

STATEMENT OF HERITAGE IMPACT:

PROPOSED WORKS NEAR “RUSTEN HOUSE” QUEANBEYAN HOSPITAL

28th April 2006

B:0608	28 04 06	Client issue	W. McPhee	W. McPhee
A:0608	20 04 06	Draft issue	W. McPhee	W. McPhee
Rev.#	Date	Revision	Checked	approved

WAYNE MCPHEE & ASSOCIATES PTY LTD

A.B.N 75 064 761 217 A.C.N 064 761 217

Architects, Heritage Consultants, Urban Designers

21A Elliott Street, Balmain, NSW 2041. T: 02 9810 0566 F: 02 9810 0432 E: mcphee@mcpheearch.com.au

Nominated Architect Wayne McPhee B.Arch (Syd) ARAIA Chartered Architect Reg. No. 3357

STATEMENT, BACKGROUND DETAILS

Statement of Heritage Impact: For the construction of external works, car parking and landscape works to the north of historic "Rusten House" a State listed heritage item.

This statement forms part of a Part 3A Application to DIPNR for the proposed construction of a new Hospital Building and associated on-grade car parking and external works at Queanbeyan Hospital which is bordered by Erin, Collett and Antill Streets. The development proposals have been prepared by HSPC (NSW) for the Greater Southern Area Health Service.

Date: 20th April 2006.

Address and property Description:

The site of the development is at the corner of Erin and Collett Streets, Queanbeyan, located in the north-eastern corner of the existing hospital site. The scope of the new Queanbeyan Hospital works includes provision of an integrated health care facility, comprising 55 beds, clinical support services, community and ambulatory health facilities and offices for the Area Health Service.

Proposed on-grade car parking is located to the south of the proposed hospital building beyond which is located a c.1940s single-storey Mental Health building and 'Rusten House', an item of State significance.

The proposed building and car parking works are remote from Rusten House.

Prepared by:

Wayne McPhee & Associates Pty Limited
Architects, Heritage Consultants and Urban Designers
First Floor, 21A Elliott Street,
Balmain NSW 2041
Ph: 9810 0566 Fax: 9810 0432 Email: wayne@mcpheearch.com.au

Prepared for:

The Department of Commerce, NSW
South Coast Regional Office
Level 3, 84 Crown Street
WOLLONGONG, NSW 2500

CONTENTS

<i>EXECUTIVE SUMMARY</i>	<i>4</i>
<i>PART A: HERITAGE ASSESSMENT</i>	<i>5</i>
<i>1.0 INTRODUCTION</i>	<i>5</i>
<i>2.0 HISTORICAL CONTEXT</i>	<i>9</i>
<i>3.0 HERITAGE SIGNIFICANCE</i>	<i>13</i>
<i>4.0 SITE ASSESSMENT</i>	<i>14</i>
<i>PART B: HERITAGE IMPACT</i>	<i>23</i>
<i>5.0 IMPACT OF THE PROPOSED DEVELOPMENT ON THE HERITAGE ITEMS AND SETTING</i>	<i>23</i>
<i>6.0 CONCLUSION</i>	<i>26</i>
<i>APPENDIX 1: PLANS OF PROPOSED 'QUEANBEYAN HOSPITAL REDEVELOPMENT' IN RELATION TO 'RUSTEN HOUSE'</i>	<i>27</i>
<i>APPENDIX 2: COPY OF PCO FOR 'RUSTEN HOUSE'</i>	<i>39</i>
<i>APPENDIX 3: BIBLIOGRAPHY</i>	<i>40</i>

EXECUTIVE SUMMARY

External works, car parking and landscape works are proposed to the north of historic "Rusten House"

These proposed works are:

- Remote from the heritage item that is some 30 metres to the north
- Beyond the established heritage and archaeological curtilage of the item

In the carrying out of the proposed works intrusive structures, namely Block O, P and Q will be removed thereby providing a greater opportunity for public appreciation of "Rusten House" through improved vistas to and from the item and removal of visual clutter.

Following the carrying out of the proposed works, we assess that the impacts on the heritage item will be positive; the item and its curtilage will be protected.

The Part 3A Application material prepared for the Greater Southern Area Health Service by HSPC (NSW) has been examined by our office and assessed as having reasonably addressed management of the heritage impacts. The proposed new building construction, external works, car parking and landscape works near "Rusten House" are supported.

PART A: HERITAGE ASSESSMENT

1.0 INTRODUCTION

1.1 This report was commissioned by and prepared for The Department of Commerce, NSW, to accompany a Part 3A Application to DIPNR for the construction of a proposed hospital structure, site works, car parking and landscape works at the existing Queanbeyan Hospital site. Works will need to be carried out near Rusten House to allow the Hospital redevelopment of Queanbeyan Hospital.

The scope of this Heritage Impact Report is in two parts:

- Part A: Heritage Conservation Report for the site
- Part B: Heritage Impact Statement.

It is proposed that a new four-storey hospital building with associated external works and car parking will be constructed at the northern corner of the existing hospital site and a statement is required which addresses the potential impact of the proposed external works and car parking on an existing heritage-valued hospital building.

1.2 THE BRIEF - OBJECTIVES

The following brief Scope of Service has been established and agreed by the Department of Commerce, NSW:

- Obtain background information and existing documentation.
- Carry out a limited field survey including photographic record.
- Prepare a draft heritage impact report.
- Obtain feedback.
- Prepare and issue a final heritage impact document.

This Report focuses on the impact and effect of proposed external works and car parking on Block S 'Rusten House', a single-storey, heritage-valued hospital building constructed 1861 and 1885 located off Collett Street and at the southern portion of the campus. Comment is also provided on other extant buildings and landscape adjoining the proposal.

1.2.1 Site Survey Report

This assessment is based on research and analysis which investigates the development potential of an area which is proposed near a heritage item. The Report outlines the heritage significance of the early hospital building, its site, and impact of the proposed works.

Preparation of this Report involved:

- A site inspection
- Photographic record of the extant structures and items within the site
- Preparation of a site plan, based on available documentation and information obtained from the Department of Commerce, NSW,
- Identification of the significance of the various parts of the site and the important relationships between significant items.

The site survey does not include measured drawings or detailed documentation; it is intended to allow the assessment of significance to take place within a current framework of information.

1.2.2 Heritage Assessment

The report provides an assessment of the impact of the proposed external works and car parking and curtilage works on a nearby heritage building.

The report includes the preparation of a brief statement of significance for the site and comment on the relationship of proposed work to the heritage item.

This assessment does not include the preparation of a full Conservation Management Plan and is based on inventory data and information available from Queanbeyan City Council and the Department of Commerce, NSW. The provided information is adequate in enabling an heritage assessment to be adequately carried out.

1.2.3 Further Development

An assessment has been made as to the need for any management action for the item or adjustment to the proposed works and comment provided.

1.3 METHODOLOGY

Some historical analysis has previously been carried out and is contained within other reports. Refer to the Bibliography section of this report.

The primary source of data has been obtained from "*Queanbeyan Hospital Heritage Study*" prepared by Dr M. Pearson, D. Marshall and B. O'Keefe, January 2005 and outlines the heritage significance of the site and structures.

Further detailed historic and archaeological information has been obtained from '*Queanbeyan Hospital, A History and Archaeological Assessment*' by Stedinger Associates, April 2006.

No further primary historical research has been carried out given the satisfactory nature of the available information. An historical context sourced from the two aforementioned reports provides an objective basis for assessing the cultural significance of the item and site.

1.3.1 Consolidation of Existing Information

Following a visit to Queanbeyan City Council, and Queanbeyan Historical Society, historic information has been collected. In particular we have referred to information obtained via the Historical Society, as noted in the Bibliography of this document.

1.3.2 Site Survey and Investigation

A survey of the site was undertaken 3rd April 2006, and the results are presented in Section 3.0, 4.0 and Appendix 1 of this report.

1.3.3 Below-ground Investigations

No below ground investigations have been carried out, nor have industrial archaeological or sub-base level investigations been prepared as part of this HIS.

1.3.4 Previous Heritage Authority Input and Planning Issues

Preliminary discussions have been carried out by phone with representatives of Queanbeyan City Council during March 2006.

1.3.5 Evaluation of the Redevelopment Diagrams

An assessment of significance and statement of significance has been prepared to assist in evaluating the impact of planning proposals on the item.

The Planning NSW State Heritage Inventory Project Criteria were referred to in the formulation of this assessment, as well as criteria from the Burra Charter, of ICOMOS Australia. A Heritage Listing Sheet has not been prepared by the study team as part of this report, as the Dr. M. Pearson, D. Marshall and B. O'Keefe, January 2005, '*Queanbeyan Hospital Heritage Study*' significance assessment was found to be adequate.

1.3.6 Heritage Impact, Archaeological Sensitivity, Management Strategies

This report has considered the constraints imposed by the assessment of significance. It offers comment relating to appropriate future heritage management of the site, if necessary.

1.3.7 Recommendations

Recommendations are presented which provide a clear opinion of heritage requirements for the site and the impact of proposed development relative to identified constraints and opportunities.

1.3.8 Report format

This report has been prepared in a format suitable for issue to the DIPNR as an attachment to a Part 3A Application for the project.

1.3.9 Exclusions

In accordance with the Brief requirements, our report does not include assessments of

- (i) Aboriginal Occupation Sites
- (ii) Archaeological Sites
- (iii) Industrial Archaeological Material.

1.4 THE CONSULTANT TEAM

On site investigations and photographic analysis was provided by Wayne McPhee & Associates Pty. Limited Architects. A photographic record of 'Rusten House' at April 2006 has been prepared as a separate document by Nathaniel Hughes, Photographer.

This report has been prepared by Wayne McPhee.

1.5 ACKNOWLEDGMENTS

The project team wishes to acknowledge the professional reports prepared by previous consultants.

We also wish to thank the following for their comment and input:

- Graham Neaves, Department of Commerce, NSW

2.0 HISTORICAL CONTEXT

2.1 ACKNOWLEDGEMENTS

The following brief history is based on information obtained from the Queanbeyan Historical Society and the "*Queanbeyan Hospital Heritage Study*", January 2005,

2.2 A BRIEF EARLY HISTORY OF "RUSTEN HOUSE"

Queanbeyan District Hospital began as an initiative of local citizens who formed a Benevolent Society in 1847 to operate a hospital for the indigent sick and injured; Mary Ann Rusten was the foundation matron of the institution, and the hospital initially operated in a rented cottage in "Irishtown". Over the period 1859-61 a purpose-built hospital building was erected on the current hospital site and extended in 1885. This building which is mostly original condition, is now known as 'Rusten House'.

A chronology is provided as noted in the "*Queanbeyan Hospital Heritage Study*", January 2005, as follows. Much resource information is provided from the "Queanbeyan District Centenary 1846-1946 by Johnston District and People" by Lea-Scarlett and footnotes have been omitted for clarity.

***"13 October 1847:** The foundation meeting of the Queanbeyan District Hospital under the chairmanship of Dr James Fitzgerald Murray took place. Apart from Murray, the promoters of the scheme for a hospital were the Reverend Edward Smith, Captain Alured Tasker Faunce and T.H. Macquoid. The aim of the meeting was to form a Benevolent Society and, through it, establish a Benevolent Asylum. As a result of the meeting, a cottage was rented from Faunce in East Queanbeyan (Irishtown) and Mrs Mary Ann Rusten was appointed as Matron. The asylum was run in conjunction with the local lock-up, Mrs Rusten's husband William being the lock-up keeper.*

***July 1859:** A public meeting requested that government architect, W.H. Downey, who had designed the first bridge over the Queanbeyan River, draw up plans for a proper hospital building. Downey had at some unspecified earlier time offered to draft plans, but his offer had not been taken up. He was probably responsible for the selection of the elevated site where it would be safe from*

floods. The public meeting also voted to call for tenders for the erection of the building.

1859: Downey designed a stone building 74 feet long by 32 feet wide. It was intended to be able to accommodate up to 16 patients. The stone for the building was obtained from Simms' quarry in the 'Honeysuckle'.

1859: Three tenders were submitted to erect the structure. The successful tenderers were a local building partnership, Daniel Jordan and Gibson. The rubble-stone walls had been raised before the end of 1859, but delays then occurred. The Treasurer of the Hospital Committee refused to hand over £10 due to the contractors.

September 1861: The building was finally completed, twelve months behind schedule. It then stood unfurnished and unoccupied for another year.

July 1862: A ball was held to celebrate opening of the new hospital but, while it opened, it still remained unoccupied until the end of the year.

Christmas 1862: The Rustens finally moved in to the new hospital. The Matron's husband, William, serviced as the wardnman.

1865: As the hospital was a benevolent institution, the main sources of its income in these early years of its operation consisted of Police Court fines and fees from the impoundment of stray animals. Both of these were paid to the hospital. In this year (1865), the hospital received its first subsidy from the NSW government, a sum amounting to £58/7/11. The Committee had first applied for a subsidy two years before. Notwithstanding the subsidy, the hospital had only four patients during the year, though the length of stay in hospital in this era tended to be very long.

June 1868: The Rusten family was occupying every room except one in the hospital. The female ward was the main bedroom and the boardroom had been converted into the family/dining room.

1868: In this year, George Campbell of Duntroon became President of the Hospital Committee, marking the commencement of the Campbell family's lengthy association in the hospital.

1870: Oakes, elms and pines were planted in the hospital grounds.

1871: The tender of Thomas Jordan was accepted to build a kitchen with a brick floor at a cost of £46/10/-. The site of this kitchen is currently unknown. It may have been built within the existing hospital building (i.e. Rusten House) or it may have been a separate structure erected near it.

5 January 1875: Matron Rusten died in office.

1875: A washhouse and covered passage were erected during this year at a cost of £57/10/-. Note: the 1932 plan shows a structure labelled nurses' quarters immediately north of the main building and connected to it by what

appears to be a covered passage. It is likely that part of the structure was originally the washhouse, with the covered way leading to Rusten House.

1876: *The Hospital Committee decided to buy two iron ships' tanks to serve as rainwater tanks for the building. Hitherto, the only water supply to the hospital was provided by the waterman, who carted water up from the river. Although the ships' tanks were installed, it was not until 1878 that the Committee called for tenders to erect guttering and pipes to run the roof water into the tanks.*

1877: *A local medical practitioner, Dr Sidney Longden Richardson, began an association with the hospital that was to last for 41 years.*

1884: *There was a sharp increase in the number of patients the hospital treated this year, the figure rising to 42. The reason for the increase was that the hospital had to treat railway workers building the railway line to Queanbeyan. The contractor for the railway construction agreed to make an annual donation of £210 to the hospital to cover the cost of treating railway workers. Prior to 1884, the hospital had never treated more than twenty people in a year.*

April 1885: *It was decided to have a large ward erected at one end of the hospital building – the eastern end – as a fever ward. In July, the tender of Thomas Jordan was accepted, the cost being £210.*

1885: *In this year, the hospital treated a total of 98 patients, far more than in any previous year. The majority of the patients were railway workers and, to recompense the hospital for treating them, the railway contractor raised his annual donation to the hospital to £315.*

1886: *The Queanbeyan Hospital authorities became fed up with the large number of railway workers the hospital had to treat and demanded that the railway contractor pay the steep rate of ten shillings per day for each of his employees admitted to the hospital. The contractor refused and instead set up his own hospital in the Kent House Hotel to treat his workers.*

1887: *With the railway workers now treated in their own hospital, the number of patients treated by Queanbeyan Hospital fell to 35 in this year.*

1889: *The number of patients treated by the hospital during this year amounted to only eighteen, marking a return to the numbers treated before the advent of the railway.*

September 1890: *The Hospital Committee made a decision not to admit any pauper patients except those sent to the hospital by the police. In the following year, the Committee further tightened eligibility for admission by deciding only to admit those patients who were recommended by a subscriber to the hospital. These strictures were overturned in 1892 when the NSW government applied the 1880s Hospital Act to Queanbeyan Hospital, obliging the institution to accept all patients whether or not they could pay or had been recommended by a subscriber. As a result of this change, the numbers of patients treated by the hospital, started to rise again.*

January 1891: *A medical practitioner recently arrived in the town, Dr Patrick Blackall, commenced a long association with the hospital which, like his colleague Dr Richardson, was to continue for 41 years. Blackall was later the foundation President of the Queanbeyan-Canberra Medical Society.*

1892: *All of the hospital land was enclosed by a fence.*

1895: *The hospital buildings were roofed with galvanised iron in this year at a cost of £69. There was also a mortuary in existence by this time. The site of this mortuary is unknown.*

May 1895: *A skylight was installed in the board room"*

By the beginning of the twentieth century, the Hospital was found to be too small for Queanbeyan and surrounding district including Canberra. During 1924 plans for a new hospital at the site were drawn up and finally realised in 1933.

"Rusten House" was used for a number of ancillary hospital purposes over the proceeding decades. A Permanent Conservation Order was placed on the building and its site 12th February 1988.

During 2005, the Greater Southern Area Health Service finalised a Project Definition Plan for redeveloping the Queanbeyan Hospital site, which lead to the engagement of HSPC (NSW) to prepare plans for the new works.

Heritage conservation, archaeological and specialised site investigation services were carried out for the whole of the Queanbeyan Hospital site during 2006.

3.0 HERITAGE SIGNIFICANCE

3.1 SIGNIFICANCE OF "RUSTEN HOUSE" AND ITS SETTING

The heritage significance of "Rusten House" must be viewed in relation to the early development of Queanbeyan Hospital from 1859 when work commenced on the site.

The "*Queanbeyan Hospital Heritage Study*, January 2005" provides a Statement of Significance for the Queanbeyan Hospital site and is noted by reference and not reproduced here. The study team for this HIS notes:

"Rusten House" and its setting forms part of the early development of Queanbeyan Hospital. Associated with advances in public health during the early 1800s in the Queanbeyan area and leaders of the local community, the 1861 and 1885 extant structures and their setting have representative local and stage heritage value.

The 1859-61 portions of the hospital were designed in the "*Victorian Georgian*" style by Government Architect W.H. Downey. The front extension towards the east in 1885 was designed in the "*Victorian Regency*" style and is a simple gable form with verandah addressing Collett Street.

'Rusten House', and its surrounding landscape, is assessed as having high historical and architectural significance, being one of the oldest extant public buildings in Queanbeyan.

3.1.1 Statutory controls, recognised value by others

(i) *Previous studies*

These are primarily:

- '*Queanbeyan Hospital Heritage Study*' by Dr M. Pearson, D. Marshall and B. O'Keefe, January 2005.
- '*Queanbeyan Heritage Study*', by Peter Freeman and Partners and Meredith Walker, 1988, for Queanbeyan City Council.
- Section 170 Register assessment by Schwager Brooks and Partners, 1992.
- '*Queanbeyan Hospital, A History and Archaeological Assessment*', by Stedinger Associates, April 2006.

(ii) *Controls*

Queanbeyan Local Environment Plan.

(iii) *Heritage Listings*

'Rusten House' is a listed item under the NSW Heritage Act, PCO552 and Department of Health NSW State Agency Register. Part of Lot 226590 is defined as the curtilage. It is representative of an area of land planned for public buildings in the early development of Queanbeyan and to accommodate the medical and health care needs of the local expanding population. It is representative of public hospital accommodation within a city developed by the NSW Government as a social initiative.

The site was also recorded on the S.170 Register for the Department of Health in 1992, assessed by Schwager, Brooks & Partners Pty. Ltd. Whilst not a statutory listing, given that 'Rusten House' is not a Commonwealth-owned property, it is noted that the site was entered on the Register of the National Estate on 30th June 1992 place ID 1154.

4.0 SITE ASSESSMENT

4.1 ASSESSMENT DIAGRAMS

The following diagrams are provided which describe:

Figure 01: Site Location Plan

Figure 02: Site Plan

Figure 03: 'Rusten House' site and land form

Figure 04: 'Rusten House' visual and site curtilage

Figure 05: Field notes

Figure 06: Proposed hospital building works kindly provided by HSPC (NSW).

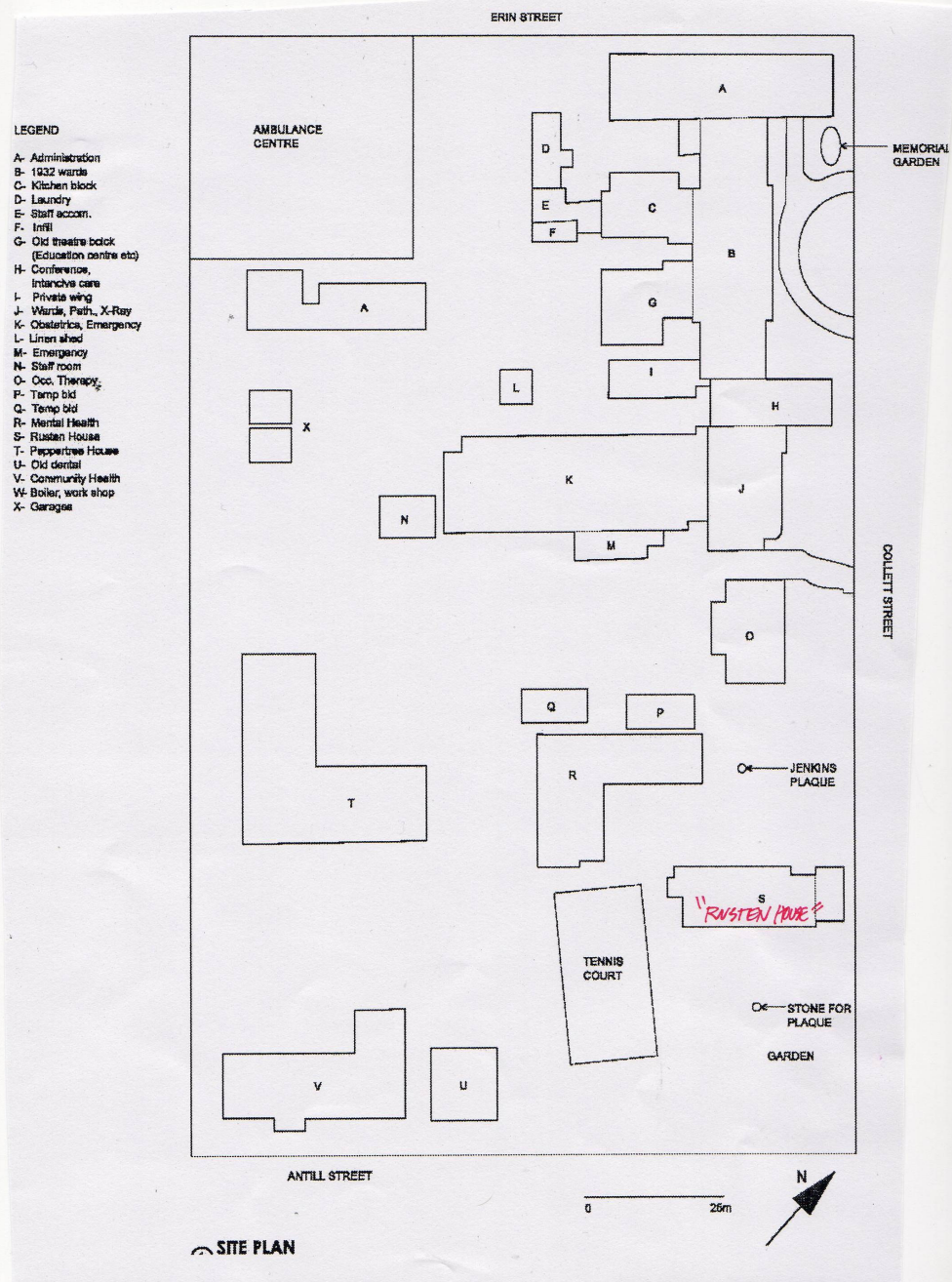


Figure 01: Site Location Plan (n.t.s.)

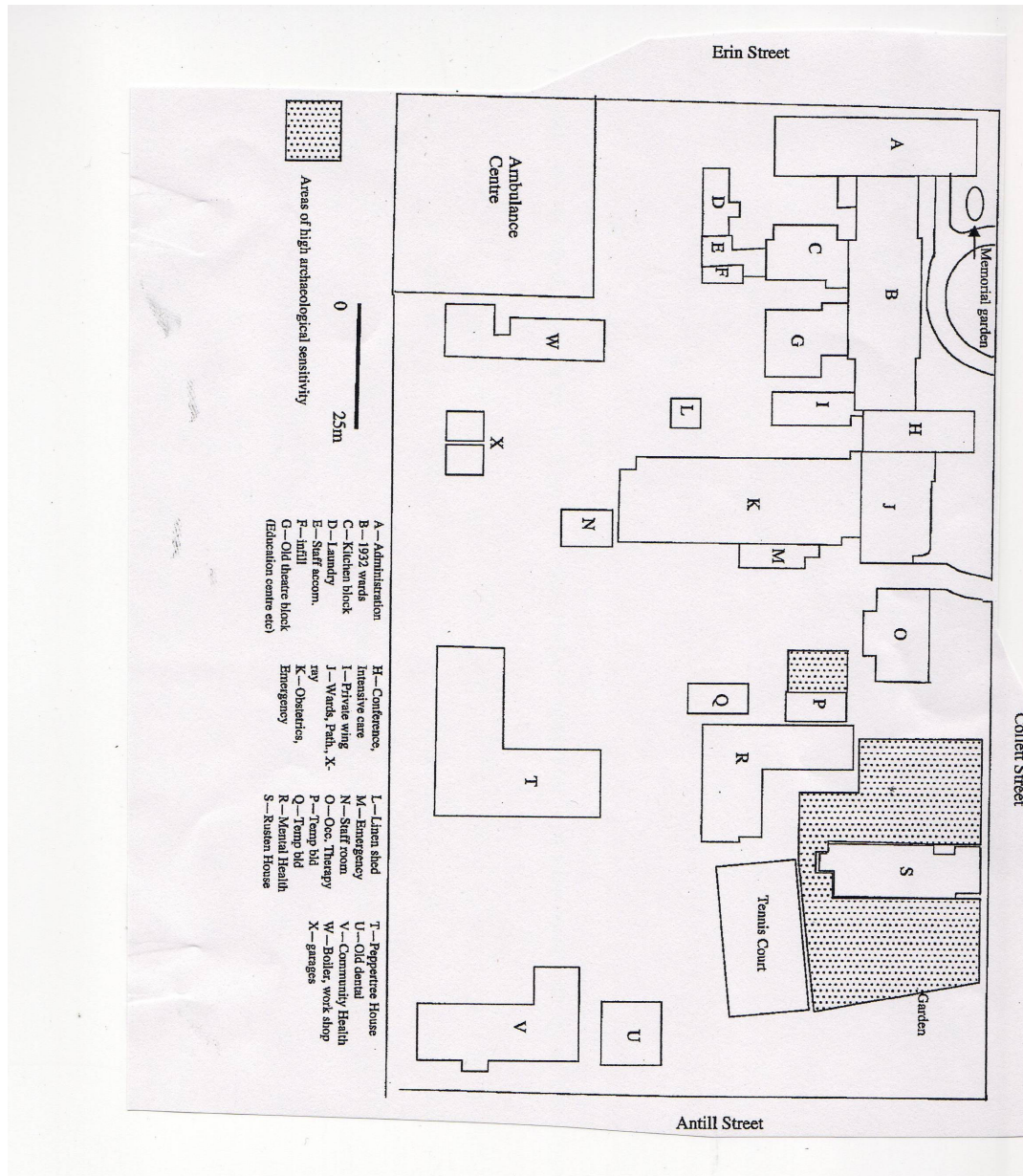


Figure 02: Site Plan (n.t.s.)
 showing areas of archaeological sensitivity from M. Pearson, D. Marshall and B. O'Keefe,
 'Queanbeyan Hospital Heritage Study' 2005, for Greater Southern Area Health Service

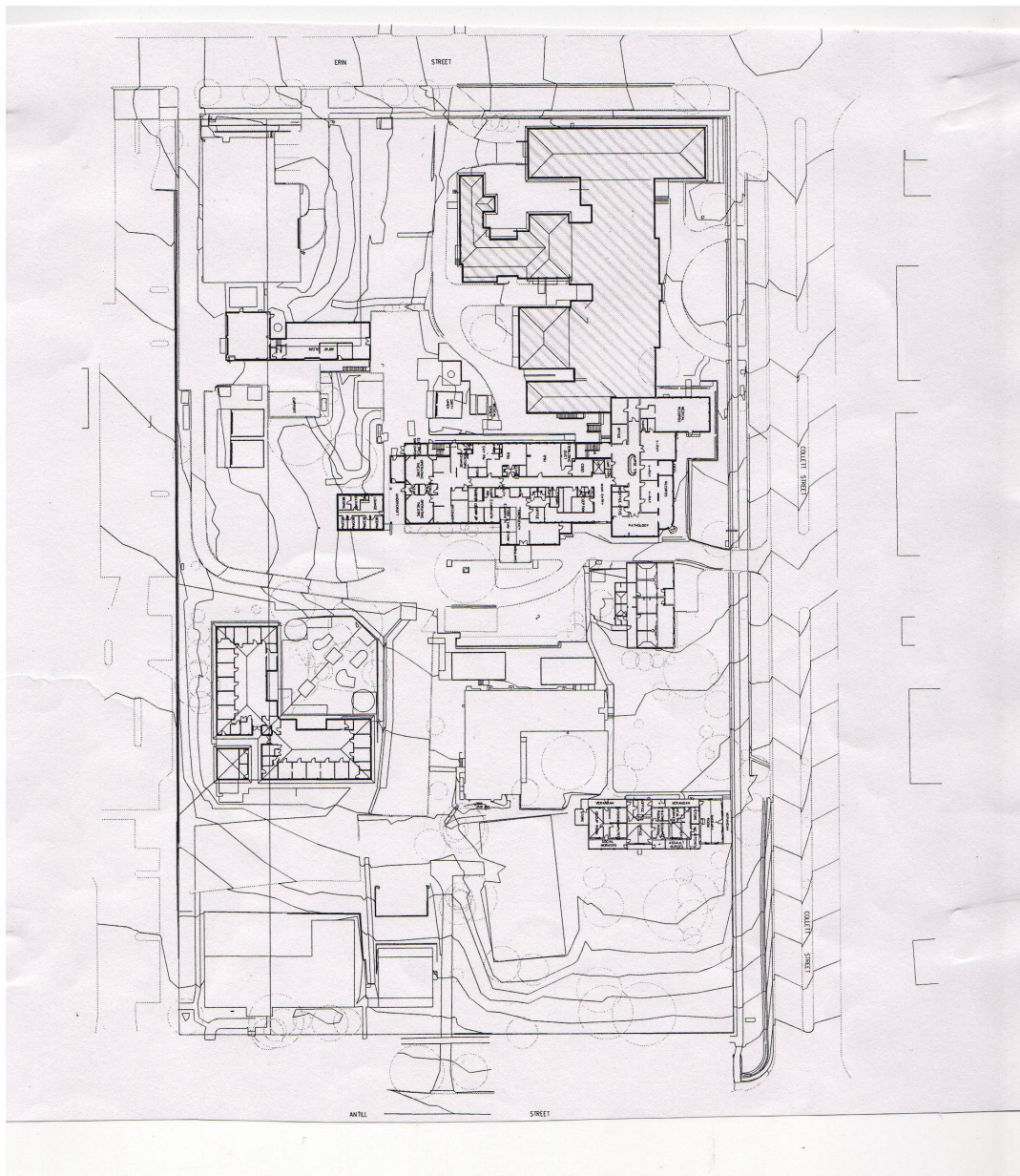


Figure 03: 'Rusten House' site and landform relationship diagram

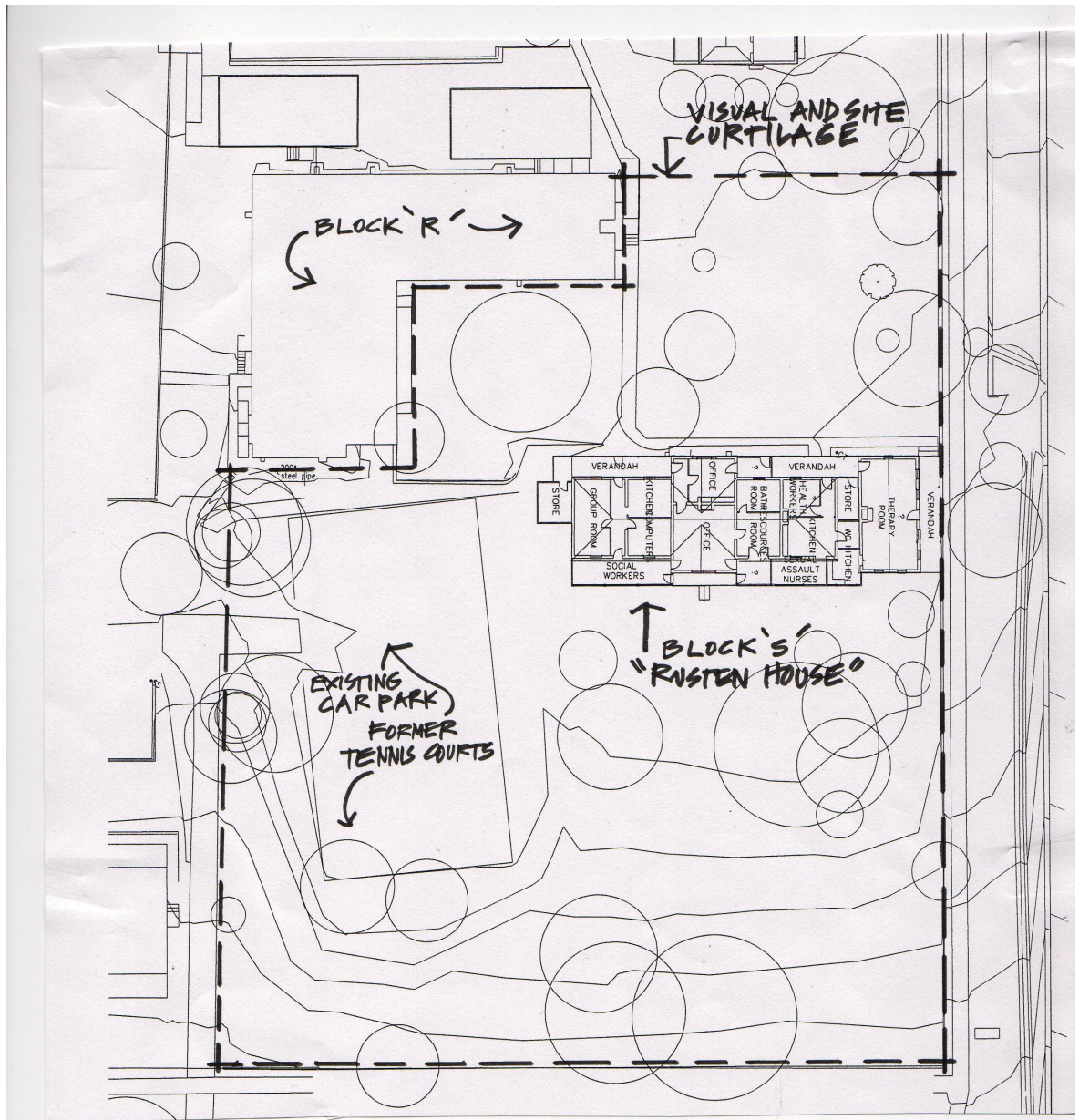
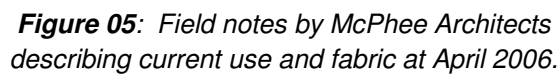


Figure 04: 'Rusten House' visual and site curtilage



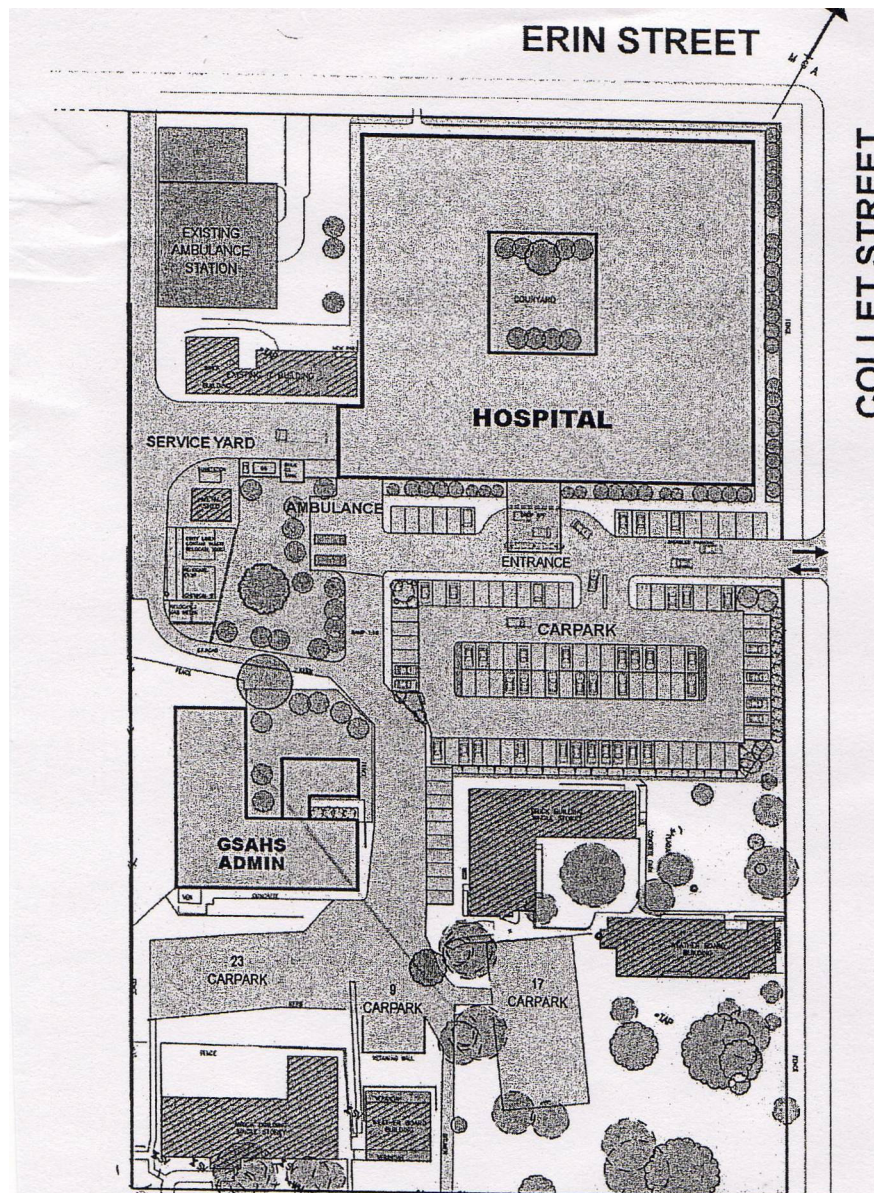


Figure 06: Proposed Hospital building, car park, external works and landscaping, as designed by HSPC (NSW)

4.2 SELECTED PHOTOGRAPHS

Photography by Nathaniel Hughes, Photographer.

*Rusten House:
Enclosed NW verandah in western corner of building*



*Rusten House
Enclosed NW verandah in western corner of building*



*Rusten House
Northern corner elevation*



Rusten House
Store in western corner of building



Rusten House
Room in western corner of building



PART B: HERITAGE IMPACT

5.0 IMPACT OF THE PROPOSED DEVELOPMENT ON THE HERITAGE ITEMS AND SETTING

5.1 PART 3A APPLICATION

The study team used documentation prepared by HSPC (NSW) for NSW Health by way of background information:

- *Drawings:*
Site plan
Plans
Elevations
Sections

5.2 SITE INSPECTION AND VISUAL ASSESSMENT

The site was inspected on 3rd April 2006, by Wayne McPhee, Heritage Architect, in order to assess the impact of the proposed works on the items of heritage value.

5.3 PART 3A CONSENT REQUIREMENTS

The proposed works at Queanbeyan Hospital is considered to be a Major Project under the requirements of the Environmental Planning and Assessment Act 1979, Section 75B and clause 6 of SEPP (Major Projects) 2005.

An Heritage Assessment is required and is herein prepared as part of an Environmental Assessment of the works.

5.4 TABLE 1 SUPPORT INFORMATION: PROPOSED EXTERNAL WORKS, CARPARKING AND LANDSCAPING

The following Support Information is provided in accordance with Table 1 of Planning NSW's Statement of Heritage Impact Guideline document and is provided to describe approaches taken to minimise impact of the proposed building, external works, car parking and landscaping on the setting and item recognised as having heritage value.

New development adjacent to a heritage item

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

Impacts of proposed works, external works and car parking are to be minimised by:

- Siting the proposals remote from the item, in this case the works will be carried out 30 metres to the north of the item
- Siting the proposals beyond the Permanent Conservation Order number 552 curtilage. This area is identified at Appendix 2 of this HIS.
- Siting the proposal beyond an area of open space identified as having archaeological sensitivity
- Siting the proposal beyond an identified visual and site curtilage.

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

The Queanbeyan Hospital Redevelopment brief, as noted in a PDP by Aurora Projects 2005 requires a new multilevel building at the site. The new multi level building is sited close to the corner of Erin and Collett Streets, well removed from the heritage item; the car parking external works and landscape are proposed on an area central to the hospital site. This proposal is considered to be of a lesser impact than if the built form and parking areas were “reversed” in their relative site locations.

The proposed external works are sited to the north of “Rusten House”, are at ground level only and call for existing and new plantings at their perimeter. The net affect of this proposal is for the creation of an open landscaped area not dissimilar to the open space which currently exists to the north of “Rusten House” with the added benefit that Block O, the Occupational Therapy building is removed, thus further widening the visual curtilage of the item.

Although the works are “adjacent” we note that they are remote, ground level works, small in impact and well located in distant proximity to the item.

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

Three curtilages apply to “Rusten House”:

- The PCO curtilage at order number 552 of 12th February 1988 as nominated by the Heritage Council of NSW
- A visual curtilage set by the study team during April 2006 and shown within this HIS
- An archaeologically sensitive curtilage in relation to the item as defined by Dr M. Pearson, D. Marshall and B. O’Keefe in their *Queanbeyan Hospital Heritage Study*, 2005, as confirmed by Stedinger Associates in April 2006.

These curtilages are shown at Figures 02 and 04 of this HIS. This curtilage around the heritage item contributes to the heritage significance of the item and allows visual appreciation to and from the item.

None of the proposed works, external works, car parking and landscaping breach the set boundary lines of the curtilage.

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

Views to and from the item at the south, west and east will remain as existing and comply with the visual curtilage noted at Figure 04 of this HIS.

Views to and from the item at the north are within the Views to and from the north are within the recommended visual curtilage boundary, however, are constrained in this direction by Block O a single storey masonry structure.

With the proposed removal of Block O, views to and from the item will be improved thereby allowing a wider appreciation of "Rusten House".

In this case, positive impact effects will result.

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

The external works, car parking and landscape proposals closely abut an area of Archaeological Sensitivity, as shown in Stedinger Associates "Queanbeyan Hospital, A History and Archaeological Assessment" April 2006 at their diagram 6.1 page 42 of their document.

Alternative siting of some vehicles may be required to clear this sensitive area. As the archaeological map is by its nature not precise it is considered by the heritage team that a watching brief be arranged on commencement of the works as the new proposals may fall outside the archaeological zone.

Alternative sites for some vehicles have therefore not been rejected at this design stage.

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

The new development is sympathetic to the heritage item in the following ways:

- The new building works are remote from the item;
- The surface planting, car parking and external works are discreet, at ground level and well-sited;

- The design of landscape works near the item is arranged so that vistas and views to and from the item are maintained.
- ***Will the additions visually dominate the heritage item? How has this been minimised?***

The new works will not visually dominate the item as four-storey built works will be sited well away from the item and landscape and external works are located between the new works and the item.

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

The public and users of the item will be provided with an improved view to and from 'Rusten House', thus adding to the appreciation of the item.

6.0 CONCLUSION

Proposed works to the existing Queanbeyan Hospital site have the potential to impact on the historic 'Rusten House'.

It is noted that these proposed works are:

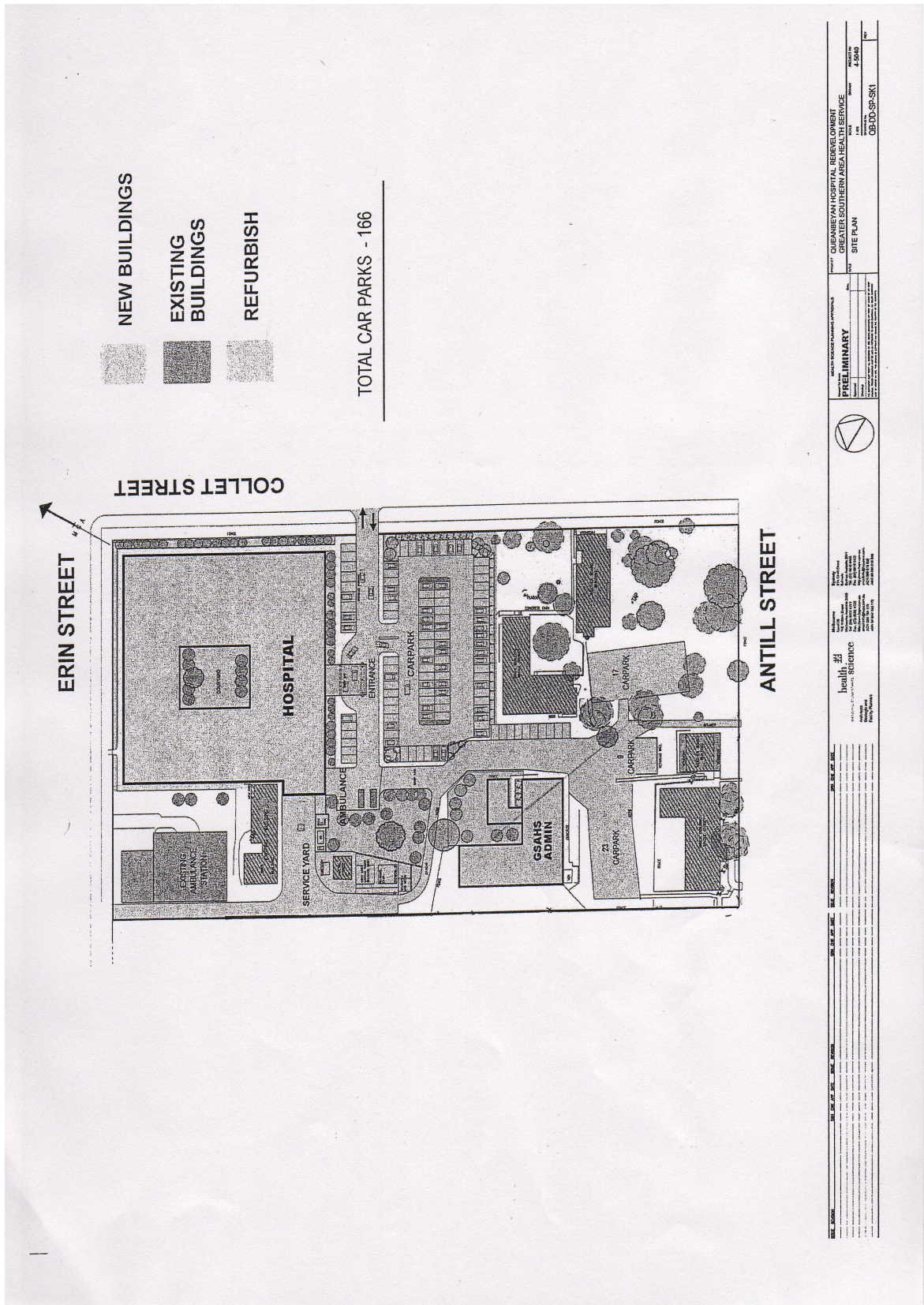
- Remote from the heritage item
- Beyond the established heritage and archaeological curtilage of the item.

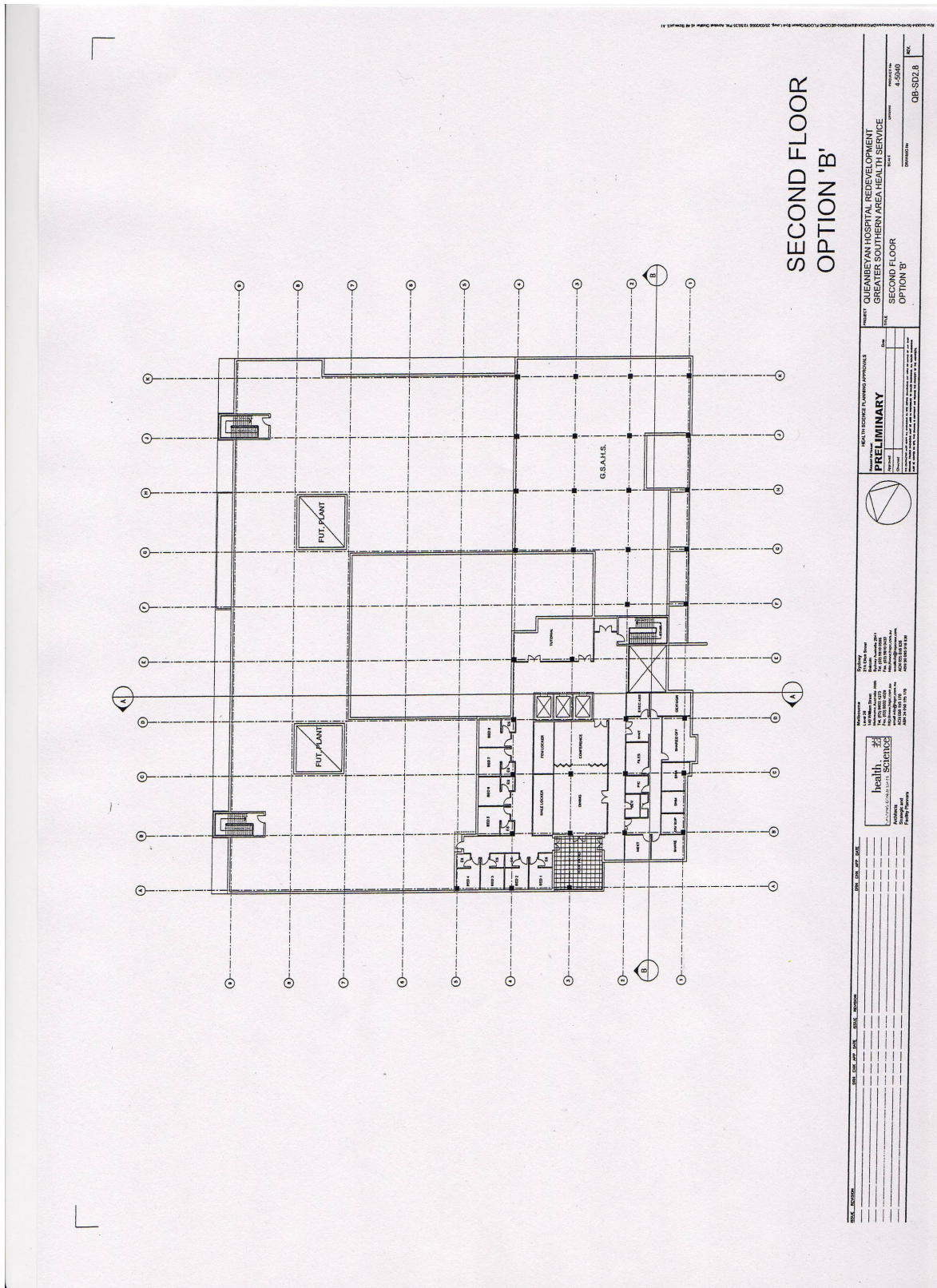
In the carrying out of the proposed works, some intrusive structures, namely Block O, P and Q, will be demolished and removed thereby providing a greater opportunity for public appreciation of "Rusten House" through improved vistas to and from the item and removal of visual clutter.

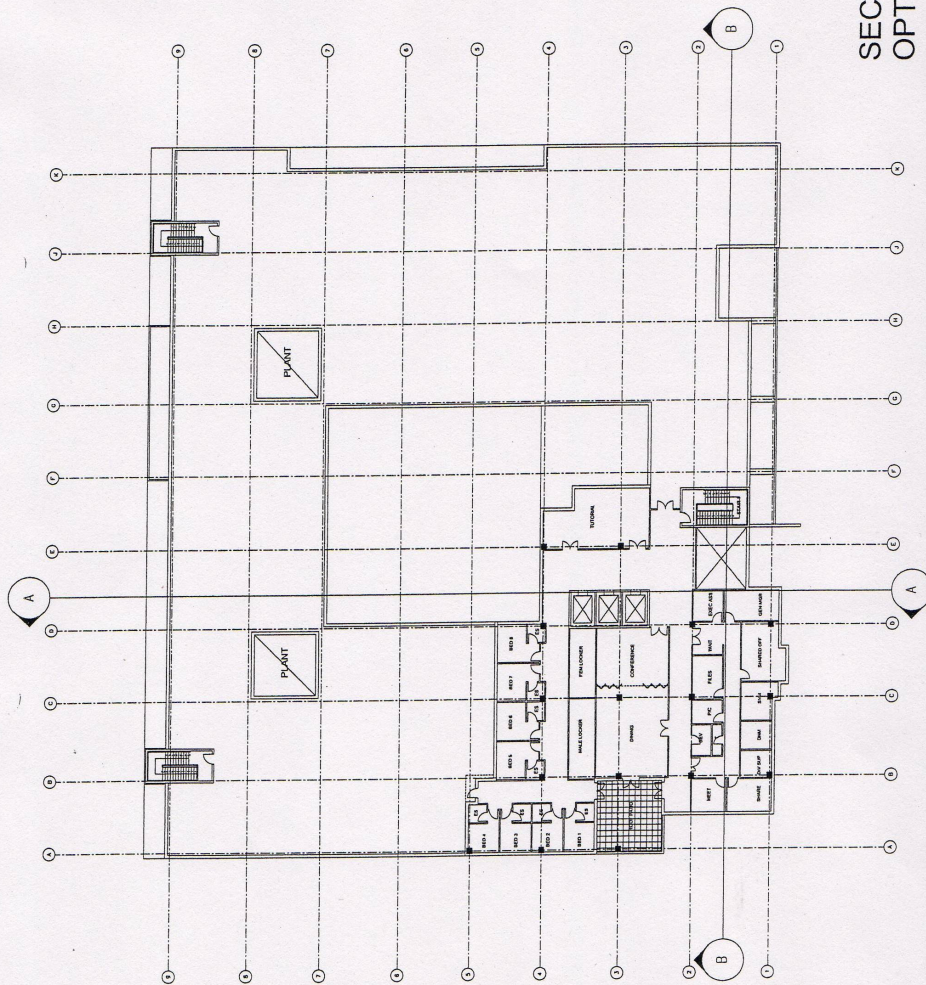
Positive impacts and continued protection of 'Rusten House' will result, and the proposals are therefore supported.

WAYNE MCPHEE & ASSOCIATES PTY LIMITED

**APPENDIX 1: Plans of proposed 'Queanbeyan Hospital Redevelopment' in
relation to 'Rusten House'**

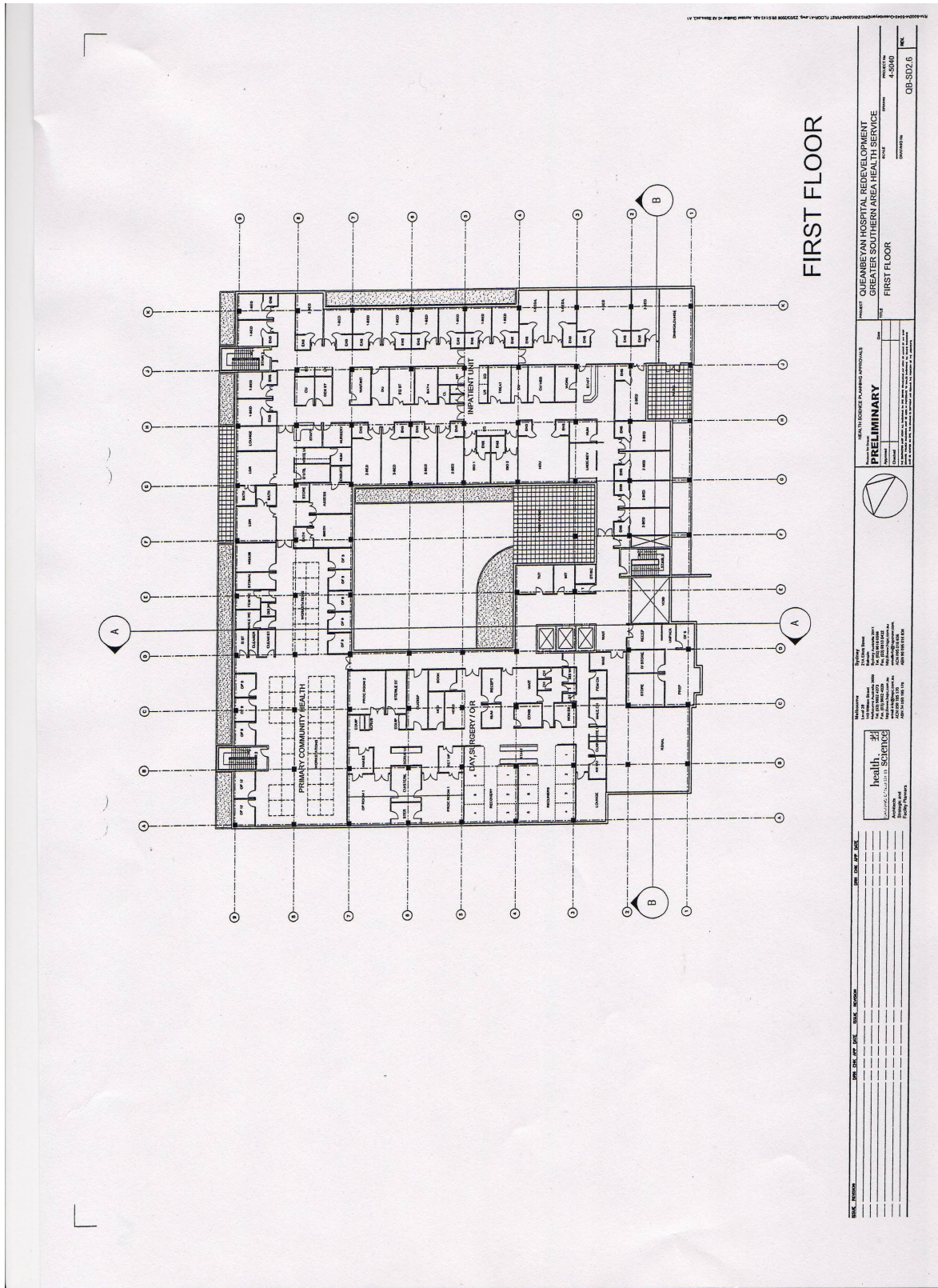


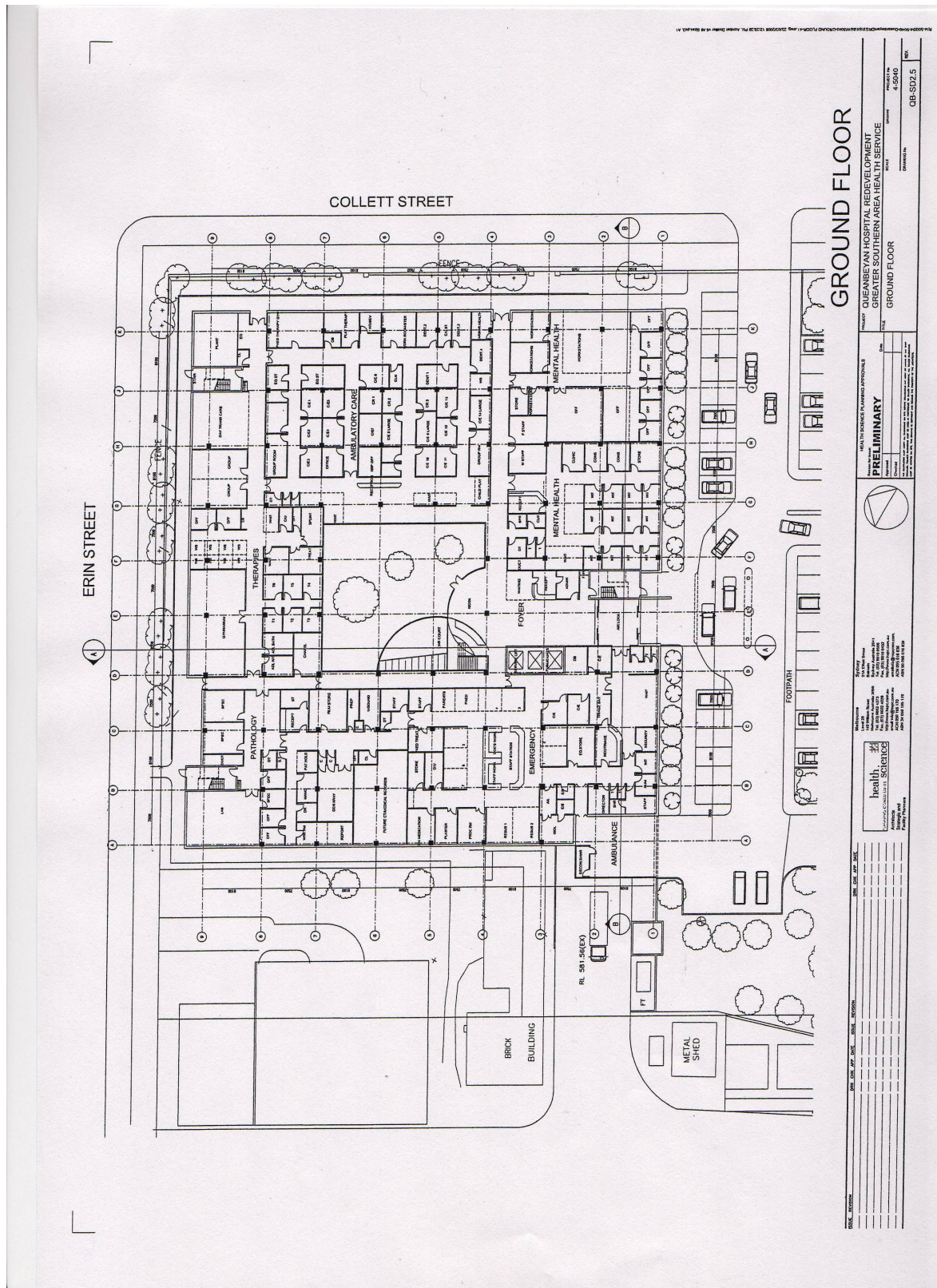


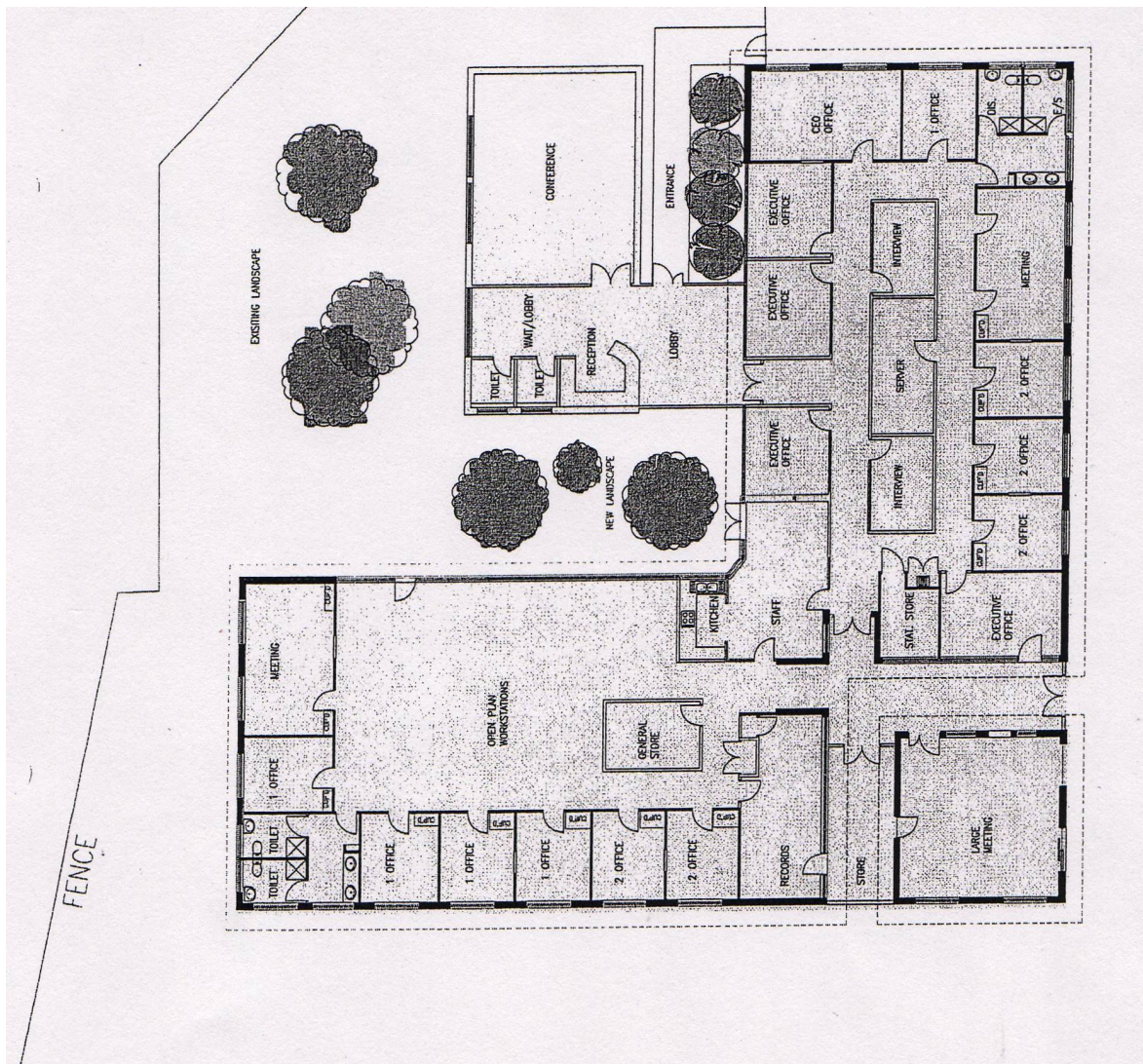


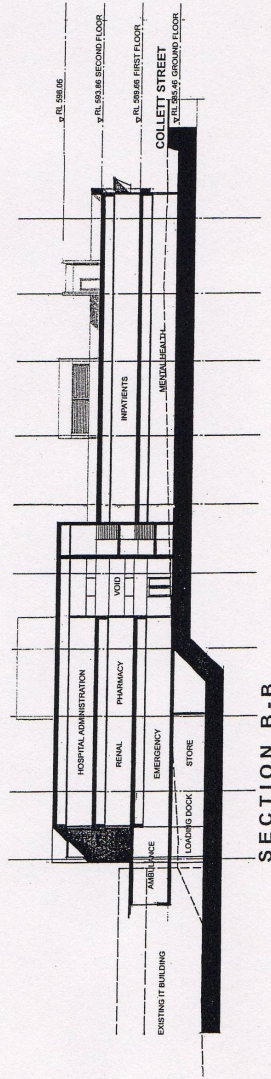
SECOND FLOOR OPTION 'A'

QUEANBEYAN HOSPITAL REDEVELOPMENT GREATER SOUTHERN AREA HEALTH SERVICE SECOND FLOOR OPTION 'A'		4.5840 QB-S02.7
PRELIMINARY		
R:\4-5000-3046-QUEANBEYAN HOSPITAL REDEVELOPMENT\SECOND FLOOR\OPTION A\FAT.DWG 3/22/2006 3:50:28 PM, TUESDAY 2/2/04		

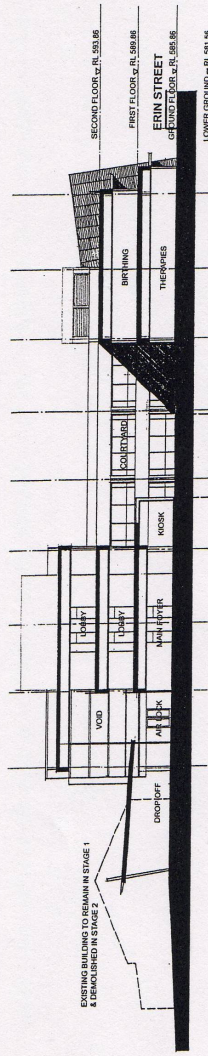






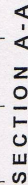
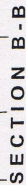


SECTION B-B



SECTION A-A

<p>health science planning options</p> <p>PRELIMINARY</p> <p>Author: [blank] Date: [blank]</p> <p>Checked: [blank] Date: [blank]</p> <p>Drawn: [blank] Date: [blank]</p>		<p>QUEANBEYAN HOSPITAL REDEVELOPMENT GREATER SOUTHERN AREA HEALTH SERVICE</p> <p>PROJECT TITLE</p>		<p>06-S02</p>	
<p>Project Name: QUEANBEYAN HOSPITAL REDEVELOPMENT GREATER SOUTHERN AREA HEALTH SERVICE</p> <p>Project Number: 06-S02</p> <p>Project Location: [blank]</p> <p>Project Status: [blank]</p> <p>Project Date: [blank]</p>	<p>Project Manager: [blank]</p> <p>Project Engineer: [blank]</p> <p>Project Designer: [blank]</p> <p>Project Drafter: [blank]</p> <p>Project Checker: [blank]</p> <p>Project Approver: [blank]</p>	<p>Project Title: QUEANBEYAN HOSPITAL REDEVELOPMENT GREATER SOUTHERN AREA HEALTH SERVICE</p> <p>Project Number: 06-S02</p> <p>Project Location: [blank]</p> <p>Project Status: [blank]</p> <p>Project Date: [blank]</p>	<p>Project Manager: [blank]</p> <p>Project Engineer: [blank]</p> <p>Project Designer: [blank]</p> <p>Project Drafter: [blank]</p> <p>Project Checker: [blank]</p> <p>Project Approver: [blank]</p>	<p>Project Title: QUEANBEYAN HOSPITAL REDEVELOPMENT GREATER SOUTHERN AREA HEALTH SERVICE</p> <p>Project Number: 06-S02</p> <p>Project Location: [blank]</p> <p>Project Status: [blank]</p> <p>Project Date: [blank]</p>	<p>Project Manager: [blank]</p> <p>Project Engineer: [blank]</p> <p>Project Designer: [blank]</p> <p>Project Drafter: [blank]</p> <p>Project Checker: [blank]</p> <p>Project Approver: [blank]</p>



EXISTING BUILDING TO REMAIN IN STAGE 1

<p>health  SENIOR</p> <p>HEALTH SERVICES 10000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 (303) 733-1100 (800) 368-5828</p>		<p>HEALTH SERVICES & HUMAN APPROVALS</p> <p>PRELIMINARY</p> <p>Project Name: QUANABEYAN HOSPITAL REDEVELOPMENT GREATER SOUTHERN AREA HEALTH SERVICE</p> <p>Project No: 08-SO 2</p> <p>Project Location: SECTIONS</p> <p>Project Status: 08-SO 2</p>	
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

APPENDIX 2: Copy of PCO for 'Rusten House'

HERITAGE COUNCIL OF NEW SOUTH WALES
PLAN
UNDER THE HERITAGE ACT, 1977

Description Part Lot 2 D.P. 226590
Old Queanbeyan Hospital

Municipality/City Queanbeyan Locality Queanbeyan
Parish of Queanbeyan County of Murray

Scale 1:500

SUBJECT LAND SHOWN THUS:

THIS IS THE PLAN REFERRED TO IN INTERIM/PERMANENT CONSERVATION ORDER No. 552

N.S.W. GOVERNMENT GAZETTE No. <u>78</u> OF <u>12.2.88</u>	PLAN APPROVED for SECRETARY HERITAGE COUNCIL	PLAN NUMBER H.C. <u>1429</u>
FILE <u>HC 87 0737</u>	DRAWN BY <u>REB 28-2-87</u>	

PCO, 'Rusten House'

APPENDIX 3: Bibliography

Unpublished Sources and Reports

Cross, Rex L. (ed.) 1986. *Queanbeyan and District Hospital Museum Society: Issue No. 1*, Newsletter of the Queanbeyan and District Historical Museum Society.

Curry R, (ed.) 1988. *Queanbeyan and District Hospital Museum Society: Issue No. 1*, Newsletter of the Queanbeyan and District Historical Museum Society.

Freeman, Peter & Partners and Meredith Walker, 1988, *Queanbeyan Heritage Study*, for Queanbeyan City Council.

Dr M. Pearson, D. Marshall and B. O'Keefe, January 2005, *Queanbeyan Hospital Heritage Study* for Southern Area Health Service.

Published Sources

Apperly, Irvine and Reynolds, 1989, *A Pictorial Guide to Identifying Australian Architecture*. A&R.

Lea Scarlett, E. 1968. *Queanbeyan District and People*. Queanbeyan Municipal Council.

Sheedy, P.B. and E.A. Percy, 1995: *Moneroo to Monaro, History of Monaro Street 1830s-1995 Queanbeyan*. Queanbeyan City Council.

Marquis-Kyle P. and M. Walker, 1996: *The Illustrated Burra Charter*, Australia ICOMOS Inc.

NSW Heritage Office and Department of Urban Affairs and Planning, 1996: *NSW Heritage Manual*. HO/DUAP, Sydney.

- *Archaeological Assessments, Archaeological Assessment Guidelines*
- *Assessing Heritage Significance*, 2001 update.