

# HERITAGE IMPACT STATEMENT

Prince of Wales  
Mental Health Intensive Care Unit

December 2010

urbis

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<b>Executive Summary .....</b>	<b>i</b>
<b>1 Introduction.....</b>	<b>1</b>
1.1 Background and Proposal.....	1
1.2 Site Location.....	1
1.3 Methodology.....	1
1.4 Author Identification and Acknowledgements.....	1
<b>2 Site Description .....</b>	<b>2</b>
<b>3 Historical Overview .....</b>	<b>7</b>
<b>4 Heritage Significance and Listings.....</b>	<b>9</b>
<b>5 Heritage Impact Assessment .....</b>	<b>10</b>
5.1 Randwick Local Environmental Plan 1998.....	10
5.2 Heritage Branch Assessment Guidelines .....	10
<b>6 Conclusions and Recommendations .....</b>	<b>14</b>
<b>7 Bibliography and References.....</b>	<b>15</b>
7.1 Bibliography.....	15
7.2 References .....	15

#### FIGURES:

Figure 1 – Location of the site .....	1
Figure 2 – Prince of Wales Hospital site plan .....	2
Figure 3 – “The Spot” Conservation Area.....	3
Figure 4 – “High Cross” Conservation Area.....	3
Figure 5 – Prince of Wales Hospital group of buildings .....	4
Figure 6 – Site for new development .....	4
Figure 7 – Hospital buildings in vicinity of site .....	5
Figure 8 – Views towards site.....	6
Figure 9 – 1943 aerial photograph of Hospital.....	7
Figure 10 – Heritage Map .....	9

#### TABLES:

Table 1 – Relevant LEP clauses.....	10
Table 2 – Relevant HIS Questions .....	10

## Executive Summary

This Heritage Impact Statement has been prepared for Health Infrastructure NSW as part of the Director General's Requirements for MP 10\_013. This Project is for the construction of a new Prince of Wales Mental Health Intensive Care Unit.

The subject site is not heritage listed, however it is in the vicinity of several heritage items and two conservation areas under the Randwick Local Environment Plan 1998.

An impact assessment of the new building has been undertaken with reference to local planning provisions, and following the NSW Heritage Manual 'Statements of Heritage Impact' (2002) guidelines. The proposed works are not considered to adversely impact on the heritage significance of the surrounding area for the following reasons.

The scale of the new building, its siting below the quarry walls, its setback from Avoca Street and surrounding landscaping has been designed so as not to visually dominant any of the heritage buildings or views from heritage sites to the north and east.

Some trees will be removed for the new building, however other mature trees in the area will ensure the area's landscape setting is retained. New landscaping works are proposed around the new building.

Recommendation 1 - To improve the aesthetic setting of the new development adjacent to two conservation areas, the landscape plan should have regard to plantings south and east of the new building, as part of these and future site works.

Recommendation 2 - Due to the former use of the subject site area as a quarry, there is no likelihood of relics being present. However, should any relics be discovered during proposed works, works should cease and further information should be sought regarding the nature and significance of the relics from the appropriate consent authority:

- National Parks and Wildlife Division of Department of Environment Climate Change and Water for Aboriginal objects;
- Heritage Branch of Department of Planning for historical relics.

The proposed works are supported on heritage grounds with the above recommendations.

# 1 Introduction

## 1.1 Background and Proposal

Urbis has been engaged by Bligh Voller Nield, on behalf of Health Infrastructure NSW, to prepare the following Heritage Impact Statement in response to the following Director General's Requirements for MP 10\_013:

**7. Heritage** – Consider any potential heritage impacts (in accordance with the NSW Heritage Office publication "Statements of Heritage Impact") and Aboriginal heritage impacts, including a heritage assessment if required.

This Major Project Proposal is for the construction of a new Prince of Wales Mental Health Intensive Care Unit. The new building has two floors, ground and lower-ground level due to the site's topography. Site works include removal of several trees, excavation and new landscaping and extension of a road.

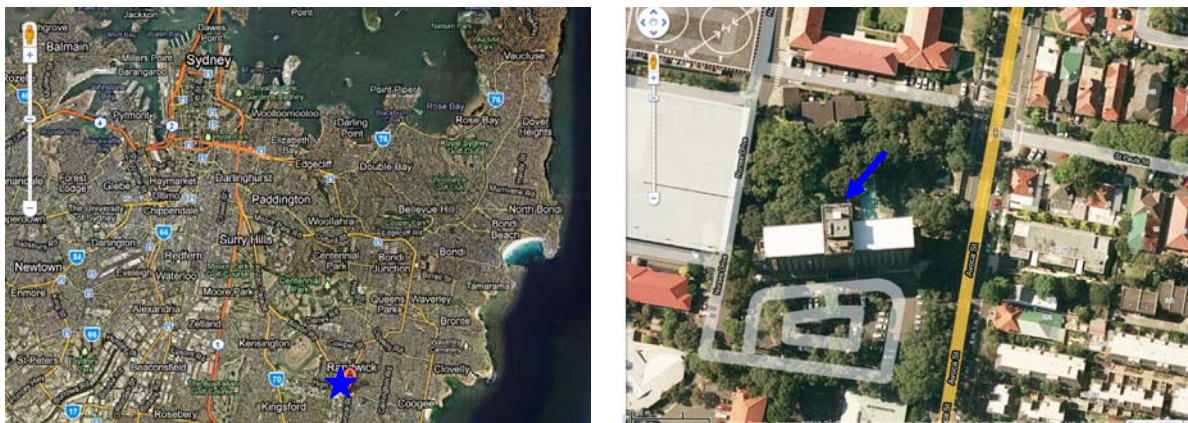
The subject site is not heritage listed, however it is in the vicinity of several heritage items and two conservation areas under the Randwick Local Environment Plan 1998.

The Vera Adderley building on the subject site was demolished in early 2010 (shown in Figure 1 below).

## 1.2 Site Location

The subject site is located on the western side of Avoca Street in Randwick, approximately 5km south-east of the Sydney CBD (Figure 1). It is within the grounds of the Prince of Wales Hospital.

Figure 1 – Location of the site



[Source: Google Maps 2010]

## 1.3 Methodology

This Statement of Heritage Impact has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines, and with reference to the heritage controls in the Randwick Local Environmental Plan 1998. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999.

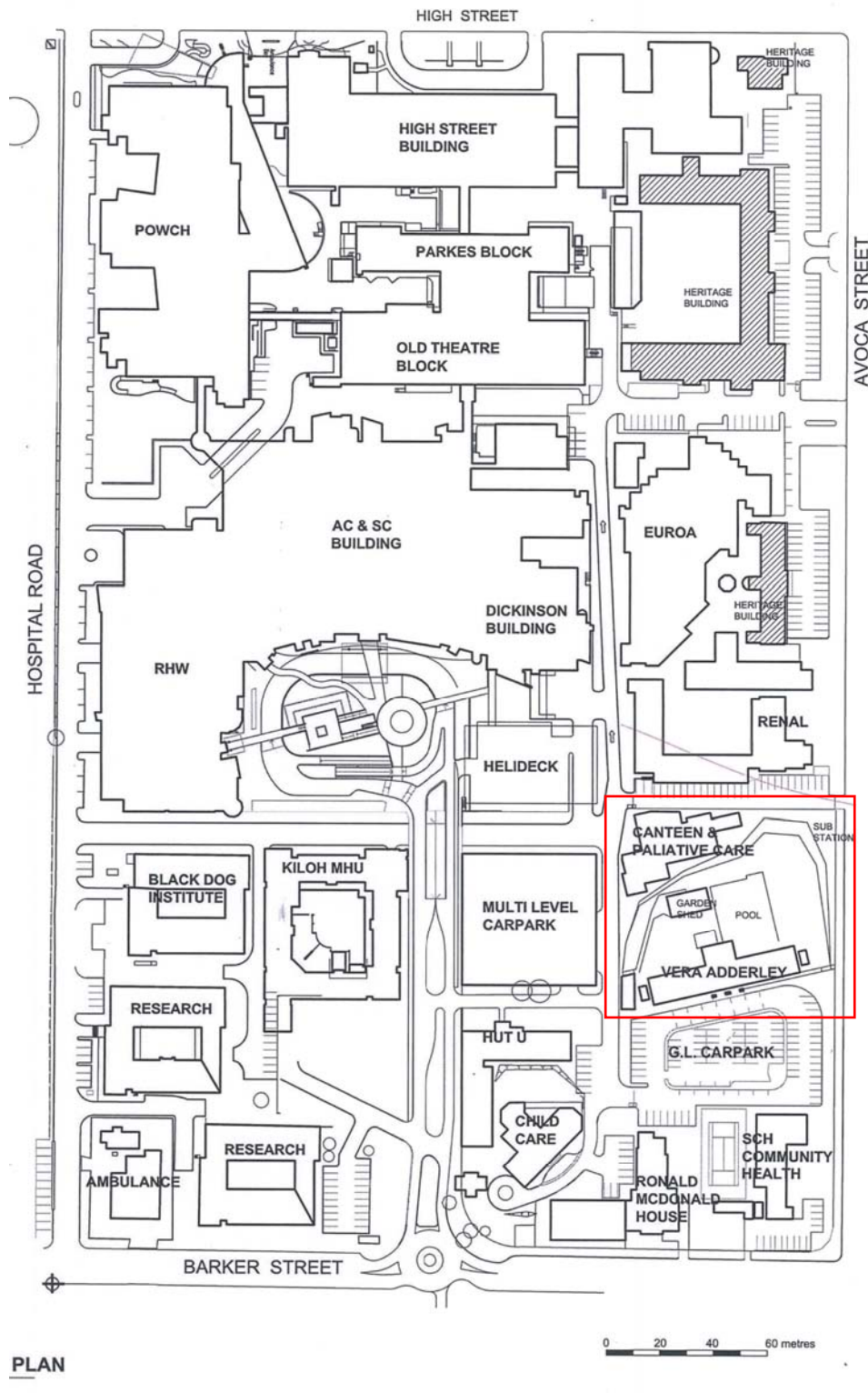
## 1.4 Author Identification and Acknowledgements

The following report has been prepared by Deborah Arthur (Senior Heritage Consultant) who inspected the site and surrounding area. Stephen Davies (Director) has reviewed and endorsed the content of this report. Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 2 Site Description

The subject site is located within the grounds of the Prince of Wales Hospital (Figure 2). The Vera Adderley building on the subject site was demolished in early 2010.

Figure 2 – Prince of Wales Hospital site plan



Subject site is boxed

[Source: Leighton Irwin Architects, Drawing No. VM-900, dated 2008]



The following photographs were taken by Urbis in December 2010 for this report.

Figure 3 is part of “The Spot” Conservation Area (CA) to the east of the subject site. This area of the CA is various Victorian, Federation and Inter-War period dwellings along with some infill dwellings. There are several individually listed heritage items further up St Paul Street (Figure 3), however they are not considered to have any visual impacts due to their distance from the site and existing street trees.

Figure 3 – “The Spot” Conservation Area



The “High Cross” Conservation Area is to the north of the site (Figure 4), which incorporates various heritage items including the Prince of Wales Hospital group of buildings, fence and gate (Figure 5). High Cross Park (right in photo below) is also a heritage item.

Figure 4 – “High Cross” Conservation Area



Figure 5 – Prince of Wales Hospital group of buildings



Catherine Hayes Building, No. 12



Edmund Blacket Building, No. 5



Medical Superintendent's Cottage, No. 4



Prince of Wales Hospital gates and fence

The subject site is currently fenced off following the demolition of the Vera Adderley building (Figure 6). There are several mature trees on the site, as identified in the Masterplan report. The site is part of a former quarry and the quarry walls are still evident in the northern part of the site.

Figure 6 – Site for new development



Avoca Street, north-east corner of site



Site looking north





Portion of quarry all, northern portion of site



Canteen building (foreground) and trees on site (background)

The buildings directly surrounding the site include a multi-level car park to the west, ground level car park to the south, Hut U to the south-west, and the Canteen and Renal buildings to the north (Figure 7).

Figure 7 – Hospital buildings in vicinity of site



Multi-level car park, west of site



Car park south of site, looking east



Hut U, Building No. 23, south-west of site



Administration 2 (Renal), Building No. 14A

Figure 8 shows various views towards the subject site from the surrounding area. The site slopes downhill to the south and is surrounded by various mature trees to the north and south.

Figure 8 – Views towards site



Looking west towards site from St Pauls Street



Looking north towards site from Barker Street



Looking south towards site from internal hospital road



Looking south towards site from north-east corner of Catherine Hayes Building



### 3 Historical Overview

The Society for Destitute Children was formed in 1852. Two years later, the first Mayor of Randwick, Simeon Pearce, who was also a member of the Society, secured a grant of 60 acres on Avoca Street. An £11,000 bequest from the estate of a murdered doctor allowed construction of the Asylum to begin.

The Main Block was built for the Destitute Children's Asylum in 1858 to accommodate 400 children. It is two-storey and constructed of Hawkesbury Sandstone designed by Edmund Blacket. By 1858 a new wing for 400 more children was built. A three storey wing was added soon after 1858 to a design by Blacket. Blacket was one of Sydney's leading architects

The Administration Building was constructed in 1863 to the design of J. Horbury Hunt with a restrained Romanesque revival influence. It was a residence for superintendents of Asylum and later used as residence for Medical Superintendents (now known as). Between 1863 and 1915 it housed three superintendents.

The former Outpatients' Building was designed by T Rowe, based on an 1867 design by J Horbury Hunt, which shows minor Romanesque Revival influences.

In 1870 the Catherine Hayes Hospital opens after successful public appeal for funds. This is a two-storey sandstone building south of Main Block, which was named after a famous Irish singer who donated funds for its construction. The plans of this building were the responsibility of Edmund Blacket, although most of the work was undertaken by Thomas Rowe, another eminent architect.

During the 1870s a dairy farm was maintained on site by boys.

In 1915 the NSW Government converted the institution to a military hospital and it was renamed 'The Fourth Australian Repatriation Hospital'.

Figure 9 – 1943 aerial photograph of Hospital



Subject site with arrow with former quarry walls evident;

[Source: RTA 2005]

The subject site now forms the area of a quarry that was operational in the 1940s (Figure 9 above).

The Facility was renamed 'The Prince of Wales Hospital' in 1953.

The Prince of Wales Hospital was upgraded from 1993 with a NSW Government \$160 million grant. The Huts originally built as a part of the Repatriation Hospital were demolished in 1994 with the exception of Hut "U" (south-west of subject site) to make way for new construction.

In July 1995 the Heritage Council of NSW endorsed a plan to excavate the original site of the Destitute Children's Asylum and the cemetery.

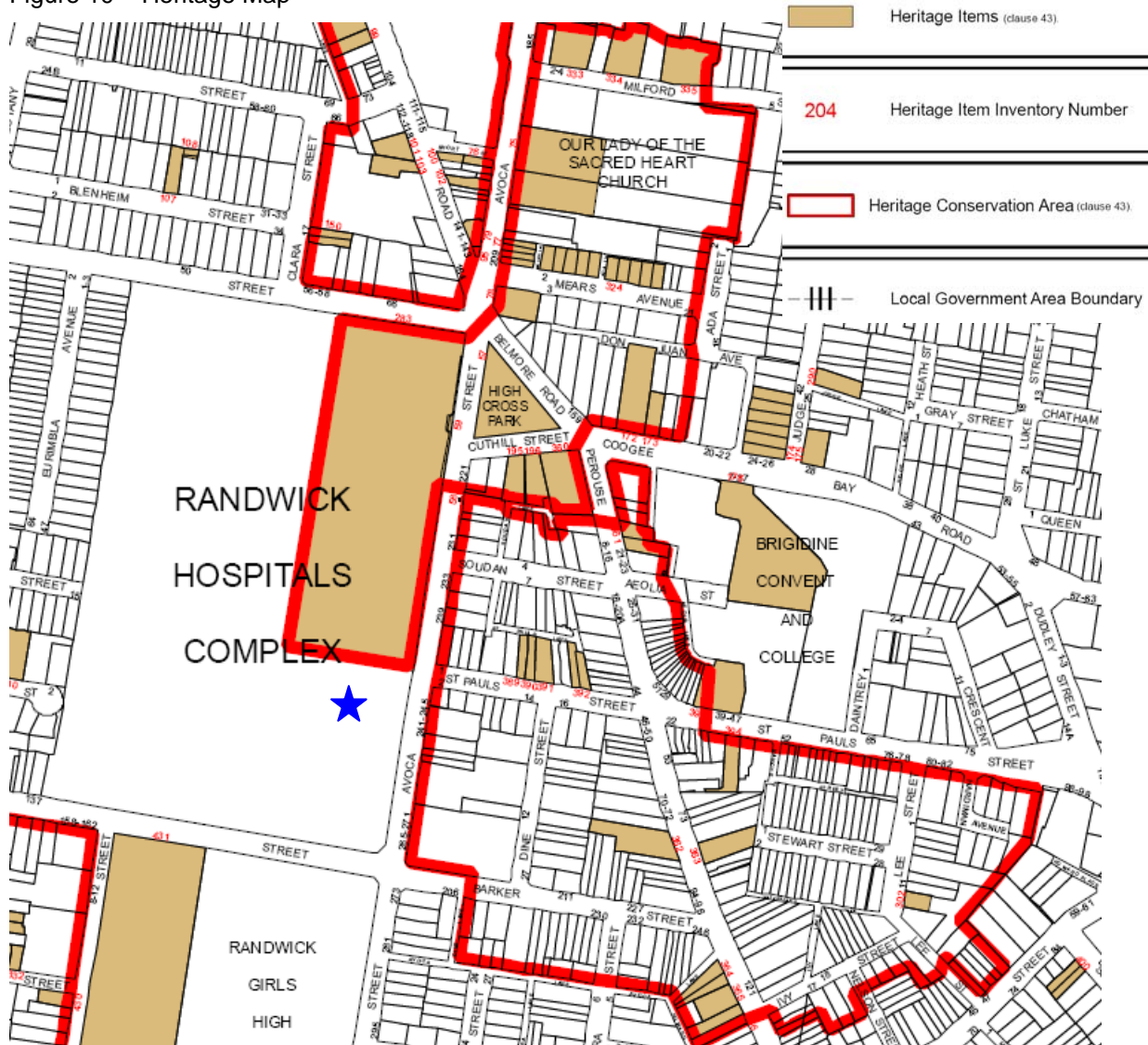
The Sydney Children's Hospital was redeveloped in 1998.



## 4 Heritage Significance and Listings

The subject site is not heritage listed, however it is in the vicinity of several heritage items and two conservation areas under the Randwick Local Environment Plan 1998 (Figure 10).

Figure 10 – Heritage Map



Subject site identified by star above;[Source: Randwick LEP 1998, Heritage and Conservation Map]

The “High Cross” Conservation Area to the north of the site has historical significance as it was one of the first parts of Sydney to be developed.

“The Spot” Conservation Area to the east of the site is a commercial and residential precinct with aesthetic and historical significance with distinguished streetscapes.

Directly north of the subject site is the Prince of Wales Hospital group of heritage buildings:

- Main Block, c. 1858, designed by Edmund Blacket;
- Superintendent’s Residence, c. 1863, designed by J. Horbury Hunt;
- Outpatients’ Building (Catherine Hayes Hospital), c. 1870, designed by T Rowe.

## 5 Heritage Impact Assessment

### 5.1 Randwick Local Environmental Plan 1998

Reference is made to the heritage provisions under the LEP below (Table 1), with a full assessment of the works in Table 2.

Table 1 – Relevant LEP clauses

Clause	Discussion
<b>Part 4 Heritage provisions</b> <b>43 Heritage conservation</b> <b>(1) Objectives</b> The objectives of this clause are: (a) to conserve the environmental heritage of Randwick City, (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views, (c) to conserve known or potential archaeological sites, and (d) to conserve places of Aboriginal heritage significance.	The proposed works does not adversely impact on any heritage items or heritage conservation areas, as assessed in the following Table.  Due to the disturbance of the site with quarrying activities, it is considered that the archaeological potential is nil.
<b>(4) Effect on heritage significance</b> The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned, including (where the proposed development involves a building) consideration of: (a) the pitch and form of the roof, if any, and (b) the style, size, proportion and position of the openings for windows or doors, if any, and (c) the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building.	This heritage impact statement has been prepared to assess the impacts of the proposed works on the heritage significance of adjacent heritage items and conservation areas.  A full assessment on the impact of each place is provided in the next Table under <b>New development adjacent to a heritage item.</b>

### 5.2 Heritage Branch Assessment Guidelines

The proposed works are assessed below in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines.

Table 2 – Relevant HIS Questions

Question	Discussion
<b>Major additions</b> How is the impact of the addition on the heritage significance of the item to be minimised? Can the additional area be located within an existing structure? If not, why not? Will the additions tend to visually dominate the heritage item? Are the additions sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	The proposal is for the construction of a new Mental Health Intensive Care Unit. The building's footprint is setback from Avoca Street and situated below the quarry wall. A portion of the quarry wall in the north-west corner will need to be removed, however it is not considered a significant element of the site.  Siting of the new building below the quarry walls has been designed to ensure minimal visual impact to significant heritage buildings to the north.  The scale of the new building is in-keeping with nearby hospital buildings. It is two floors, however the ground level main entrance will be accessed off Nurse's Road.  Proposed new landscaping around the new building,

Question	Discussion
<p><b>New development adjacent to a heritage item</b></p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>as assessed further under <b>New landscape works and features</b> below will provide a setting that is in-keeping with the hospital's existing landscape setting.</p> <p>The subject site is in the vicinity of several heritage items and two conservation areas under the Randwick Local Environment Plan 1998.</p> <p>The <b>"High Cross" Conservation Area</b> to the north of the site has historical significance as it was one of the first parts of Sydney to be developed.</p> <p>The proposed works is not considered to impact on the heritage significance of this conservation area. the new building on the site illustrates the area's ongoing use as a hospital.</p> <p>Due to the siting of this building below the quarry walls, the topography of this area sloping to the south and the new building's proposed scale, it will not impact on significant views to or from the conservation area. The use of this new building is in-keeping with the existing use and development of the hospital site since the 19<sup>th</sup> century buildings were constructed.</p> <p><b>"The Spot" Conservation Area</b> to the east of the site is a commercial and residential precinct with aesthetic and historical significance and distinctive streetscapes. As the proposed new building replaces an existing building on the hospital site, the use is in-keeping with the area, and the scale of the building will not visually dominate any views from the adjacent dwellings.</p> <p>Retained trees on the site and addition landscaping will ensure that the landscaped setting of the hospital site is retained. The proposed works is not considered to adversely impact on the heritage significance of this conservation area.</p> <p>Directly north of the subject site is the <b>Prince of Wales Hospital group of heritage buildings</b>:</p> <ul style="list-style-type: none"> <li>▪ Main Block, c. 1858, designed by Edmund Blacket;</li> <li>▪ Superintendent's Residence, c. 1863, designed by J. Horbury Hunt; and</li> <li>▪ Outpatients' Building (Catherine Hayes Hospital), c. 1870, designed by T Rowe.</li> </ul> <p>The siting of the new building below the quarry wall will ensure it is not visually dominant from any of the heritage buildings. These heritage buildings have their primary elevation to Avoca Street and retain their significant landscape and streetscape setting.</p> <p>Figure 8 shows a view looking south towards subject site from north-east corner of Catherine Hayes Building. The three-storey cream brick McNevin-Dickson Building (No. 14) blocks any direct views of the proposed development from this and other heritage buildings.</p> <p>The vegetation in the vicinity of the subject site and the setback of the new building from Avoca Street, will also ensure that the new building will not visually dominant any of the Hospital group of heritage buildings.</p>

Question	Discussion
	<p>The Masterplan Report noted several potential building constraints in relation to the site's heritage. The Conservation Management Plan prepared by Graham Brooks and Associates in 1997 identifies <b>Hut U building</b> as a rare surviving evidence of the site's use for military purposes, and the <b>UNSW Bookshop</b> as an early morgue and rare surviving evidence of the military hospital phase. These buildings were identified in the CMP as having high significance, although they are not listed as heritage items. Both of these buildings are south-west of the subject site, off Easy Street.</p> <p>Due to the topography of this area sloping down to the south, the single-storey brick UNSW Bookstore building will not be impacted in any way by the proposed new development. The new development will not be visible from this site.</p> <p>The proposed new development will be visible from Hut U. This single-story timber building has its primary elevation on Easy Street. The existing multi-storey car park north of Hut U (and west of the subject site) and the retained trees directly south-west of the proposed new building footprint will mostly screen the new development, which is located below the natural ground level in this area. The scale of the proposed new development is also not considered to visually dominant this building.</p> <p>The <b>former quarry wall</b> which is in the northern part of the subject site was not identified in Graham Brooks and Associates 1997 CMP as a significant feature. The proposed development has been sited south-west of the quarry walls, and the majority of these walls will be retained. The siting of the building in this area will reduce any direct visual impacts from the Prince of Wales Hospital group of heritage buildings to the north.</p>
<p><b>New landscape works and features (including car parks and fences)</b></p> <p>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</p> <p>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</p> <p>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</p> <p>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</p> <p>How does the work impact on views to, and from, adjacent heritage items?</p>	<p>New landscape works at the site include extension of Simeon Pearce Drive stopping approx. 20 metres short of Avoca Street, a new ambulance entry access from Nurse's Road, and landscaped areas around the new building (as shown on the site plan).</p> <p>Prior to construction of the Vera Adderley building this area was a quarry in the 1940s. This use of the site would have disturbed any potential historic and Aboriginal cultural heritage relics that may have been in the area. Due to this disturbed activity, there is no likelihood of any relics on this site. An AHIMS search is not recommended to be undertaken due to this high level of site disturbance.</p> <p>If relics are found in this area of the site during proposed works, works should cease and further information should be sought regarding the nature of the relics from the appropriate consent authority:</p> <ul style="list-style-type: none"> <li>▪ National Parks and Wildlife Division of Department of Environment Climate Change and Water for Aboriginal objects;</li> <li>▪ Heritage Branch of Department of Planning for historical relics.</li> </ul>



Question	Discussion
<p><b>Tree removal or replacement</b></p> <p>Does the tree contribute to the heritage significance of the item or landscape?</p> <p>Why is the tree being removed?</p> <p>Has the advice of a tree surgeon or horticultural specialist been obtained?</p> <p>Is the tree being replaced? Why? With the same or a different species?</p>	<p>Proposed works include the removal of several mature trees for the sitting of the new building. Whilst this area of the Hospital grounds is not within the boundary of the adjacent two conservation areas, nor the identified heritage precinct to the north, these trees contribute substantially to the setting and landscape character of the Hospital. This area was quite denuded of vegetation in the 1940s (refer Figure 9).</p> <p>One mature elm tree north of the proposed new building footprint will need to be removed along with other significant trees. Whilst this vegetation contributes to the area's setting, it is not historically linked to the early hospital buildings on the site. Various earlier plantings associated with the heritage buildings to the north will not be retained.</p> <p>Significant trees in the north-east corner of this site are proposed to be retained, which will partly screen views to this new building from the east and north.</p> <p>Significant trees south of this site will be retained and continue to positively contribute to the Hospital's landscape setting.</p> <p>Plans show various landscape areas around the new building. To further improve the aesthetic setting of the proposed extension of Simeon Pearce Drive and the setting of the new development adjacent to two conservation areas, the landscape plan should have regard to plantings in this area.</p>

## 6 Conclusions and Recommendations

This Report has been prepared following the NSW Heritage Manual 'Statements of Heritage Impact' (2002) guidelines for MP 10\_013, construction of a new Prince of Wales Mental Health Intensive Care Unit.

The subject site is not heritage listed, however it is in the vicinity of several heritage items and two conservation areas under the Randwick Local Environment Plan 1998. The proposed works are not considered to adversely impact on the heritage significance of the surrounding area for the following reasons.

The scale of the new building, its siting below the quarry walls, its setback from Avoca Street and surrounding landscaping has been designed so as not to visually dominant any of the heritage buildings or views from heritage sites to the north and east.

Some trees will be removed for the new building, however other mature trees in the area will ensure the area's landscape setting is retained. New landscaping works are proposed around the new building.

Recommendation 1 - To improve the aesthetic setting of the new development adjacent to two conservation areas, the landscape plan should have regard to plantings south and east of the new building, as part of these and future site works.

Recommendation 2 - Due to the former use of the subject site area as a quarry, there is no likelihood of relics being present. However, should any relics be discovered during proposed works, works should cease and further information should be sought regarding the nature and significance of the relics from the appropriate consent authority:

- National Parks and Wildlife Division of Department of Environment Climate Change and Water for Aboriginal objects;
- Heritage Branch of Department of Planning for historical relics.

The proposed works are supported on heritage grounds with the above recommendations.

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### 7.1 Bibliography

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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