

HERITAGE IMPACT STATEMENT: HURSTVILLE PRIVATE HOSPITAL

ON BEHALF OF
INSPIRA PROPERTY GROUP



Hurstville Private Hospital

Final Report,
August 2012

AHMS

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Executive Summary

1. In May 2012, Inspira Property Group commissioned Archaeological and Heritage Management Solutions Pty Ltd (AHMS) to undertake a Heritage Impact Statement (HIS) of the proposed redevelopment of Hurstville Private Hospital, 37 Gloucester Street Hurstville, NSW.
2. The HIS identified that the Hurstville Private Hospital is not listed on any State or local heritage register and that there are several locally listed heritage items in the vicinity of the site.
3. No views or vistas considered to be of heritage significance were identified to or from the Hurstville Private Hospital or locally listed heritage items in the vicinity of the site.
4. The Hurstville Private Hospital is assessed as having social, historical and some aesthetic heritage significance at a local level in accordance with the NSW Heritage Council.
5. The proposed redevelopment of the Hurstville Private Hospital will not adversely impact the heritage significance of the site or the heritage significance of heritage items in the vicinity of the site.
6. The proposed redevelopment of the hospital will ensure the continuity of the provision of health care services from the site which contributes to its ongoing heritage significance.
7. The proposed redevelopment does not impact any aesthetically significant fabric at the site.
8. The proposed redevelopment will affect one room in the former Victorian residence on the ground floor at the subject site by removing in-fill partitions and doorways for an additional waiting room space. This is assessed as a positive heritage outcome as it partially restores the layout of the rooms to their more original state.
9. The wooden architrave at the entrance to the room identified in (8) should be retained and it should be protected during the redevelopment.
10. No further heritage assessment appears to be warranted for the proposed redevelopment of the Hurstville Private Hospital.

1. INTRODUCTION

1.1 Background

In May 2012, Inspira Property Group commissioned Archaeological and Heritage Management Solutions Pty Ltd (AHMS) to undertake a Heritage Impact Statement (HIS) of its proposed redevelopment works at the Hurstville Private Hospital, 37 Gloucester Street, Hurstville, NSW (hereafter known as 'the subject site').

AHMS understands that an Environmental Assessment (EA) is required to support a Project Approval for the redevelopment of the site under Part 3A of the *Environmental Planning and Assessment Act, 1979*. Item 10 of the Director Generals Requirements (DGRs) refers to Heritage, specifically:

A statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual, if required.

The HIS assesses the impacts of the proposed redevelopment and refurbishment on the heritage significance of 37 Gloucester Street, Hurstville and heritage items in the vicinity of the proposed development.

1.2 Authorship

The HIS was written by Laura Matarese (Consultant AHMS) and reviewed by Lisa Newell (Associate Director, AHMS).

1.3 Limitations

The HIS is limited to assessing the impacts of the proposed redevelopment and refurbishment on the heritage values of 37 Gloucester Street, Hurstville and on the heritage items and/or conservation areas in the vicinity.

The HIS does not include a comprehensive historical archaeological assessment of the study area and it does not include Aboriginal heritage values or Aboriginal archaeology considerations.

1.4 Documentary Sources

The following **guidelines** have informed the preparation of this statement:

- Australian ICOMOS, *The Burra Charter*, (The Australian ICOMOS Charter for Places of cultural significance).
- NSW Heritage Office, 2001. *Assessing Heritage Significance*.
- NSW Heritage Office, 2002. *Statements of Heritage Impact*.

The following **planning instruments and documents** have informed the preparation of this statement:

- Hurstville Local Environmental Plan 1994;
- Draft Hurstville Local Environmental Plan 2012; and
- Hurstville Development Control Plan No.1 – Hurstville Local Government Area.

1.5 Site Location

The subject site is located at 37 Gloucester Street, Hurstville, within the Hurstville Local Government Area (**Figure 1** and **Figure 2**).

The site is defined as Lot C1 DP 377900, Lot 12D and 20D DP1426, Lots A and B DP 375463, Lot 1 and 2 DP 1045223, Lot 2 and 5 SP16273, Lot C2 DP377900 and Lot A and B DP400487.

The subject site is situated in the Parish of St George, County of Cumberland.

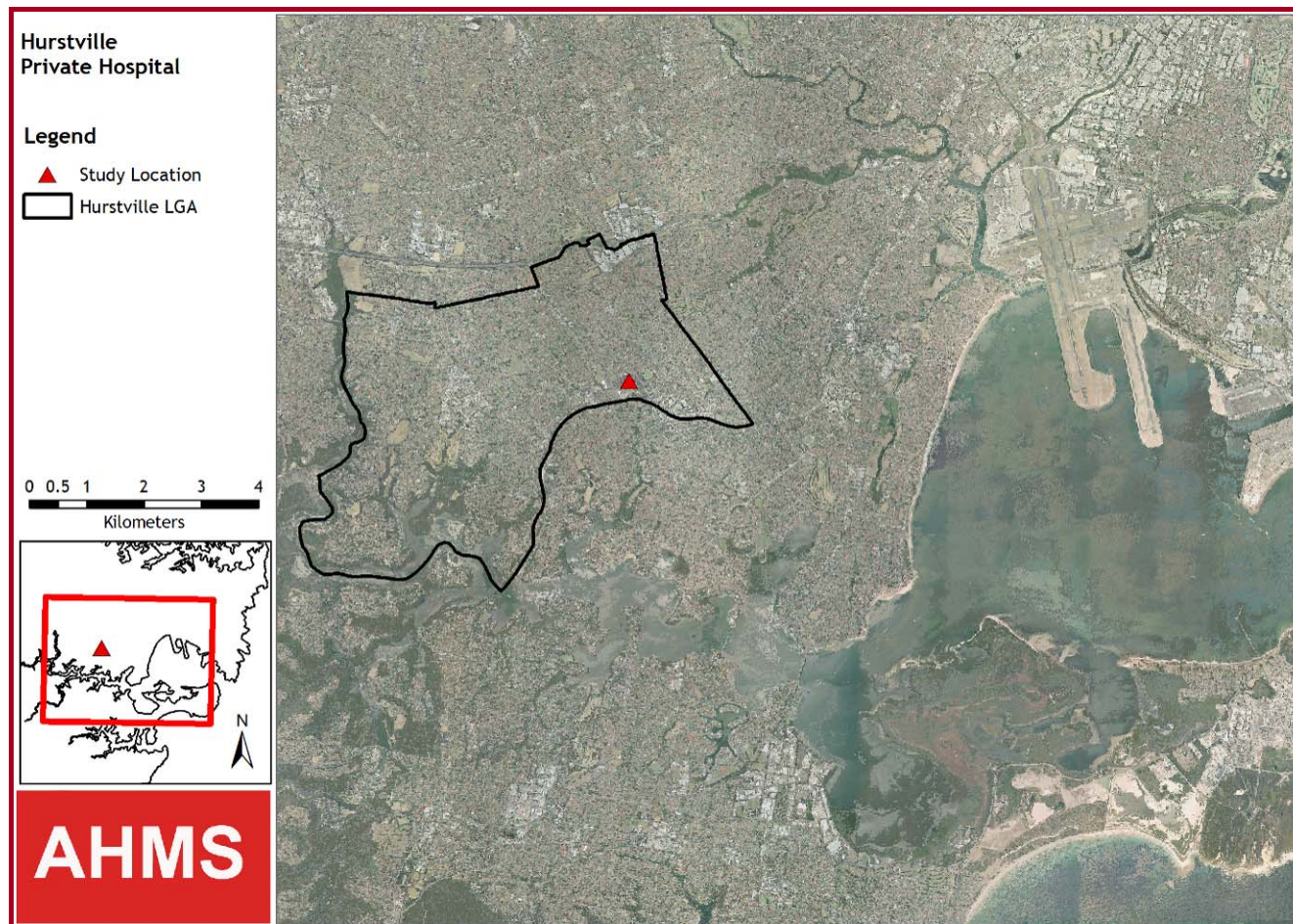


Figure 1. Plan showing the general location of the subject site

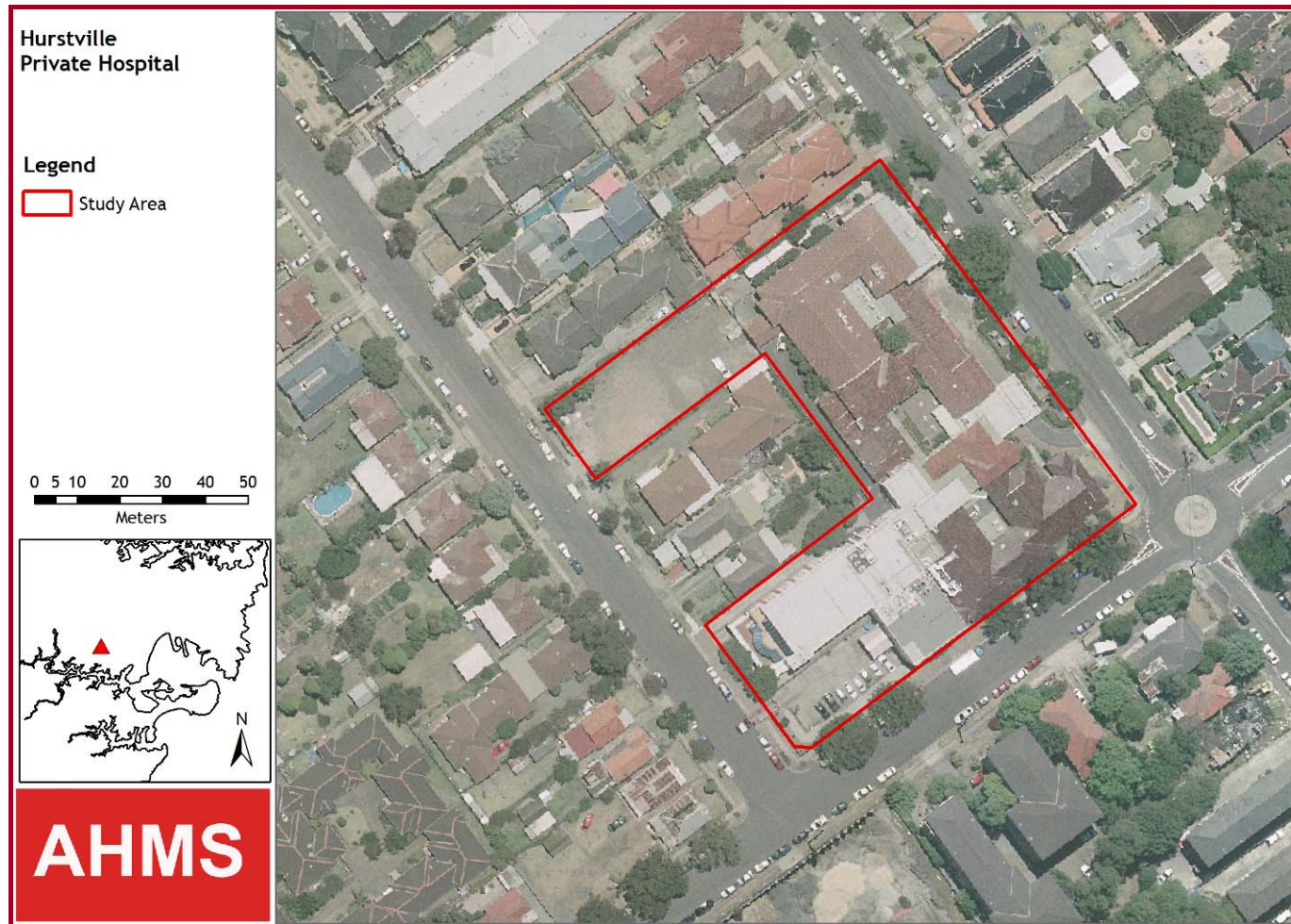


Figure 2. A recent aerial photograph with the subject site outlined in red

2. STATUTORY CONSIDERATIONS

2.1 Environmental Planning and Assessment Act, 1979 - Part 3A

The proposed redevelopment of the Hurstville Private Hospital is subject to Project Approval under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Under Section 75U 1 (c-d) of the *EP&A Act*, projects subject to Part 3A Project Approvals do not require approvals, permits and/ or consents under the *Heritage Act 1977* in relation to historical heritage.

Should the Project Approval be subject to a local approval, integrated approvals, permits and/ or consents under the *Heritage Act 1977* in relation to historical heritage would apply.

2.2 Local Environmental Planning Instruments

The relevant environmental planning instruments for the subject site are the *Hurstville Local Environmental Plan 1994*, the *draft Hurstville Local Environment Plan 2012* and *Hurstville Development Control Plan (DCP) No. 1 - Hurstville LGA*. While Council is not the Consent Authority, local planning provisions have been taken into consideration for Part 3A application assessments.

Hurstville LEP 1994

Part 4 of the Hurstville LEP 1994 contains the provisions to conserve the environmental heritage within the Hurstville Local Government Area (LGA).

Relevant clauses of the Hurstville LEP are as follows:

Clause 27 Aims in this Part in relation to heritage are:

(b) to conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items, and

(d) to allow for the protection of places which have the potential to have heritage significance but are not identified as heritage items.

Clause 33 Development in the vicinity of a heritage item

(1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item.

(2) This clause extends to development:

(a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or

(b) that may undermine or otherwise cause physical damage to a heritage item, or

(c) that will otherwise have any adverse impact on a heritage item or of any heritage significance of the item.

Draft Hurstville LEP 2012

The draft Hurstville LEP 2012 has been prepared by Hurstville Council and was exhibited in January and February 2012. Part 5.10 of the draft Hurstville LEP 2012 contains the provisions to conserve the environmental heritage within the Hurstville Local Government Area (LGA). The relevant draft clauses in regards to heritage are:

(1) Objectives:

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

(4) Effect of proposed development on heritage significance

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).

Hurstville DCP No. 1

The Hurstville DCP No. 1 contains provisions to conserve the heritage values of certain heritage items and conservation area in the Hurstville LGA. The DCP does not contain any general heritage provisions.

3. HERITAGE LISTINGS

3.1 The Subject Site

The subject site is not listed as a heritage item on any statutory heritage registers including the State Heritage Register (SHR), Hurstville LEP 1994 or the draft Hurstville LEP 2012.

The subject site is not listed on the State Heritage Inventory, Australian Heritage Places Inventory or National Trust Heritage Register and is not located in any heritage conservation area.

The subject site is identified as having heritage significance in two local heritage studies. The heritage listing sheets are located in *Appendix 1*.

3.2 Heritage Items and Conservation Areas within the Vicinity

To identify what constitutes a heritage item 'within the vicinity' of the subject site, the relative height of the subject building, in relation to the immediate surrounding buildings, and view corridors are taken into consideration.

There are no heritage conservation areas within the vicinity of the subject site.

The subject site is in the vicinity of three heritage items listed in the Hurstville LEP 1994, the draft Hurstville LEP 2012 and the State Heritage Inventory (SHI) database (Figure 4-6). They are:

- 50 Gloucester Road, Hurstville- "Lilliesleaf" House;
- 18 Millet Street, Hurstville - "Erina" House; and
- 29 Millett Street, Hurstville "Alinda" House.

The heritage items in the vicinity of the subject site are also listed in two local heritage studies. The heritage listing sheets for these heritage items are located in *Appendix 1*. The heritage inventory sheets are not comprehensive, however they indicate that the principal heritage value of these items is aesthetic significance based on their architectural characteristics.

These heritage items in the vicinity of the subject site are not listed on the State Heritage Register, Australian Heritage Places Inventory or National Trust Heritage Register.



Figure 4. 50 Gloucester Street, "Lilliesleaf", opposite the subject site is not visible as it is located behind existing landscaping (hedging).



Figure 5. 18 Millet Street - "Erina" House has been converted into a day care centre.



Figure 6. 29 Millet Street - "Alinda" House.

4. SUMMARY SITE ASSESSMENT

4.1 History of the Site

This history section is based on primary and secondary documentary sources obtained from the Hurstville City Library and the NSW Land and Property Information Management Authority.

The subject site is located on land that was originally granted to Captain John Townson in 1808. Townson was part of the British military and he served in Gibraltar and Norfolk Island. After a brief leave of absence in England in 1800-1806, Townson returned to the Colony. In 1808 he was granted 1,950 acres (in what is now known as Hurstville and Bexley) which he sold in 1811-12 as he considered it untenable for sheep grazing and wool production.¹

The land grant was sold to Simeon Lord, an emancipated convict and entrepreneur. It was one of several land grants that he owned in New South Wales and it is not known if he lived in the Hurstville area. At this time, the area became known as "Lord's Forest" or "Lord's Bush", as shown in a parish map of the area (Figure 7). The land was heavily forested and timber cutters (both legal and illegal) profited from the timber in the area. Ships regularly entered Botany Bay to collect and transport the timber from the area for sale. The area was also sparsely occupied at this time and it is not known if Lord resided at the 1,950 acres. It is highly likely that while he owned the area, his employees (timber getters) occupied the land. It is likely that by the 1820s, Lord's grant had been partially cleared and was used for cultivation.

After the death of Lord in 1840, the former land grant came under the control of John Holden and James Holt of the Bank of New South Wales. The 1841 Census indicated that William Trimble, who may have been a timber getter, resided within the land grant however the precise location is unknown. In 1843, Mitchell's Line of Road to the Illawarra was cut through the forest, including Townson's original land grant, and today it is known as Forest Road.

In 1850 the land was purchased by Michael Gannon, an emancipated convict from Ireland. He re-named Lord's Forest "Gannon's Forest". Gannon lived in The Rocks in Sydney and moved to Tempe in 1845 where he remained until his death in 1881. Gannon was a successful builder, innkeeper (owning public houses in Tempe and Newtown) and a buyer and seller of real estate. In the 1850s, major clearing of the

¹ Australian Dictionary of Biography online - John Townson, accessed June 2012
<http://adb.anu.edu.au/biography/townson-john-2742>

Gannon's Forest was undertaken to open up the area for subdivision and occupation. During this decade, timber getting was the area's major industry.

Gannon subsequently subdivided and sold the land as three large allotments and several smaller farms. The subject site is situated in one of the larger farms purchased by Dent. The two other large farms were purchased by Peake and Ibbotson.

From the 1850s to the 1880s the Hurstville area began to grow with development on both sides of Forest Road and later, with the advent of the railway line. The area became known as Hurstville in c.1870s and the area became a municipality in the 1880s.

The subsequent ownership of Dent's Farm is unclear, however sometime between the 1850s and the early 1880s the farm was purchased by George Hassett Lawrence and Henry Wiltshire Webb. In 1885 they began subdivision and auction of the land known as 'Dalmorton Estate' (Figure 8). The subject site was part of "Webb's Subdivision" of the Dalmorton Estate in 1886 (Figure 9). The auction notice describes that the subdivision included 120 lots with 50 feet of street frontage which "*will comprise excellent building sites... and adjoining Estates on which numerous good buildings are being erected and occupied*".² The subject site does not appear to be part of the 1886 allotment subdivision in Figure 9, and was most likely subdivided shortly thereafter. The auction plan indicates a building occupied the subject site in 1886, which is likely to be the Victorian era building which has been incorporated into the existing hospital (see Section 5.2). The 1886 subdivision plan also shows several other buildings in the block. One appears to be in the current location of the heritage item "Erina" house, indicating the Victorian era building was most likely erected by this time.

The part of the subject site fronting Gloucester Street was later subdivided in to Lots 13, 14 and 15. William Freeman, a surveyor of Hurstville, purchased these allotments and mortgaged the land to the Australian Mutual Provident Society. He most likely defaulted on his payments as the AMP society took control and sold the property to Alexander Loudon in 1896.³

Alexander Loudon was a boot maker and manufacturer. Loudon owned the Australian Boot Manufacturing Company in Redfern, and in the late 1890s was an Alderman at Hurstville Council. A local history of the subject site suggests Loudon constructed a two storey Victorian mansion at the property,⁴ but it is likely that a

² Watkin & Watkin. 1886. 'Dalmorton Estate Hurstville Webbs Subn. [cartographic material] : for sale on the Ground Sat. 13th. Feb. 1886 at 3' <http://nla.gov.au/nla.map-lfsp1138>

³ Hurstville Community Hospital vertical file, Hurstville City Library.

⁴ Hurstville City Library, 'Hurstville Hospital' Vertical File.

building of this description existed at the site prior to this time (as described above). Records indicate that Loudon also occupied as well as owned the property, and in 1911 records indicate that the house was named "Meryla".⁵ Loudon lived at the subject site until his death in 1923. In 1924 the property title was transferred to Kenneth Bruce Loudon, a boot manufacturer in Redfern (most likely a relation to Alexander) and Thomas Yates, a builder. They leased 'Meryla' to Edith Wilson Yeaman and Eleanor Jane Mann.

Edith Wilson Yeaman and Elle Jane Mann were ex-army nurses who served in the First World War. Based on a comparison of their military records, Mann and Yeaman do not appear to have crossed paths during their military service (that is, their military record indicates they were not in the same country or regiment) however, it is likely that they met due to their common occupation.

Edith Wilson Yeaman was born in Rochester, Victoria. She enlisted in the Australian Army Nursing Service in May 1915 when she was 30 years old and shortly thereafter embarked from Melbourne with the Third Australian General Hospital to Alexandria, Egypt, where she spent a year in service. She then spent several months in England before spending the majority of her service with the 3rd and 25th General Hospitals in France. She returned to Australia via London in 1919.⁶

Elle (Eleanor) Jane Mann was born in Armidale. She enlisted when she was 27 in 1917 and embarked from Australia to Suez, Egypt. Mann was stationed in Salonika, Greece for the majority of her service. She left Salonika in 1919 and returned to Australia via the United Kingdom.⁷

Mann and Yeaman established the Goshen Private Hospital at the subject site in 1924 (Goshen is a Biblical name for part of Palestine) where they converted Loudon's former Victorian residence into a hospital and grounds. The nurses purchased the property on 27 May 1926 and subsequently, Edith Yeaman Wilson purchased Elle Mann's half share in 1928.⁸ Yeaman sold the property to Agnes Locke Martin, a nurse, on 30 March 1935. By the late 1930s, a small house with rose garden had been constructed to accommodate the nurses to the north of the former house. **Figure 11** shows the Goshen Private Hospital (formerly Loudon's house) in the 1930s. The former house cottage and other ancillary buildings are visible in the 1943 aerial photograph of the subject site (**Figure 10**). Agnes Martin leased the hospital to two nurses - Thelma and Evelyn Proctor-Brown from November 1947 to 1951/52.

⁵ Sands Directory entries: 1902, 1911, 1922.

⁶ Military Service Record, Edith Wilson Yeaman, National Archives of Australia online.

⁷ Military Service Record, Elle Jane Mann, National Archives of Australia online.

⁸ Torrens Title Vol 3898 Fols 218 and 219

In 1951, prior to the expiry of the lease, Martin sold the property in three parts to various individuals. Part of the land was sold to the Goshen Co-operative Community Hospital on 4 December 1951. The Goshen Co-operative was formed by two doctors, Ted Figtree and Alf Thomas, who were concerned about the sale of the Hurstville Private hospital for commercial purposes. They called a public meeting for other concerned citizens where the Co-operative was formed. In February 1951 the Cooperative Company was incorporated into the Registry of Cooperative and Friendly Societies for the purpose of purchasing the hospital. Public subscriptions were called for and \$34,000 was raised by 350 shareholders. Shares were purchased mostly by members of the Hurstville Rotary Club and a number of local businessmen. The Governor of NSW Sir John Northcott opened the Goshen Co-operative Community Hospital on 23rd June 1951 and the name was changed to Hurstville Private Hospital.

Over the next several decades, additional land was acquired to increase the hospital grounds to Pearl Street and Millett Street. New wings of the hospital were opened in 1964, 1972 and 1986. Modern additions and medical facilities were also developed in the 1990s and early 2000s. The most recent development application proposes to increase the number of beds available at the hospital and modernise the facilities.

Over the last fifty years, the hospital changed ownership several times, including being purchased by a consortium of eight local surgeons who worked at the hospital. In January 2012 the hospital was purchased by Healthe Care and they remain the current owners and occupiers of the subject site.

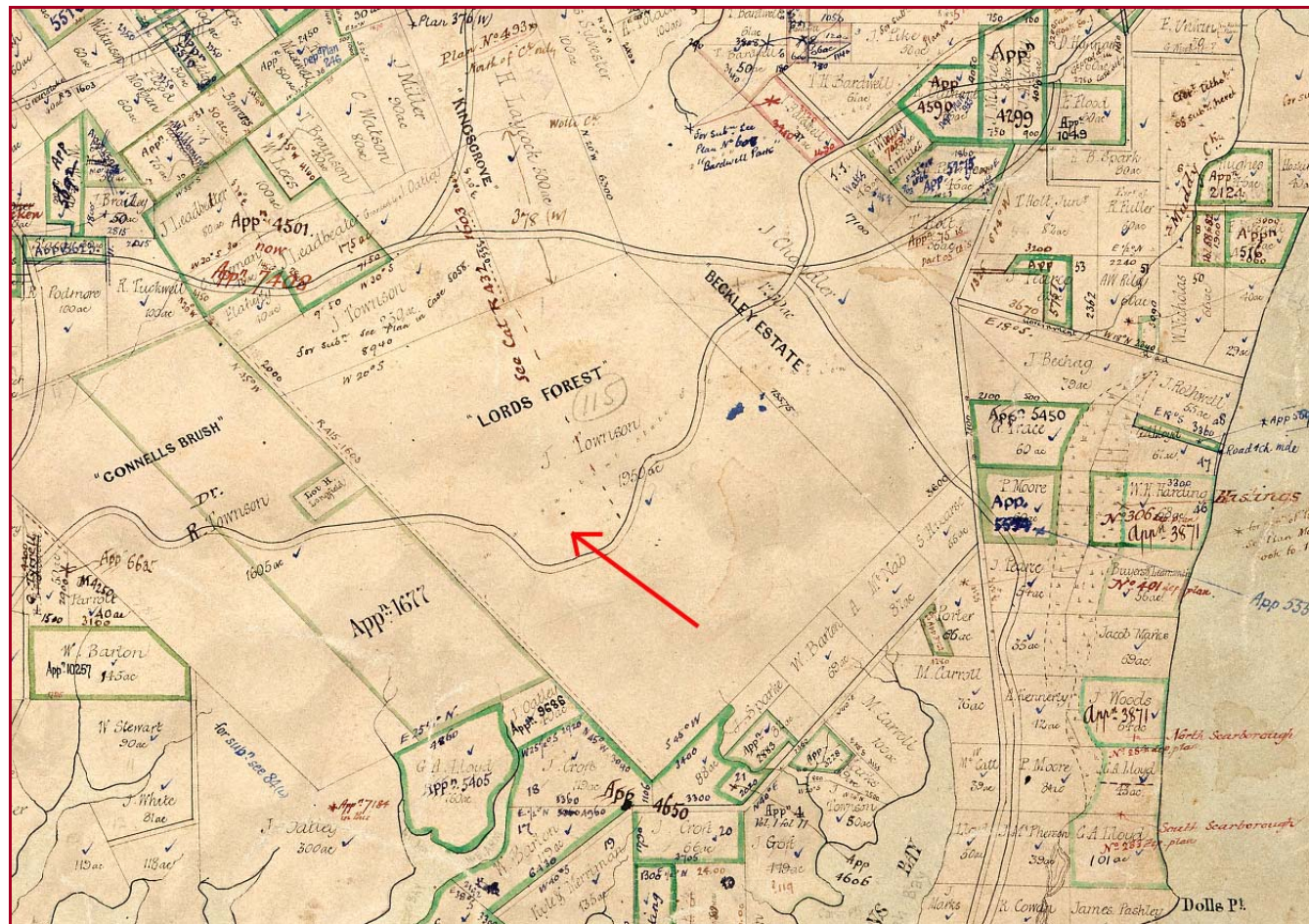


Figure 7. Parish Map of Hurstville showing likely location of the subject site (Source: Land and Property Information Management Authority, AO 275).

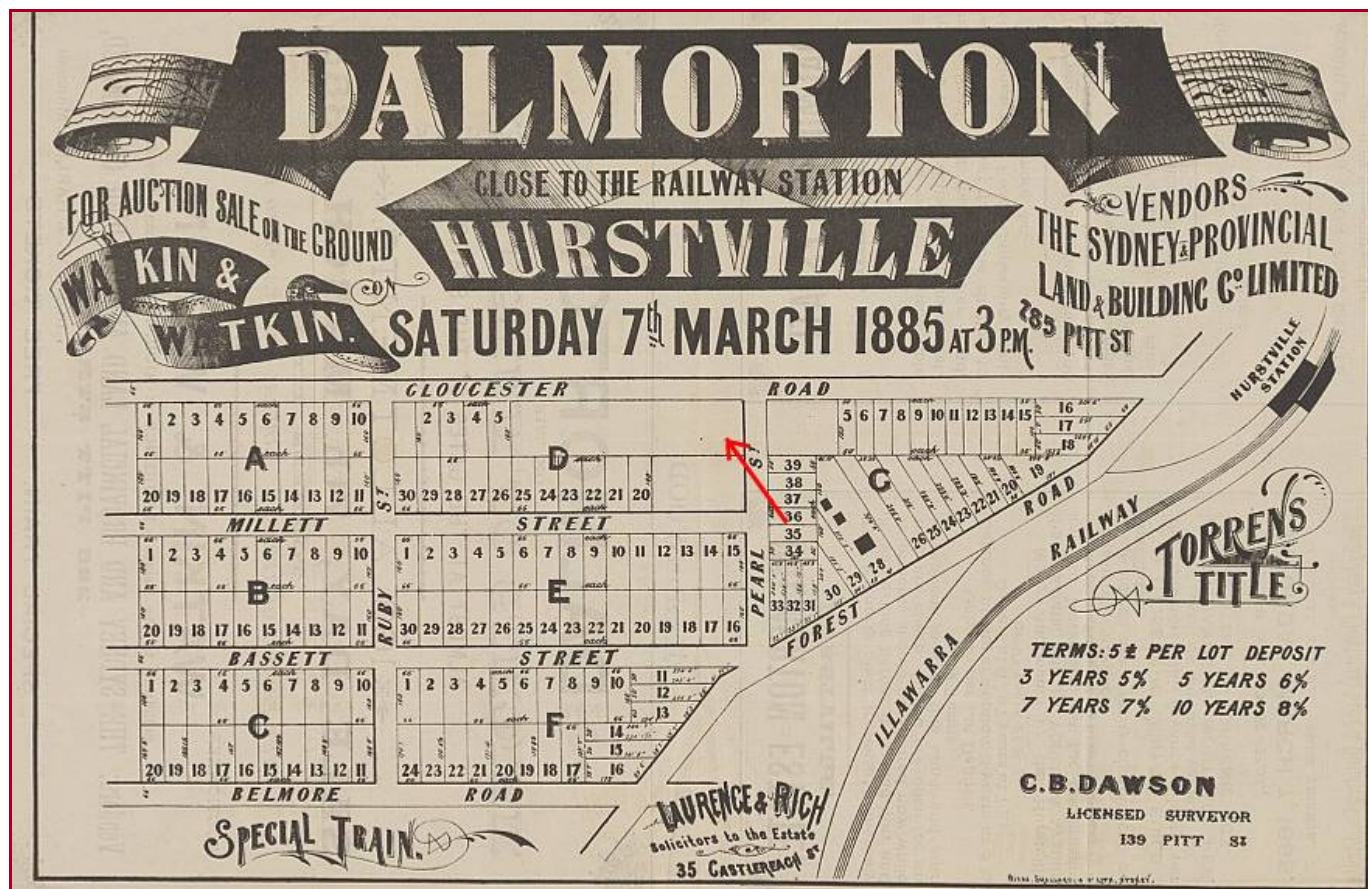


Figure 8. Subdivision and auction map of the Dalmorton Estate with the location of the subject site indicated by a red arrow (Source: NLA, Watkin & Watkin "Dalmorton Hurstville [cartographic material] : close to the railway station : for auction sale on the ground Saturday 7th March 1885 at 3 p.m." <http://nla.gov.au/nla.map-lfsp1139>)

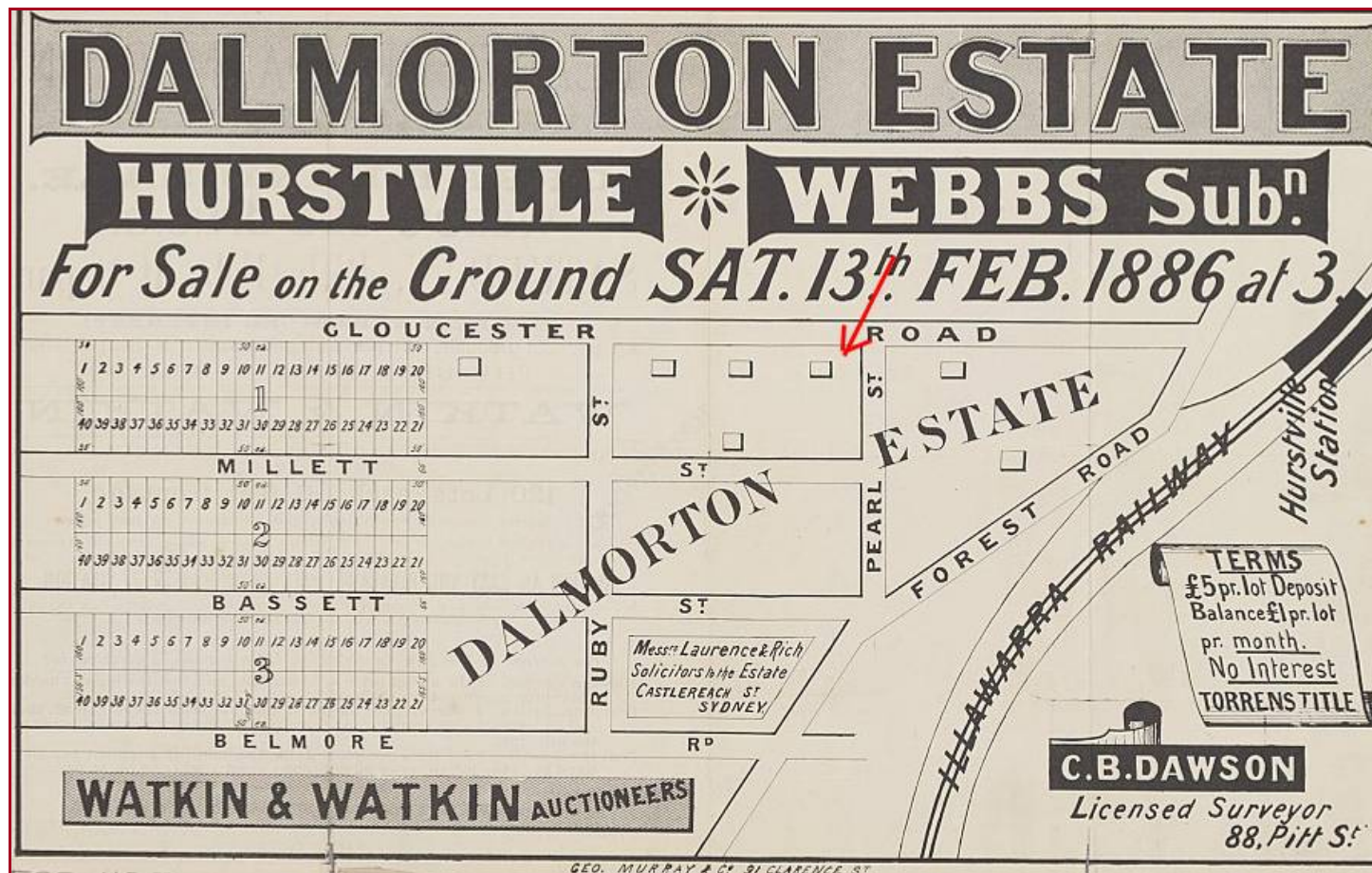


Figure 9. Subdivision and auction map showing the location of the subject site with a red arrow (Source: National Library Australia "Dalmorton Estate Hurstville Webbs Subn. [cartographic material] : for sale on the Ground Sat. 13th. Feb. 1886 at 3" Watkin & Watkin., <http://nla.gov.au/nla.map-1fsp1138>)

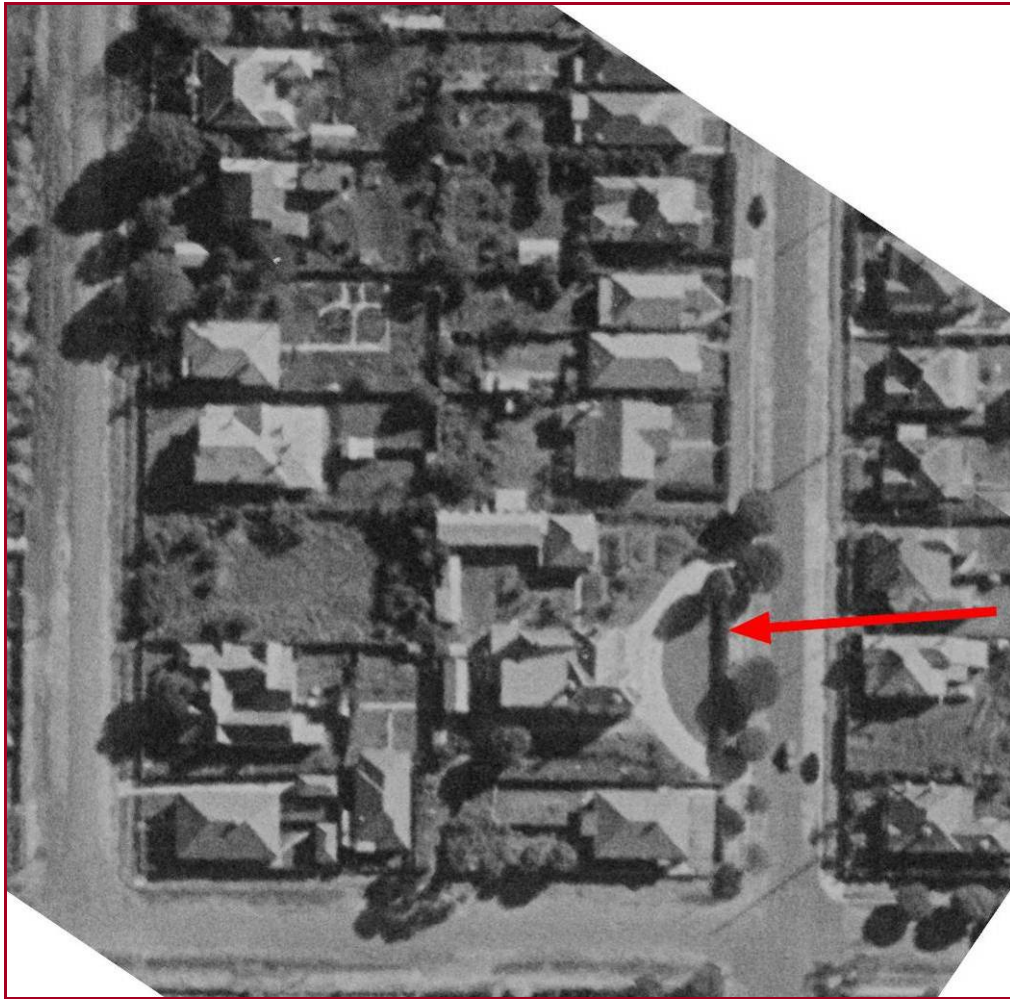


Figure 10. 1943 aerial photograph with the location of the subject site indicated by a red arrow. (source: Sixviewer, NSW Land and Property Information Management Authority)

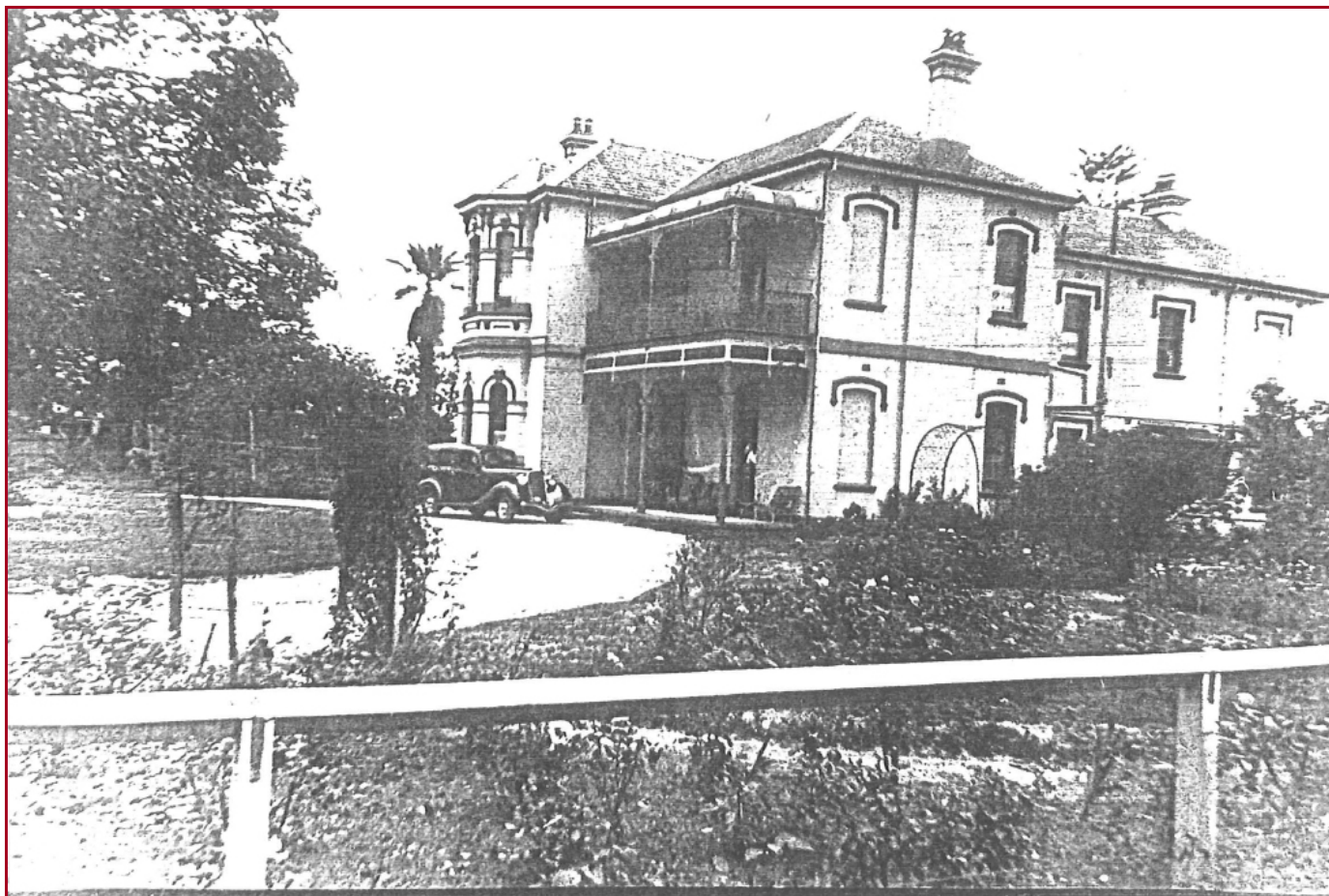


Figure 11. Photograph of the Victorian house that comprises part of the subject site, c.1930s (Source: Author unknown, 'Hurstville Hospital' vertical file, Hurstville City Library).

4.2 Site Description

See Appendix 2 for site inspection photographs.

The subject site is occupied by a complex of hospital and administrative buildings constructed principally in the latter part of the twentieth century. The site is bound by Gloucester Street to the east, Pearl Street to the south, Millett Street to the west and residential allotments to the north. A driveway to the entrance and reception area of the hospital is located at Gloucester Street and an entrance for a ground level and underground car parking is located at the rear of the hospital grounds from Millett Street.

An L-shaped 1970s building designed by R. Lee, according to a commemorative plaque on the exterior of the building, occupies the corner of Gloucester Street and Pearl Street. This wing is one storey in height and constructed from brick with a pitched tile roof. The building is currently occupied by hospital beds and consulting rooms and it is attached to a two storey medical centre located at the corner of Pearl Street and Millett Street.

The 1970s wing of the hospital adjoins an altered former Victorian Italianate two storey residence fronting Gloucester Street that, in part, serves as the reception area of the hospital. The exterior of the former Victorian house features bay windows on the ground floor and first floor with arched windows and decorative treatment of the eaves. There are three windows for each bay that are all double hung sash windows. No chimneys are evident from the exterior of the building and the building appears to be of masonry construction. Several plaques are located on the front of the ground floor around the ground floor bay windows, including plaques to commemorate the opening of the Goshen Community Hospital in 1951 and a historical marker by the Hurstville Historical Society.

The ground floor of the former residence has been altered to accommodate a reception area and the second storey verandah has been in-filled for a new office space. A c. 1970s-1980s addition and extension is located at the rear of the former Victorian residence for additional offices, storage spaces and medical facilities which connects to other medical facilities along Millett Street.

To the north of the reception area of the former Victorian residence is a c.1990s one storey building addition. This addition accommodates patients and consulting rooms and leads to a modern two storey medical centre at the northern boundary of the site.

The site inspection of the interior of the hospital was focussed on the area of the former Victorian era building which is principally used for administrative purposes.

It is noted that other parts of the hospital were unable to be examined as they were in use for private patient care and medical procedures. The site inspection revealed that many of the rooms and original fabric of the former residence remain relatively intact and have, for the most part, been considerably conserved and maintained.

The main entrance to the hospital is from Gloucester Street. The entrance to the reception and waiting area of the hospital is a modern extension with glass walls and a flat roof. From the reception area the other hospital wings, a café and out door café courtyard and a hallway that leads to the first level administrative offices, can be accessed.

A second waiting lounge is located on the ground floor that was part of the former Victorian residence. A penetration appears to have been cut, or an original doorway widened to access this ground floor waiting lounge with the bay window. Decorative detailing survives in the room, such as on the architraves and ceiling. Modern light fittings and other services have been installed that are generally aesthetically sensitive to the heritage detailing of the room.

Opposite the waiting lounge is a second room that has been in filled to create two separate rooms that were used as hospital consulting rooms and currently used for storage. The entrance to these rooms is decorated with wooden panelling architrave. The storage rooms are plain and have no decorative features.

Another ground floor room of the former residence appears to be the café, which has a decorative ceiling and intact fireplace. Several other rooms of the former Victorian residence appear to have been altered for amenities and storage space.

Several decorative arches are located in the ground flood hallway that lead to a modern stair well for access to the second floor of the building.

The second floor of the former Victorian residence remains relatively intact with some alterations. The hallway and several rooms retain original features such as doorways and decorative features such as ceilings, architraves and fireplaces. Some unsympathetic and intrusive elements such as fluorescent light fittings were evident in several rooms. The former balcony had been converted to an office space.

No key views or vistas were identified during the site inspection.

5. ASSESSMENT OF HERITAGE SIGNIFICANCE

The following evaluation of the cultural heritage significance of the subject site was made using the NSW heritage significance evaluation criteria published by the NSW Heritage Council. An assessment of the subject site in accordance with the NSW Heritage Council Criteria is outlined below:

Criterion A: An item is important in the course, or pattern, of NSW's or Hurstville's cultural or natural history.

The subject site was part of Townson's original land grant however, it does not appear to have been developed until the latter part of the nineteenth century. The subject site is part of a 1880s subdivision of the Hurstville area and it appears to be one of the few allotments in which a grand two story Victorian residence was constructed. The site was used as a residence for forty years and occupied by a local alderman.

The site has been continually used as a hospital since 1924 for the residents of Hurstville. The hospital was initially set up by returning First World War army nurses who owned and occupied the site and the hospital was owned and run by women up to the 1950s. To ensure the ongoing provision of health services for the local area, a cooperative of local residents was formed to purchase the site. Over the lifetime of the hospital, the funding model of the hospital has changed from community to private ownership. Its continuity of use for nearly ninety years and the financial and physical changes made to the site demonstrate the evolving needs of the health service in the local area.

The site is assessed as being important in the course of Hurstville's cultural history. The subject site is considered to be of *local significance* in terms of Criterion A.

Criterion B: An item has strong or special association with the life or works of a person or group of persons, of importance to NSW's or Hurstville's cultural or natural history.

Hurstville Council alderman Alexander Loudon occupied the Victorian era residence at the subject site for approximately thirty years. It was subsequently occupied by a number of health providers once it was converted to a hospital. No significant architects or other professionals have been identified as being associated with the site.

The site is not considered to have heritage significance in terms of Criterion B.

Criterion C: An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or Hurstville.

There are a range of buildings at the site, principally dating from the latter part of the twentieth century. These buildings are functional medical facilities and are not considered to demonstrate remarkable aesthetic characteristics, creative or technical merit.

Part of the hospital site is occupied by a former Victorian Italianate era residence which has been partially modified by alterations and additions; however several parts of the former residence, externally and internally, remain substantially intact. These areas include (but are not limited to) the bay windows, fireplaces, wooden panelling, decorated arches and ceilings. These elements of the building are considered to demonstrate high quality aesthetic characteristics of the former Victorian residence.

Consequently, the Victorian era residence is considered to be of *local significance* in terms of Criterion C. This significance does not extend to the other buildings at the site or its grounds.

Criterion D: An item has a strong or special association with a particular community or cultural group in NSW or Hurstville for social, cultural or spiritual reasons.

The subject site has been continually used as a hospital for almost ninety years and has a strong association with health care professionals. Many of the health care professionals have been local residents over the past ninety years. The site has a strong association with local residents who, in the 1950s formed a co-operative to retain the hospital as a community based hospital.

The subject site is considered to be of *local significance* in terms of Criterion D.

Criterion E: An item has potential to yield information that will contribute to an understanding of NSW's or Hurstville's cultural or natural history.

The history of the Hurstville Hospital is reasonably well known and documented, however the social history of the site is less well known. The Hurstville Private Hospital itself (buildings and grounds) is unlikely to yield information that would contribute to our understanding of the cultural or social history of the place and previous employees, as this information would be more likely obtained through oral histories.

The subject site is not considered to yield information that will contribute to an understanding of the Hurstville Private Hospital or provision of local health services in the community.

Criterion F: An item possesses uncommon, rare or endangered aspects of NSW's or Hurstville's cultural or natural history.

The subject site is an example of the common practice in the late nineteenth and twentieth centuries of converting large Victorian era residences to community facilities. Many large residences were converted to hospitals, schools and child care facilities. This aspect reflects changes in social attitudes and the local economy.

The site appears to be one of the few remaining examples of such adaptive re-use in Hurstville. There are many other examples of adaptive re-use of such buildings through NSW.

The subject site is not considered to be of *local significance* in terms of Criterion F.

Criterion G: An item is important in demonstrating the principal characteristics of a class of NSW's or Hurstville's cultural or natural places or environments.

There are many examples of hospitals or other community facilities that have adaptively reused from former buildings, such as residences. As a hospital, there are other examples that have long associations and demonstrate the characteristics of the provision of health services and how they have changed over time.

The subject site is not considered to demonstrate the principal characteristics of hospitals or health care provision at Hurstville or in NSW.

Statement of Significance:

Hurstville Private Hospital has been in continual use for almost ninety years, providing health services to the local community. Initially a Victorian era residence, the hospital was purchased and converted to a hospital by returning First World War army nurses. Since this time, the hospital has incrementally expanded and the facilities modernised, reflecting the evolution of health care services. The hospital retains original parts of the former Victorian era residence which has aesthetic significance as it retains high quality architectural details of the period. It is also the original and oldest surviving part of the hospital grounds. Hurstville Private Hospital is locally historically and socially significant for the

provision of health services and its associations with the local community and health care providers.

6. THE PROPOSED DEVELOPMENT

Inspira Property Group is preparing an Environmental Assessment (EA) for the proposed redevelopment of the Hurstville Private Hospital. The proposed development includes the refurbishment of existing rooms, the development of new areas (such as a new maternity ward) and the retention of some existing spaces. Some modification of the existing car park at the rear of the hospital (along Millett Street) is also proposed.

The 'Hurstville Private Hospital Development Application' drawings by Health Science Planning Consultants for Health Care have been reviewed for the preparation of the HIS. The drawings include:

- Proposed Lower Basement Plan - Stage 1, DA 031-C;
- Proposed Upper Basement Plan - Stage 1, DA 032-F;
- Proposed Ground Floor Plan - Stage 1, DA 033-F;
- Proposed Level 1 Floor Plan - Stage 1, DA 034-D;
- Proposed Level 2 Floor Plan - Stage 1, DA 035-E;
- Proposed Level 3 Floor Plan - Stage 1, DA 036-E; and,
- Proposed Level 4 Floor Plan - Stage 1, DA 035-D.

7. HERITAGE IMPACTS

Subject Site

The Hurstville Private Hospital is assessed as having historical, social, and some aesthetic heritage significance at a local level.

The proposed development of the hospital involves some retention of the existing facilities, refurbishment and new developments. The proposed development would retain the heritage significance of the site through its continuing use as a hospital and the integration of new health care facilities and services.

The former Victorian residence, which now services as a reception area, waiting rooms and offices for the administrative staff of the hospital, is considered to have aesthetic heritage significance in addition to historical and social significance. The only room within this part of the site that is proposed to be developed is the storage room opposite the existing waiting room on the ground floor (Figure 12).

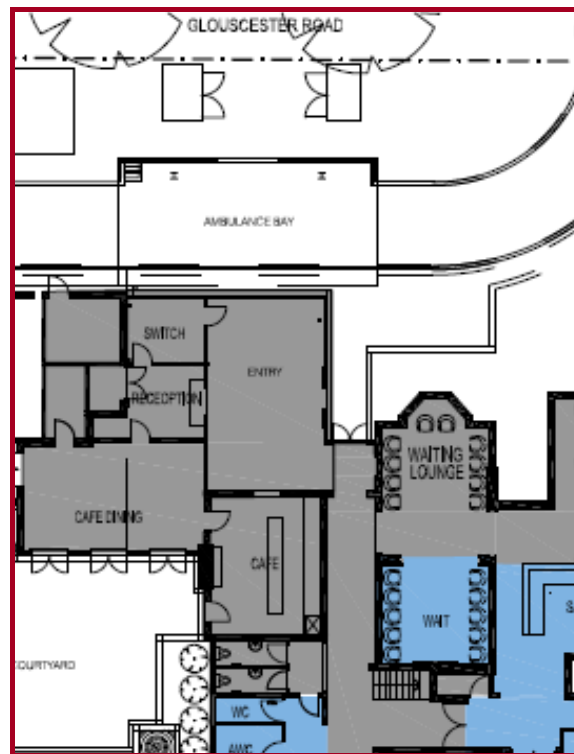


Figure 12. Part of Proposed Ground Floor Plan - Stage 1, DA 033-F showing the proposed new waiting room (in blue) that will connect with the existing waiting lounge in the ground floor room with the bay window. North is oriented to the left of the plan.

The proposed development of the storage room includes the demolition of the existing in-fill elements - the doors and partition walls of the storage room. It will be redeveloped as an additional waiting room that is open to the existing ground floor waiting room. The proposed development of the room is considered to have a positive impact to the heritage significance of the site as it would restore the room to its original layout through the removal of partition walls and requires no penetrations of original fabric.

Heritage Items in the Vicinity

There are three locally listed heritage items in the vicinity of the subject site. They are 50 Gloucester Road - "Lilliesleaf" House, 18 Millet Street - "Erina" House and 29 Millett Street - "Alinda" House. No significant views or vistas were identified during the site inspection of background research.

The proposed development will have no direct or indirect impacts to the heritage significance of the heritage items in the vicinity of the subject site as it continues to occupy the current envelope and will not include any exterior works or uses that would impact those heritage items.

8. CONCLUSIONS AND RECOMMENDATIONS

1. The Hurstville Private Hospital is assessed as having social, historical and some aesthetic heritage significance.
2. There are several locally listed heritage items in the vicinity of the site.
3. No views or vistas considered to be of heritage significance were identified to or from the Hurstville Private Hospital or locally listed heritage items in the vicinity of the site.
4. The proposed redevelopment of the Hurstville Private Hospital will not adversely impact the heritage significance of the site or the heritage significance of heritage items in the vicinity of the site.
5. The proposed redevelopment of the hospital will ensure the continuity of the provision of health care services from the site which contributes to its ongoing heritage significance.
6. The proposed redevelopment does not impact any aesthetically significant fabric at the site.
7. The proposed redevelopment will affect one room in the former Victorian residence on the ground floor at the subject site by removing in-fill partitions and doorways for an additional waiting room space. This is assessed as a positive heritage outcome as it partially restores the layout of the rooms to their more original state.
8. The wooden architrave at the entrance to the room identified in (7) should be retained and it should be protected during the redevelopment.
9. No further heritage assessment appears to be warranted for the proposed redevelopment of the Hurstville Private Hospital.
10. It is recommended that a copy of the HIS should be sent to the NSW Heritage Branch Library and Hurstville Local Library.

Appendix 1 - Heritage Listing Sheets of the Subject Site and of Heritage Items in the Vicinity of the Subject Site

MUNICIPALITY OF HURSTVILLE

COUNCIL/INVENTORY I

HERITAGE STUDY - 1988

CLASSIFICATION:

IDENTIFICATION
SHEET.

A B C D

Building Type: VICTORIAN

TYPE OF ITEM:

Name/Identity: HURSTVILLE COMMUNITY HOSPITAL

Precinct

Address: 37 GLOUCESTER ROAD

Group of Bldgs

Single Bld

X

Land Title/Grant:

Engineering Work

Historic Site

Monument

Garden or Park

Other

Description, History, Thematic Content:

A two-storey Victorian house which has been altered to provide hospital facilities - verandahs have been enclosed and buildings attached to all sides. Original building features bay front and decorative treatment to eaves and window surrounds.

PERIOD

1800-1858

1859-1880

1881-1918

X

1919-1968

1969-1988

Integrity: S=sym U=unsym K=keep R=reinstate

THEMATIC CONTENT

Roof shape - main bld

(S)

Transport routes:

- verandah/porch

(S)

- Road

Additions:

(U)

- Rail

Major alts: Roof tiles

(U)

Windows/doors: (S) Verandah infill

(U)

Detailing:

(S)

Settlement patterns:

Openings/glazing:

- Land Grants

Gable/roof: verandah/porch:

- Private subdvs.

Paving/tiling: fence:

- Suburban devel. X

Garden/other:

- Other



REGISTERS

National Estate

Heritage Council

National Trust

R.A.I.A.

Other

SIGNIFICANCE

Historic

X

Scientific

Cultural

Social

X

Archaeological

Architectural

X

Natural

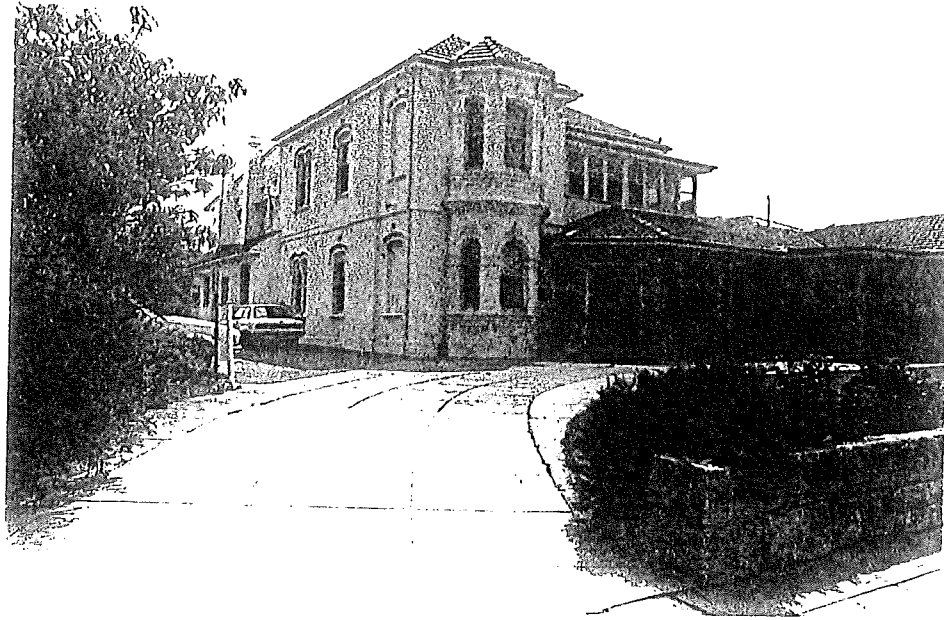
Aesthetic

X

PREPARED FOR: HURSTVILLE MUNICIPAL COUNCIL

PREPARED BY: Grant Taylor, B.Arch ARAIA AIMM

GIDDY, G. AND EGLINGTON, J. 1983. A PHOTOGRAPHIC GUIDE TO
ARCHITECTURALLY AND HISTORICALLY SIGNIFICANT BUILDINGS
IN THE MUNICIPALITY OF HURSTVILLE.

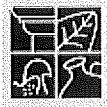


30. Hurstville Community Hospital
Gloucester Road, Hurstville
Formerly two-storey residence.
Architectural Style: 'Victorian'

A much altered two-storey 'Victorian' house, the only remaining noteworthy elements being the two-storey bay front, decorative eaves brackets and stucco mould around windows. Verandahs have been enclosed and buildings attached at the front and the rear. The original roof has been replaced by modern glazed tiles.



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Erina

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Item

Name of Item: Erina
Type of Item: Built
Group/Collection: Residential buildings (private)
Category: House
Primary Address: 18 Millet Street, Hurstville, NSW 2220
Local Govt. Area: Hurstville

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
-----------------	-------------------	----------------	-----------------	-------------------

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
18 Millet Street	Hurstville	Hurstville			Primary

Assessment Criteria Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Schedule 2		27 May 94	73	2484

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.

Data Source

The information for this entry comes from the following source:

Name: Local Government
Database Number: 1810097

MUNICIPALITY OF HURSTVILLE

COUNCIL/INVENTORY IT

F29/30 D6/

HERITAGE STUDY - 1988IDENTIFICATION
SHEET.CLASSIFICATION:A B C D
XBuilding Type: VICTORIANTYPE OF ITEM:Name/Identity: "ERINA"

Precinct

Address: 18 MILLET STREET

Group of Bldgs

Single Bld

X

Land Title/Grant:

Engineering Work

Historic Site

Monument

Garden or Park

Description, History, Thematic Content:

Other

Rendered brick residence in good condition.

Details to note - slate roofing

PERIOD

- masonry chimneys

1800-1858

- sandstone quoining

1859-1880

- decorative moulding to

1881-1918

X

windows and eaves brackets

1919-1968

1969-1988

Integrity: S=sym U=unsym K=keep R=reinstateTHEMATIC CONTENT

Roof shape - main bld (S)

Transport routes:

- verandah/porch (S)

- Road

X

Additions: front side

- Rail

Major alts:

Windows/doors: (S)

Detailing: (S)

Settlement patterns:

Openings/glazing: (S)

- Land Grants

Gable/roof: verandah/porch: (S)

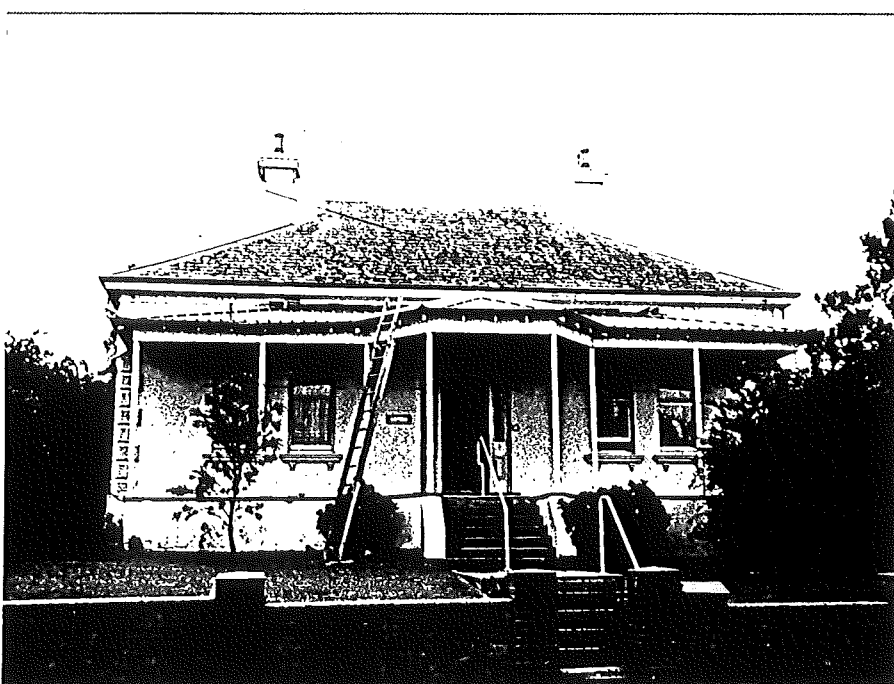
- Private subdvs.

Paving/tiling: verandah posts: (U)

- Suburban devel. X

Garden/other: fence: (S)

- Other

REGISTERS

National Estate

Heritage Council

National Trust

R.A.I.A.

Other

X

SIGNIFICANCE

Historic

X

Scientific

Cultural

Social

Archaeological

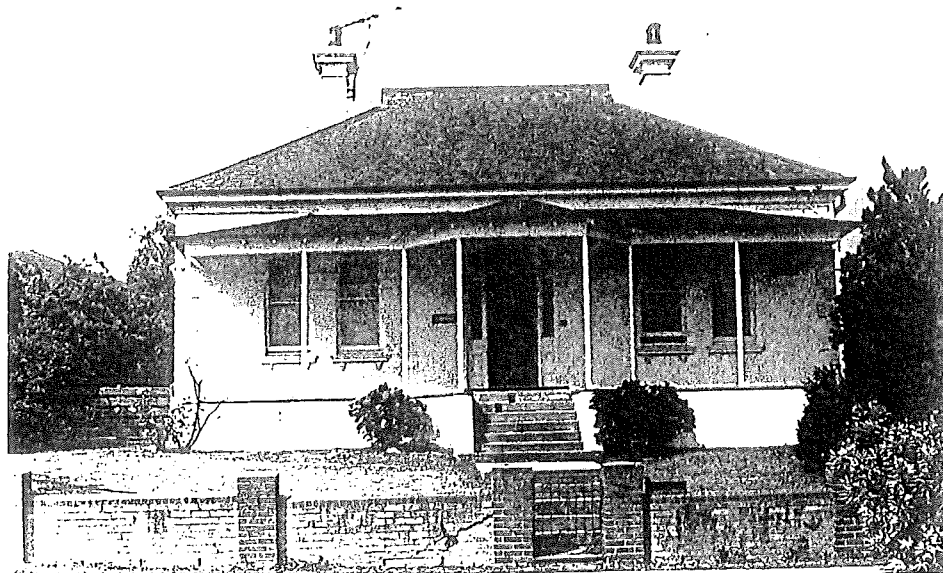
Architectural

X

Natural

Aesthetic

X

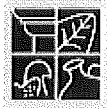


27. House 'Erina' cl892
18 Millett Street, Hurstville
Residential.
Architectural Style: 'Victorian'

A Victorian cottage, in sound condition, of rendered brickwork with stone coursing and sandstone quoining. Rendered patterning to chimneys, window surrounds and eaves brackets. Original joinery includes decorative verandah joists, however, the verandah posts are not original.



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Alinda

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Item

Name of Item: Alinda

Type of Item: Built

Group/Collection: Residential buildings (private)

Category: House

Primary Address: 29 Millett Street, Hurstville, NSW 2220

Local Govt. Area: Hurstville

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
-----------------	-------------------	----------------	-----------------	-------------------

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
29 Millett Street	Hurstville	Hurstville			Primary

Assessment Criteria Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Schedule 2		27 May 94	73	2484

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.

Data Source

The information for this entry comes from the following source:

Name: Local Government

Database Number: 1810098

CITY OF HURSTVILLE

STUDY - 1988

CLASSIFICATION
ITEM

COUNCIL/INVENTORY ITEM
25/30 6/ML

CLASSIFICATION:

A B C D
X

Type: QUEEN ANNE STYLE

Entity: "ALINDA"

29 MILLET STREET

Deed/Grant:

Location, History, Thematic Content:
order though not totally original.

TYPE OF ITEM:

Precinct
Group of Bldgs
Single Bld X
Engineering Work
Historic Site
Monument
Garden or Park
Other

PERIOD

1800-1858
1859-1880
1881-1918 X
1919-1968
1969-1988

Key: S=sym U=unsym K=keep R=reinstate

Roof - main bld (S)

- verandah/porch (S)

Windows: front side (U)

Doors: some openings (U)

Roof: tiled roof (S)

Chimneys: (S)

Roof/glazing: chimneys (S)

Roof: (S) verandah/porch: (S)

Roof: (S) verandah/porch: (S)

Roof: (S) verandah/porch: (S)

Roof: (S) verandah/porch: (S)

Roof: (S) verandah/porch: (S)

THEMATIC CONTENT

Transport routes:
- Road
- Rail

Settlement patterns:

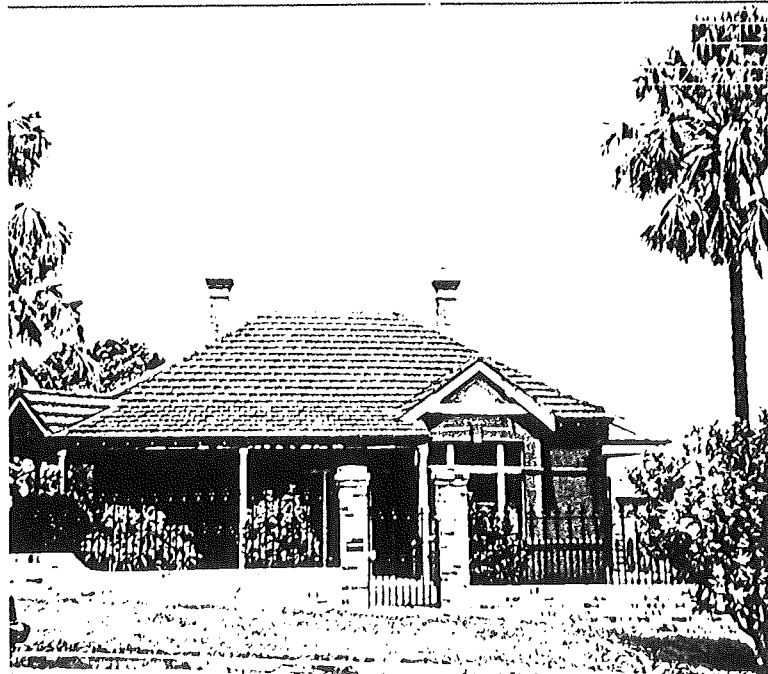
- Land Grants
- Private subdvs.
- Suburban devel. X
- Other

REGISTERS

National Estate
Heritage Council
National Trust
R.A.I.A.
Other

SIGNIFICANCE

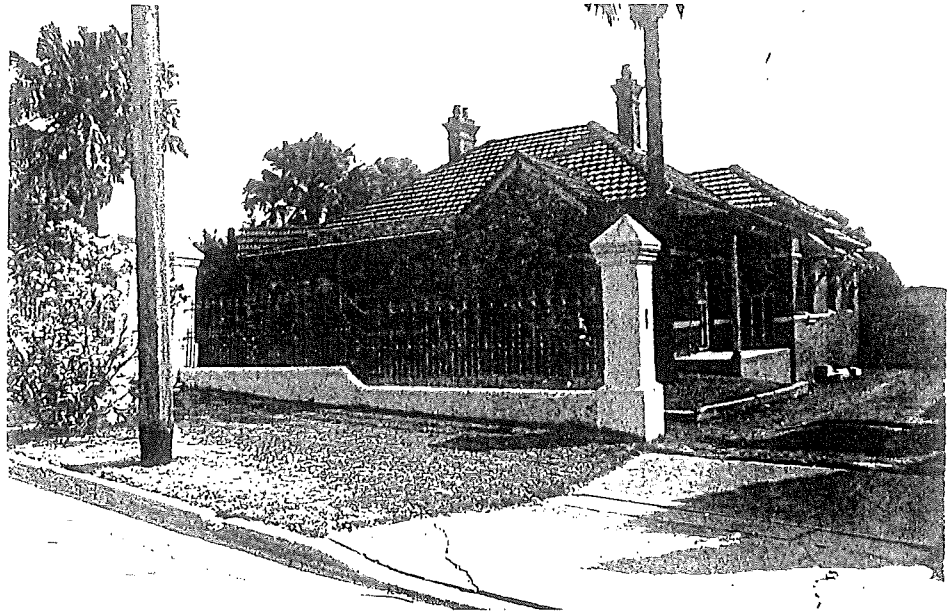
Historic X
Scientific
Cultural
Social
Archaeological
Architectural
Natural
Aesthetic X



FOR: HURSTVILLE MUNICIPAL COUNCIL
BY: Grant Taylor, B.Arch ARAIA AIMM

HITEC

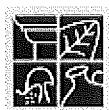
587636



28. House 'Alinda',
29 Millett Street, Hurstville
Residential.

Architectural Style: 'Originally Queen Anne'

Although in good condition, recent alterations have removed the original style and character of this house. This has occurred by the replacement of the original roofing with glazed tiles and new openings not in proportion to the original.



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Item

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Item

Name of Item: Item

Primary Address: 50 Gloucester Road, Hurstville, NSW 2220

Local Govt. Area: Hurstville

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
50 Gloucester Road	Hurstville	Hurstville			Primary

Assessment Criteria Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Schedule 2		27 May 94	73	2484

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.

Data Source

The information for this entry comes from the following source:

Name: Local Government

Database Number: 1810084

Every effort has been made to ensure that information contained in the State Heritage Inventory is

MUNICIPALITY OF HURSTVILLE

HERITAGE STUDY - 1988

COUNCIL/INVENTORY ITEM
25/25 12/25

IDENTIFICATION
SHEET.

CLASSIFICATION:

A B C D
X

Building Type: FEDERATION/QUEEN ANNE

Name/Identity: "LILLIESLEAF"

Address: 50 GLOUCESTER ROAD

Land Title/Grant:

TYPE OF ITEM:

Precinct
Group of Bldgs
Single Bld X
Engineering Work
Historic Site
Monument
Garden or Park
Other

Description, History, Thematic Content:

Brick residence in good condition.

Details to note:

- building and roof shape
- bull nosed iron verandah roof
- slate roof with terracotta ridgings and crestings
- chimneys of brick and masonry
- joinery

PERIOD

1800-1858
1859-1880
1881-1918
1919-1968 X
1969-1988

Integrity: S=sym U=unsym K=keep R=reinstate

Roof shape - main bld (S)
- verandah/porch (S)

Additions: front side

Major alts:

Windows/doors: (S)

Detailing: (S)

Openings/glazing: (S)

Gable/roof: (S) verandah/porch: (S)

Paving/tiling: fence: (S)

Garden/other:

THEMATIC CONTENT

Transport routes:
- Road
- Rail

Settlement patterns:

- Land Grants
- Private subdvs.
- Suburban devel. X
- Other



REGISTERS

National Estate
Heritage Council
National Trust
R.A.I.A.
Other

SIGNIFICANCE

Historic
Scientific
Cultural
Social
Archaeological
Architectural
Natural
Aesthetic X

PREPARED FOR: HURSTVILLE MUNICIPAL COUNCIL
PREPARED BY: Grant Taylor, B.Arch ARAIA AIMM
G.J. TAYLOR PTY. LIMITED.

Appendix 2 – Photographs of the Subject Site



Hurstville Private Hospital (former Victorian residence) fronting Gloucester Street with driveway and reception area.



Two story medical centre at the corner of Perl and Millet Street looking towards Gloucester Street



Part of the rear of the hospital from Millett Street



Driveway entrance to car park from Millett Street



Example of commemorative Plaque at the Goshen Private Hospital



Example of commemorative Plaque at the Goshen Private Hospital



Reception and waiting room



Entrance to reception and waiting room



Ground floor waiting room with bay windows



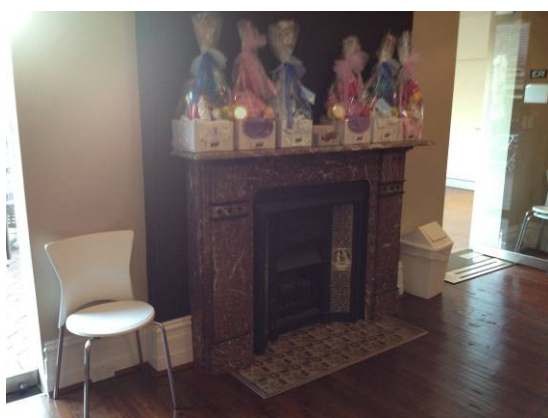
Ground floor waiting room with decorative ceiling, showing light fitting and smoke alarm



Entrance to storage rooms (formerly consulting rooms) showing wooden architrave



Detail



Former fire place in the café



Decorative ceiling and aesthetically sensitive light fitting in the café



External café courtyard



Upper storey hallway showing decorative features, fanlights above doorways and fluorescent lighting



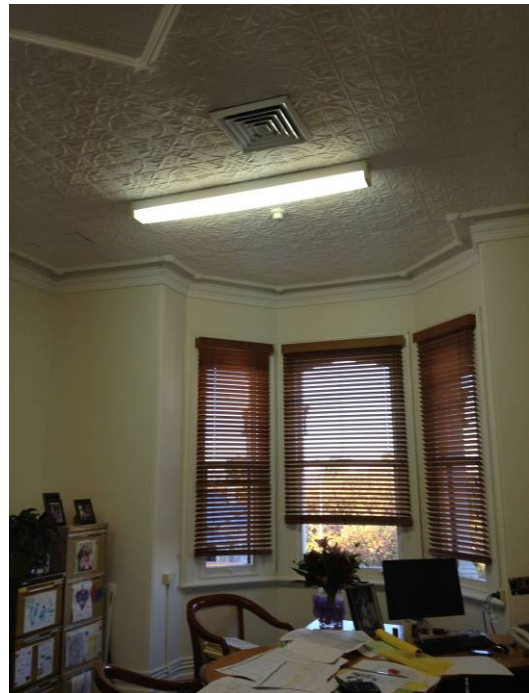
Decorative detailing on upper floor



Decorative detailing on upper floor



Fireplace on upper floor



Bay room on upper floor