) include the addition of 4 storeys to the approved (and to be constructed) northern tower at the back of the recently developed southern tower, located on the corner of Uralba and Little Uralba Streets.

A summary of recent approvals and stages involved in the LBH redevelopment has been provided in Section 3.2. CPH has previously undertaken detailed assessments of the LBH site as part of the initial Stage 3A Development Application (DA) and Stage 3B works. The proposed Stage 3C works were declared as State Significant Development on 22 December 2017 (SSD17_8963).

This Heritage Impact Statement (HIS) has been prepared as part of the required assessments to accompany a State Significant Development Application (SSD17_8963) under the Environmental Planning and Assessment Act 1979 to the Department of Planning and Environment. All recommendations are made in accordance with statutory requirements and cultural heritage best practice.

1.2 Site Location

The LBH is located on the corner of Uralba and Hunter Streets. The site has frontages to both streets with a secondary frontage to Little Uralba Street to the east. For further information, reference should be made to Section 2: Site Context and Description.

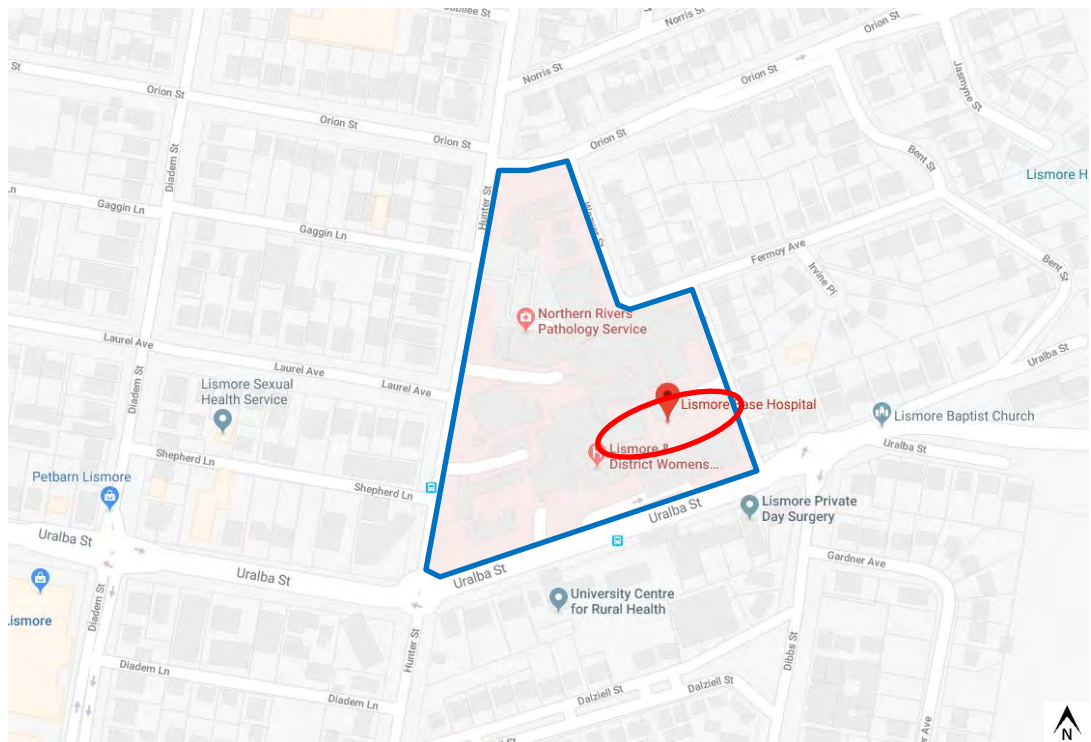


Figure 1: Map showing the location of the LBH, outlined in blue, and the proposed works, circled in red. (Source: Google Maps accessed 16 April 2018)

1.3 Heritage Listing

The Lismore Hospital is not listed as a heritage item but is located within proximity to the heritage item 'Armstrong house, "Kiaora"', located at 83A Uralba Street (item no. 167), listed under Schedule 5 of the Lismore Local Environmental Plan (LEP) 2012. It is not located within a Heritage Conservation Area.

1.4 Methodology

This HIS relates to the new Stage 3C works at the LBH. It has been prepared in accordance with the NSW Heritage Division publications, *Statements of Heritage Impact, 2002* and *Assessing Heritage Significance, 2001*. It is also guided by the philosophy and processes included in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (Burra Charter).

The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Lismore Local Environmental Plan (LEP) 2012, and the Lismore Development Control Plan (DCP) 2012. It forms on of a collection of specialist reports.

The Heritage Impact Statement (HIS) prepared by CPH in 2015 has been consulted throughout production of this report.

1.5 Author Identification

The following report incorporates information previously included in reports prepared by CPH and has been prepared by Brittany Freeland (Senior Heritage Consultant). Carole-Lynne Kerrigan (Associate Director - Heritage) has reviewed and endorsed its content.

1.6 Limitations

- A detailed historical and archaeological assessment, including an assessment of Aboriginal cultural heritage values, has previously been undertaken by CPH. The report concluded that there is no potential for sites or places of Aboriginal cultural heritage significance or archaeological deposits (both Aboriginal or European), to be located within the LBH site. An updated report is not considered necessary at this time and does not form part of the scope of this report;
- A site inspection was not undertaken by CPH. Imagery provided by John Holland has been used in the view analysis undertaken in Section 6.3 **Error! Reference source not found.**;
- This assessment relates only to the proposed works described in Section 5;
- CPH were not involved in the design process.

2. Site Context and Description

2.1 Site Context

The subject site is located in the city of Lismore (Figure 2), within the far north east corner of the state of New South Wales (NSW). It is a mixed residential and commercial suburb designated by the local government area of Lismore City Council.

The subject site is a triangular shaped block and is bounded by Uralba Street (to the south), Little Uralba Street (to the east), Hunter Street (to the west), and Orion Street (to the north). The subject site is also located within the valley to the east of the Lismore town centre, on a slight ridgeline to the north of Ballina Road, the primary east-west arterial road through Lismore.

The LBH is a major development facility along Uralba and Hunter Streets. The height and location of the LBH ensures it is a prominent feature that is visible from various viewpoints. (Figure 2).

The study area has a high degree of connectivity to the town centre and Ballina Road through the surrounding streets including:

- Uralba Street, which provides an east-west link between the town centre and eastern part of Ballina Road; and
- Hunter Street, which links the main southern approach to the town centre.

Orion, Weaver and Little Uralba Streets are all smaller residential streets.

The area is undergoing a period of transition from residential to hospital related uses. The LBH promoted the conversion of former houses into commercial medical and health practices, as well as services directly associated with the LBH. This has created a 'hospital precinct', which includes numerous health related facilities as well as privately owned properties by staff. The areas to the north and east of the subject site remain primarily residential.

The following images provide an overview of the context of the LBH.

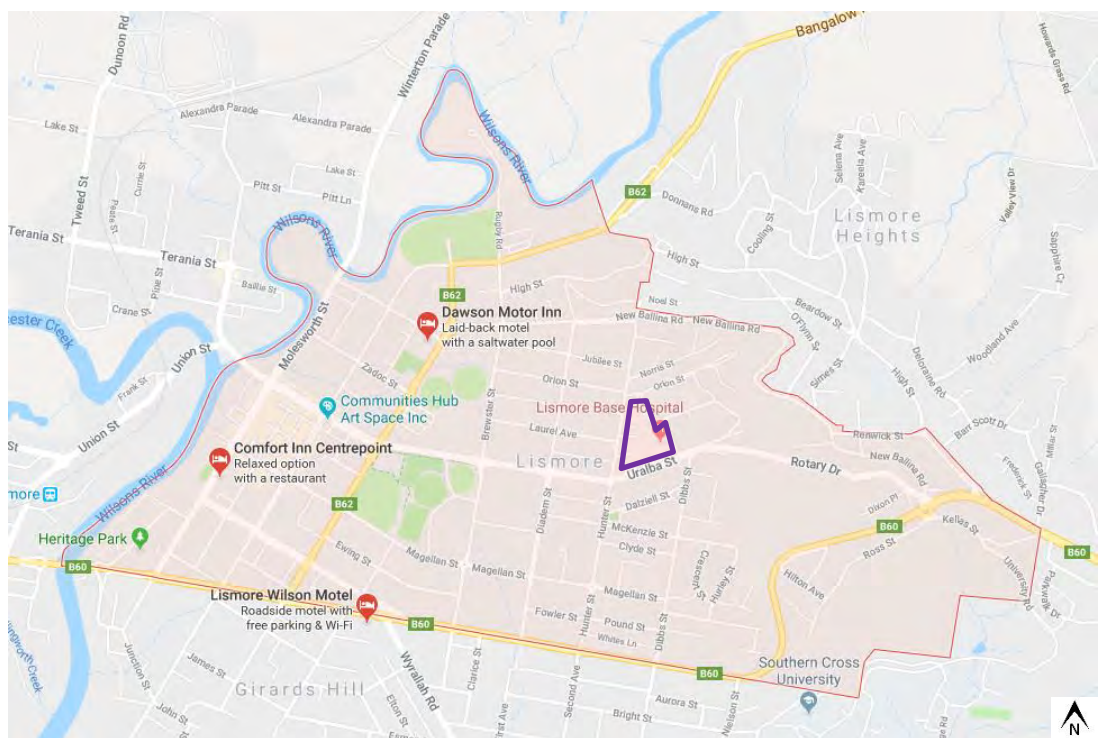


Figure 2: Aerial view showing the location of the LBH (outlined in purple) in relation to main arterial roads and the town centre of Lismore (outlined in red). (Source: Google map accessed 27 March 2018)



Figure 3: Aerial view showing the location of the subject site and the immediate surrounding streets. (Source: SIX Maps accessed 27 March 2018)

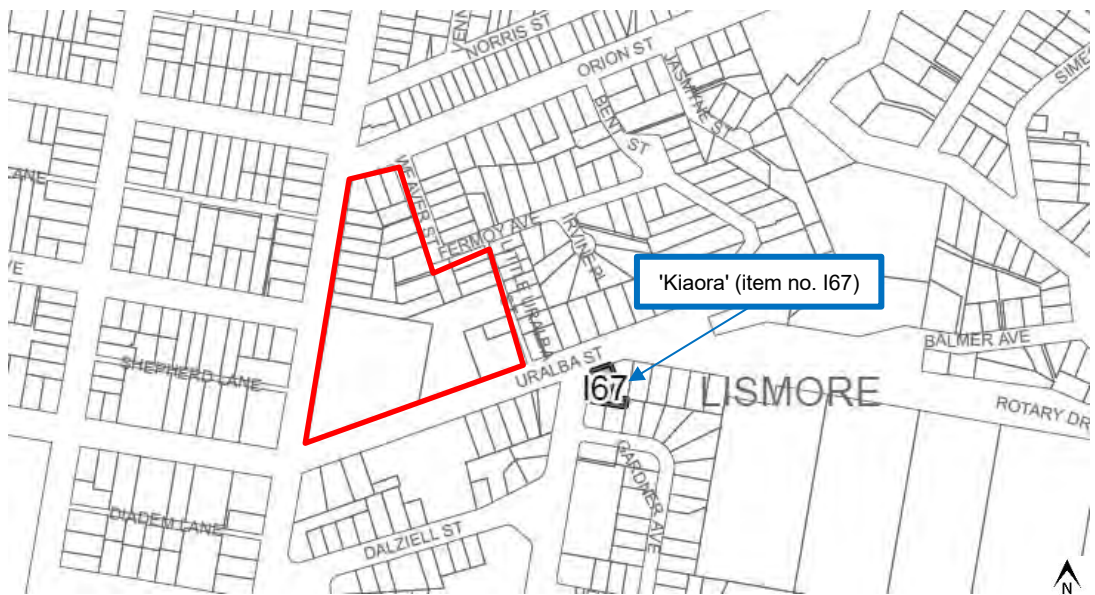


Figure 4: Heritage map showing the heritage item located in proximity of the subject site (outlined in red). (Source: Lismore LEP 2012, Heritage map 005AB)



Figure 5: Armstrong House 'Kiaora' (item no. I67), as viewed from within Uralba Street. Photographs showing the heritage item in relation to the subject site has been included in Section 6.3. (Source: Google Street View, accessed 27 March 2018)

2.2 Site Description

The LBH site has developed over a long period of time with buildings offering a variety of facilities added as required over time. The buildings differ in form, structure and condition.

As the works pertain to one small area of the LBH site, the following description focuses on this area only.

The proposed location of the subject Stage 3C works is to the south eastern corner of the site, behind the recently developed southern tower that serves as the main entrance to the hospital site (**Error! Reference source not found.**). There is currently no significant development present to the rear of the southern tower, where the subject works are proposed (Figure 10). However, under Stage 3B (SSD 6848), a low scale development has been approved and is to be constructed.

The following images provide an overview of the location of the proposed works and the current appearance of the site.



Figure 6: Aerial view showing the LBH site (outlined in red) and the location of the proposed works (circled in blue). (Source: Google Maps accessed 27 March 2018)



Figure 7: The new Stage 3B (SSD 6848) development in the south eastern corner of the LBH site, as viewed from the heritage item. The blue circle indicates the proposed location of the Stage 3C works. (Source: courtesy of John Holland)



Figure 8: The new Stage 3B (SSD 6848) development to the south eastern corner of the LBH site is also prominently visible within Uralba Street, as evident in this view looking west. The blue circle indicates the proposed location of the Stage 3C works. (Source: courtesy of John Holland)



Figure 9: The location of the proposed works is to the rear of the southern tower (outlined in red). There is currently no development present on the site. (Source: courtesy of John Holland)



Figure 10: The site of the soon to be constructed northern tower.

3. History

A detailed site history of the LBH has previously been prepared by CPH (HIS, 2015) and has been included in Appendix A. The following is a summary timeline history of the LBH.

3.1 Summary Timeline History of the LBH

Date	Event
4 May 1880	Discussion regarding the establishment of a hospital in Lismore.
10 August 1880	3 acre site (portion 267) granted to James Baillie, Archibald Currie and James Barrie for the creation of a hospital. The site is known as Postma's Ridge.
1883	The first timber structure constructed by John Lumley.
February 1884	Wardsmen and Matron Daly were appointment to the hospital. It was known at the time as the 'Lismore and Richmond Hospital' and the 'Lismore Cottage Hospital'. At the time the building comprised three rooms with a matron's room, 2 wards (male and female) and a total of 10 beds.
1885	A kitchen and mortuary were added.
12 December 1886	Government grant of 7 acres issued allowing the expansion of the premises.
1887	Construction of a washhouse.
1892	Other improvements to the site were put on hold due to an epidemic of Typhoid fever that spread and required the erection of an Isolation Ward onsite to accommodate patients. The ward consisted of a temporary tend erected onsite.

1893	Following a public tender, a purpose built Isolation Ward was constructed by Messers Green & Son. It is also thought that an operating theatre on Hunter Street was constructed in the same year.
1895	Appointments of staff after 1895 required approval from the government. Nurses were required to be qualified.
1899	The hospital received a horse ambulance with springs, stretcher and wheelchair.
1904	Construction of a new brick hospital building undertaken by Mr R Hughes and designed by architect Keithel. The new design incorporated full length windows so that patients could enjoy light coming from the verandah.
1 June 1905	The new hospital is officially opened by Mr JW Coleman.
1904-1912	A Nurses Quarters was built during this period, however, historical research to date has not indicated the exact date of construction.
1912	A new operating theatre and a new horse ambulance were added.
1915	The hospital enters a new development phase whereby a series a works were undertaken to the site including restoration of the Isolation Block and Nurses Quarters in 1915.
1916	A new morgue is constructed.
1918-1920	A new Maternity Ward is constructed. The Annual Report from 1918 also noted the need for providing accommodation to old men with no family or not ill enough to be in Hospital.
1921	A new tennis court is constructed.
1925-1928	A new Isolation Block was constructed, partly due to the epidemic of pneumonic influenza experienced in 1919, which was difficult for staff and administrators to manage.
1930s	A laundry was set up, second storey added to the wards block to accommodate Maternity and Children's wards, a new Nurses Home and Operating Theatre were constructed (1933), and a row of mature Canary Island palms were planted along Uralba Street. In 1935 the hospital acquired the status of 'Base Hospital'. The hospital façade was also modified in 1937 and a porte-cochere added to form a covered entrance and ambulance access to the hospital.
1947	A new Maternity Ward opened with maternity units downstairs and nursing accommodation upstairs.
1948	An army hut was purchases and built in front of the hospital to house administrative staff and included a dispensary and board room.
1950	New boiler house and laundry with a brick chimney stack constructed. Work commences on new accommodation for the nurses.
1951	Preliminary Training School constructed, later referred to as the 'Workshop'.
1953	Armstrong House (83A Uralba Street) is purchased for nursing accommodation and a new mortuary is constructed.
1954	Works on a new tuberculosis unit began. It includes staff accommodation .
April 1958	New Nurses Home opened and proposals prepared for conversion of old Nurses Home (also known as the Richmond Clinic) into a patient's ward.
1963	New plans announced for redevelopment of the entire site. The construction works were structured into three stages and involved a new seven storey patients block (Stage 1), an extended wing to this block (Stage 2) and complete replacement of the old part of the hospital (Stage 3).

1967	Stage 1 works completed. The new hospital block provided accommodation for 128 patients, operating theatres, central sterilising and X-Ray units, kitchens, stores and staff dining rooms and amenities.
1969	The requirement for a new Physiotherapy department is identified. In addition, the former Mens' Ward was converted into administration offices and casualty department, the old Maternity Block converted for used as a medical and geriatric ward.
1971	The Orthopaedic ward was renovated.
1972	A new pool is constructed and opens.
1973	Works completed on the new Physiotherapy department and the new Psychiatric Clinic opened in Ward 8 of the Richmond Clinic.
1979	The Lions Club financed the construction of a Renal Dialysis Unit and the Government Architect's Office was appointed to prepare a Master Development Plan for the hospital redevelopment.
1982	The hospital laundry was relocated, making the old boiler house and chimney stack redundant.
1984	A new Children's Ward and cafeteria opened and Armstrong House (then a residence for medical officers), was restored.
1985	Construction of the Day Only Surgery Ward was completed and work constructed on a new Cancer Care Unit. A new Bus Shelter in front of the Hospital was also installed.
1988	A new 8-stage development program was put into place for various works, approved by the Minister for Health. Works included two new wards, one new orthopaedic ward, four new operating theatres, new accident/ emergency and outpatient departments, new medical records department, new pharmacy, new medical imaging department, additions and alterations to the storey department, refurbishment of three floors of A Block, a new ICU department a new Psychiatric Ward.
1989	Construction completed on the new Cancer Care Unit.
1990	Three cottages purchased including 66 Hunter Street, 58 and 79 Uralba Street. These sites were purchased to provide a Sexual Health Service, a new Blood Bank and additional car parking. A 12 flat block known as Laurel Lodge was also acquired in order to provide accommodation to staff.
1993	Stage 3 of the 1967 plan officially opened to the public. The new wing was named Mahaffey Wing in recognition of the great effort by Chief Executive officer Mr Brian Mahaffey. All remains of the original LBH were completely demolished by this stage.
2001	Construction of an Ambulatory Care Unit for Mental Health occurred.
2005	The Mental Health Unit opened, resulting in the demolition of the old Isolation Block, Tuberculosis Block, cafeteria and Day Only Surgery.

3.2 LBH Redevelopment History

There are various stages involved in the LBH redevelopment project. Some of the works have already been approved and completed. The following table provides a list of the various stages to the project, works involved and modifications subsequently made.

Stage	Application no.	Description of Works	Approval Date	Works Completed?
1	MP06_0078	Construction of a three storey mental health facility with 48 beds in the northern part of the site	20 October 2009	Yes
2	MP07_0136	Construction of a three storey integrated cancer centre in the western part of the site fronting Hunter Street	20 October 2008	Yes
3A	SSD 5816	Construction of a five storey building with linkages to the existing hospital building to accommodate the Emergency Department and other support facilities in the southern part of the site	13 March 2014	Yes
3B	SSD 6848	The worked included construction of a five storey addition above Stage 3A (resulting in a 10 storey building) and a five storey addition to the north of Stage 3A and a new multi-level car park on a site opposite. Stage 3B consisted of two substages; the southern tower (Stage 3B1) fronting Uralba Street and the lower building to the north (Stage 3B2).	1 May 2015	Partially complete
3B	SSD 6848 MOD 1	Modification 1 - façade changes to the carpark.	24 May 2016	completed
3B	SSD 6848 MOD 2	Modification 2 - Correction of an administrative error by incorporating plans and documentation into the instrument.	9 June 2016	N/A
3B	SSD 6848 MOD 3	Modification 3 - Minor amendments to the façade primarily relating to the colour of the aluminium panels that form the external cladding material to the building. The proposal also involves the removal of one floor at the rear addition on the northern side of the building. Some internal floor plan changes were also proposed.	31 August 2016	Partially complete

A 4th modification to SSD 6848 was proposed, however, subsequently withdrawn.

4. Assessment of Significance

4.1 Assessment of Criteria

The following assessment of significance has been prepared in accordance with the 'Assessing Heritage Significance' guidelines from the NSW Heritage Manual. It has been extracted from a previous report prepared by CPH in January 2015.

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

The subject site is part of the development history of Lismore demonstrating the health services in the area since the late 1890s. The site exhibits changes in the hospital and medical technology as well as the design treatments.

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

The research undertaken for this assessment did not locate any association with life or works of a person, or group of persons, of importance in the local area's cultural or natural history.

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

The subject site does not demonstrate any particular aesthetic characteristics or creative or technical achievement in the Lismore area. The extant hospital buildings are typical of their type relating to their respective construction period with no particular architectural or aesthetic value.

The main aesthetic quality of the site relates to the six Canary Island Palm trees along the Uralba Street frontage of the site. They are the oldest and largest trees in the locality.

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

The research undertaken for this assessment did not locate a special association with a particular community or cultural group in the local area.

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

Research undertaken on the subject site has not revealed any information that warrants historical archaeological investigation of the site.

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

It does not possess any uncommon, rare or endangered aspects of the local areas cultural or natural history.

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

- ***cultural or natural places; or***
- ***cultural or natural environments***

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

4.2 Statement of Significance

The following Statement of Significance was previously prepared by CPH in January 2015 for the LBH:

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

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

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

5. The Proposal

This report has been prepared with consideration to work proposed as part of Stage 3C works for the LBH redevelopment. A summary of previous applications and approvals has been provided in Section 3.2. Stage 3C works involves the vertical extension of the northern tower, at the back of the previously approved and constructed southern tower (completed as part of Stage 3B2 works). The northern lower building (Stage 3B, SSD 6848) is yet to be constructed, however, will comprise of 4 levels as indicated in the drawing below.

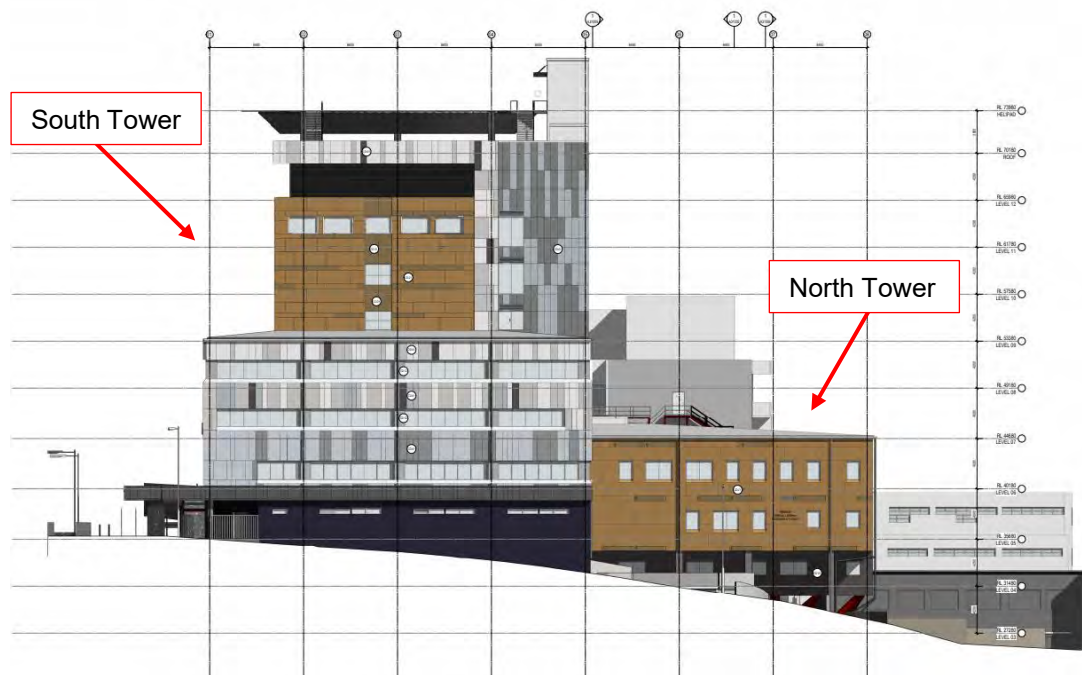


Figure 11: Eastern elevation of the northern and southern towers approved under Stage 3B works (SSD 6848 MOD 3). (Source: Woods Bagot, East Elevation - 3B2, drawing no. A30002, revision J, 1 October 2015)


The extension proposed involves the construction of 4 additional levels, on top of the approved 4 storey northern tower. The additional levels will be allocated as an Intensive Care Unit (ICU) (1 x floor), Inpatient Unit (IPU) (2 x floor) usage and 1 plan level. This is represented in the following drawing.



Figure 12: Proposed eastern elevation of the northern and southern towers, showing the existing southern tower (green), to be constructed and approved northern tower ((red), and the proposed addition (purple). (Source: Conrad Gargett, East West Elevations, drawing no. DA30002, revision A, 6 April 2018)

The following drawings, prepared by Conrad Gargett were reviewed during production of this report.

Drawing no.	Drawing Title	Issue no.	Date
DA00001	DA Cover Sheet	A	6 April 2018
DA10000	Site Plan Proposed	A	6 April 2018
DA22003	GA Level 3	A	6 April 2018
DA22004	GA Level 4	A	6 April 2018
DA22005	GA Level 5	A	6 April 2018
DA22006	GA Level 6	A	6 April 2018
DA22007	GA Level 7	A	6 April 2018
DA22008	GA Level 8	A	6 April 2018
DA22009	GA Level 9	A	6 April 2018
DA22010	GA Level 10	A	6 April 2018



DA28000	Roof Plan	A	6 April 2018
DA30001	North Elevation	A	6 April 2018
DA30002	East West Elevations	A	6 April 2018
DA30003	South Elevation	A	6 April 2018
DA31001	Building Section	A	6 April 2018
DA31002	Building Section	A	6 April 2018
DA80001	3D Perspective	A	6 April 2018
DA81001	Materials	A	6 April 2018
DA90000	Areas	A	6 April 2018

6. Heritage Impact Assessment

6.1 Statutory Controls

The Lismore Hospital is not listed as a heritage item but is located within proximity to the heritage item 'Armstrong house, "Kiaora"', located at 83A Uralba Street (item no. 167), listed under Schedule 5 of the Lismore LEP 2012 and therefore is subject to the controls contained within the Lismore LEP and the Lismore DCP.

6.2 Lismore Local Environmental Plan (LEP) 2012

The following table assesses the proposal in relation to relevant LEP controls.

5.10 Heritage Conservation	This proposal relates to these matters as follows:
<p><i>(2) Requirement for consent Development consent is required for any of the following:</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area...</i></p>	<p>While the LBH is not identified as a heritage item, it is located within proximity to the heritage item 'Armstrong house, "Kiaora"', listed under Schedule 5 of the Lismore LEP. As such, consent is required under this clause.</p>
<p><i>(4) Effect of proposed development on heritage significance</i></p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>This HIS has given careful consideration to the proposed development and its impacts on the heritage item located in proximity. A detailed impact assessment has been provided in Section 6.3 below.</p>
<p><i>(5) Heritage assessment</i></p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>This HIS has been prepared in accordance with this clause. It follows the methodology laid out in the Heritage Division's publication 'Statement of Heritage Impact' and 'Assessing Heritage Significance' guidelines.</p>
<p><i>(6) Heritage conservation management plans</i></p>	<p>A CMP has not been prepared for 'Armstrong House "Kiaora"', however, CPH has undertaken</p>

<p><i>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</i></p>	<p>a view analysis in Section 6.1, to ascertain the impacts of the proposed development on the significance of the heritage item. A CMP is therefore not considered necessary for the heritage item at this stage.</p>
<p><i>(7) Archaeological sites</i> <i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i> <i>(a) notify the Heritage Council of its intention to grant consent...</i></p>	<p>A detailed archaeological assessment does not form part of the scope of this HIS, having been previously been explored by CPH in 2015 HIS prepared in January 2015. As no further excavation works are proposed, an updated archaeological assessment is not considered necessary.</p>
<p><i>(8) Aboriginal places of heritage significance</i> <i>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance...</i></p>	<p>Investigation into the potential Aboriginal heritage significance of the site is beyond the scope of this report.</p>

6.3 Lismore Development Control Plan (DCP) 2012

As the works involve modifications to an approved development that is yet to be constructed, the controls regarding heritage in the Lismore DCP (Part A, Chapter 12) do not directly relate. Therefore, a general assessment has been undertaken, with consideration to the Lismore DCP. A Conservation Management Plan (CMP) has not been prepared for the heritage item Armstrong House 'Kiaora'. As such, a view analysis has been undertaken in order to create an understanding of the significant views to and from the heritage item and the impact of the proposed works on these significant views.

The Statement of Significance for the heritage item, as identified on the State Heritage Inventory (SHI) reads:

Of architectural significance as a substantial two storey timber Federation residence with prominent streetscape value.¹

This indicates the significance of the heritage item is partly dependant on its streetscape value.

As the heritage item is located on a corner site, investigation into the various views to and from the heritage item and the LBH. The views analysed are indicated in the following plan and described in the following sections.

¹ State Heritage Inventory form for 'Armstrong House', database no. 3540228, accessed 10 April 2018

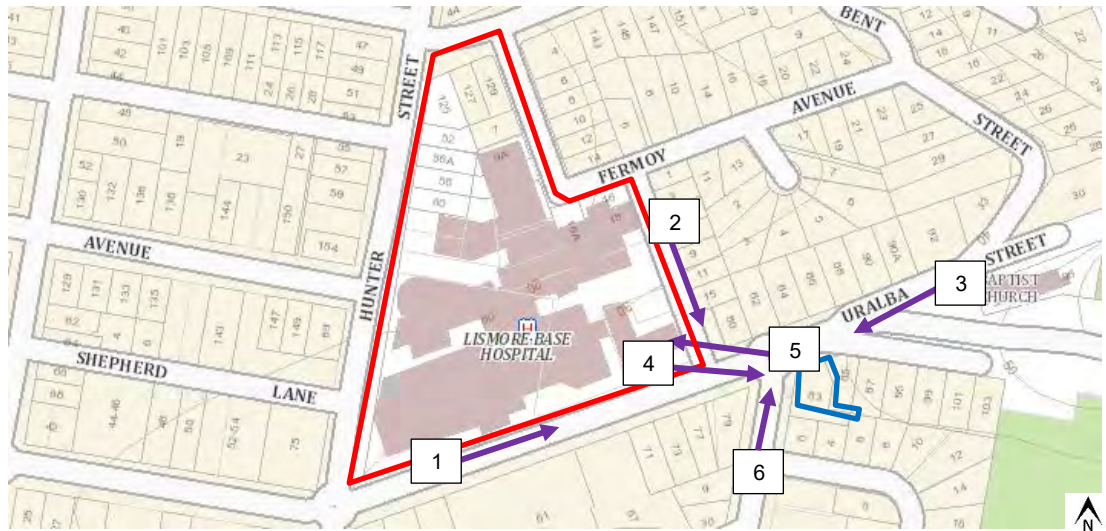


Figure 13: Map showing the views to and from the heritage item. The LBH is outlined in red and the heritage item in blue. The arrows indicate the views explored. (Source: SIX Maps accessed 27 March 2018)

6.3.1 View 1 - Uralba Street (in front of hospital towards heritage item)

The first view explored was from various vantages along Uralba Street in front of the LBH, looking east. This view was explored to establish the visibility of the heritage item from within this section of Uralba Street and whether the LBH would obstruct or detract from this view. As seen in Figure 14 and Figure 15, the heritage item is not prominently visible from within this section of Uralba Street.



Figure 14: View 1 looking east from within Uralba Street. The heritage item is not readily visible due to existing street landscaping. While landscaping is not a permanent feature, this view is not considered of significance.



Figure 15: View further east along Uralba Street. As with the image above, the heritage item is mostly obscured from view.

6.3.2 View 2 - Little Uralba Street

Due to the topography of the LBH site and Little Uralba Street, visual access to the heritage item is not possible. In addition, there is low scale development at 78 and 80 Uralba Street, which further obscures views towards the heritage item from within Little Uralba. As such, this view is not considered of significance.



Figure 16: View looking south along Little Uralba Street with the LBH hospital visible to the right. Due to the topography and existing developments the heritage item is not visible from within the street.

6.3.3 View 3 - Uralba Street (from the east towards the roundabout)

From within this view there is better visibility towards the heritage item, which is indicated in Figure 17 by the red circle. The heritage item is particularly visible from the northern side of the road, as seen in Figure 18. Views gained from the eastern end of Uralba Road, directly in front of and to the east of the heritage item, are therefore considered of significance.



Figure 17: View from the southern side of Uralba Street, to the east of the roundabout and heritage item. The heritage item is visible from this view, as indicated by the red arrow.



Figure 18: View looking directly south towards the heritage item, from the northern side of Uralba Street. The heritage item, while prominently visible, is somewhat obscured by vegetation. As vegetation is not considered permanent, this view is considered of significance.

6.3.4 View 4 - Corner of Little Uralba and Uralba Street/ LBH entrance

View 4 is considered of significance as visual access to the heritage item is directly possible from the entrance to the LBH (south eastern corner) and from the southern end of Little Uralba Street (Figure 19). This view is therefore to be preserved.



Figure 19: The heritage item is visible from the emergency vehicles entrance at LBH.

6.3.5 View 5 - to LBH

View 5 explored the views possible from the heritage item towards the LBH, to establish whether there were any significant views to other surrounding areas. As evident in Figure 20, main views from the heritage item are towards the LBH and surrounding residential area. Distant views are not possible due to the topography of the site and surrounding development. As such, there are no significant views that can be gained from the heritage item towards other buildings or structures.



Figure 20: View 5, looking out from the heritage item towards the surrounding area. The presence of the LBH and topography of the site ensure no significant views can be gained to other areas. Views are only possible within the immediate residential context of the heritage item.

6.3.6 View 6 - Dibbs Street (view to and from the heritage item)

Views are possible from within Dibbs Street to and from the heritage item. In addition, the topography of the street slopes down to the south and the heritage item is located at a higher topographical point, giving it a prominent position within the street. The proposed development is not considered to impact on this view as the proposed development area is located north west of Dibbs Street. The topography of the street also assists in retaining this view.



Figure 21: View looking north along Dibbs Street towards the round-about. The heritage item is indicated by the red arrow although is partially obscured by landscaping. Direct visual access is possible from the north western site of the street, looking east, as seen in the following images.



Figure 22: View of the heritage item looking east from within Dibbs Street.

6.3.7 Conclusion

The low scale development surrounding the heritage item on the southern side of Uralba Street ensures views to and from the heritage item 'Armstrong house, "Kiaora", (item no. 167), are possible, particularly from the eastern side of the round-about and the south eastern corner of the LBH. These views are considered of significance and contribute to an understanding of the heritage item's 'streetscape value'. The other views explored are not considered of significance as they do not afford clear visual access to the heritage item. This is either due to topography, distance, the presence of vegetation or surrounding developments.

As the proposed vertical addition to the northern tower is to occur to the rear of the taller existing southern tower these significant views will not be impacted. Views to the LBH from the heritage item will be impacted, however, these are not considered of significance to the heritage item. The proposed additional storeys to the northern tower are therefore considered acceptable from a heritage perspective and will not have an adverse impact on the significance of the heritage item or its streetscape value and presence.

6.4 Statements of Heritage Impact

The following questions have been extracted from the NSW Heritage Division publication, *Statements of Heritage Impact, 2002*. Responses have been provided in relation to the proposed development.

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

- The proposed addition to the northern tower will be located behind the southern tower, assisting in obscuring the addition from view from within the streetscape;
- While the northern tower addition will be somewhat visible from the heritage item, it will be partially obscured from view by the existing southern tower. In addition, the view from the southern tower is not considered of significance;
- Significant views to the heritage item will not be impacted on due to the location of the heritage item away from the LBH;
- The additional levels proposed to the northern tower are considered a modest modification to the previously approved development and will not have an adverse impact on the streetscape value of the heritage item.

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.

- No significant negative impacts have been identified in relation to the proposed addition to the northern tower. The works occur away from the heritage item and will not impact on significant views, therefore the proposal will not detract from the heritage item.

The following sympathetic solutions have been considered and discounted for the following reasons;

- Since the proposal does not involve any changes to heritage fabric and proposes modifications to the northern tower, which is at a distance to the heritage item, the proposal is deemed sympathetic and compatible with the site from a heritage perspective.

7. Conclusion and Recommendations

In conclusion, it is considered by City Plan Heritage that the proposed works, including the addition of four levels to the approved and to be constructed northern tower at the LBH, will result in no adverse impact on the heritage item 'Armstrong house "Kiaora"' (item no. 167), which is located in proximity. The works involve minor modifications to the approved development of the site under Stage 3B2 (SSD 6848) and will only slightly alter the appearance and bulk of the LBH. While the proposed additional levels will be somewhat visible from within the street, the works sit comfortably within the design of the approved development, predominately behind the southern tower. The works therefore will not detract, dominate or impact on the streetscape value of the heritage item. In addition, the works will not impact on any significant views identified in Section 6.3.

The proposal demonstrates compliance with the existing controls regarding heritage conservation and is therefore recommended for approval.

CITY PLAN HERITAGE

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