



File No: SF18/5674
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Mr David Gibson
Team Leader - Social Infrastructure Assessments
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2000

By email: Teresa.Gizzi@planning.nsw.gov.au
Cc: Luisa.Maguire@planning.nsw.gov.au

Dear Mr Gibson

RE: CONCORD REPATRIATION GENERAL HOSPITAL REDEVELOPMENT (CONCEPT AND STAGE 1), 1H HOSPITAL ROAD, CONCORD WEST (SSD 9036) NOTICE OF EXHIBITION

I refer to your email dated 10 September 2018 regarding public exhibition of the above-mentioned Development Application.

The works include a staged development application seeking a concept proposal for the redevelopment of Concord Repatriation Hospital comprising:

- stage 1 – Clinical Services Building and multi-storey car park.
- stage 2 – Acute services building and multi-storey car park.

And a Detailed approval for Stage 1 comprising:

- construction of a nine storey (including plant level) Clinical Services Building.
- construction of a five-storey multi-storey car park to provide 590 car parking spaces.
- demolition of eight buildings.
- installation of two roundabouts.
- associated landscaping, tree removal, signage, infrastructure and service works.

The Historical Heritage Assessment and Statement of Heritage Impact (SOHI) prepared by Biosis dated 21 June 2018 submitted as part of the Environmental Impact Statement (EIS) for the application suggest that:

- There are no items listed on the State Heritage Register (SHR) located within the project site area, however, a group of buildings located in the subject area -designed by the architectural firm Stephenson & Turner- were awarded the Sulman Award on 1946 for architectural excellence being an innovative hospital design. For these reasons these buildings might have heritage significance at state level.
- There are 2 SHR items in the vicinity:
 - Thomas Walker Convalescent Hospital, SHR 00115.
 - Dame Eadith Walker Convalescent Hospital, SHR 00119.

The award-winning buildings on the subject site are not proposed to be demolished as part of the proposal, however the proposed building envelop is in close vicinity. The Stephenson & Turner buildings were designed to take advantage of the solar access and ventilation. It is noted that the proposed building envelop is likely to block some of the solar access to one of the Stephenson and Turner buildings. It is recommended that the building envelop, and detail design of the proposed development allows for the current levels of lighting and ventilation to Stephenson and Turner buildings to be retained.



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Effort should also be made to retain their setting and relationship with the open land as much as possible. It is also recommended that the applicant be required to provide public interpretation of these buildings as part of this project.

If you have any questions regarding the above matter, please contact Mariana Martin, Heritage Assessment Officer at the Heritage Division, Office of Environment and Heritage on (02) 8837 8527 or mariana.martin@environment.nsw.gov.au.

Yours sincerely

Rajeev Maini

Senior Team Leader

Regional Heritage Assessments South

Heritage Division, Office of Environment and Heritage

As Delegate of the Heritage Council of NSW

9 October 2018