

# APPENDIX N

## Heritage Impact Statement





# Heritage Impact Statement

St George Hospital, Acute Services Building  
Redevelopment, Kogarah

May 2015

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# Executive Summary

Urbis has been engaged by Health Infrastructure NSW co-/ Aurora Projects Pty Ltd to prepare the following heritage impact statement (HIS) for the proposed Acute Services Building (ASB) redevelopment, located within the St George Hospital (SGH) site and fronting onto Gray Street, Kogarah (herein referred to as the 'subject site').

The proposed development is the subject of a state significant development (SSD) application (Application No. SSD 7024). In accordance with the Secretary's Environmental Assessment Requirements (SEARs) for this application, a heritage impact statement (HIS) is required to be prepared as part of the wider environmental impact statement (EIS) for the proposed redevelopment. The SEARs for this project were issued on 14 May 2015, and state:

*"The EIS shall include a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas and/or potentially archaeologically significant areas in accordance with the guidelines in the NSW Heritage Manual."*

The subject site itself is not a heritage listed item and is not located in a conservation area or archaeologically sensitive area. It is, however, located in the immediate vicinity of the Kogarah Fire Station, which is a locally listed item under Schedule 5 of the Kogarah Local Environmental Plan (LEP) 2012 (Item No. 176) and a state listed item under the NSW Fire Brigade's s.170 Register. Due to this proximity, this HIS has assessed the potential impacts of the proposed development on the Fire Station.

It is considered that the proposed works will have no physical impact on the heritage significance of the Fire Station. The proposed development will occur wholly outside of the Fire Station's curtilage, as demarcated by its legal lot boundaries, and will be a vertical addition to the existing Emergency Department (ED) building; with the exception of a fire egress stair to be constructed at the northern side of the ED building and a slight overhang of the upper levels, the footprint of the proposed development will generally not exceed the footprint of the existing ED building. The works will therefore have no physical impact on any of the Fire Station's built fabric.

It is further considered that the proposed works will have only a minimal visual impact on views to the Fire Station, and no impact on views from the Fire Station. In terms of setting, the Fire Station and neighbouring SGH site are located in an area that is characterised by multi-storey contemporary development, particularly in association with the hospital itself. Multi-storey buildings are clearly visible to the rear and south of the building, and form part of the current views and vistas to the Station from the public domain. It is therefore considered that proposed ASB will present as a relatively sympathetic addition to an area that has already been subject to intensive development on a comparable scale, and which has become increasingly characterised by multi-storey development; the construction of the ASB will not have a significantly greater visual impact on the Fire Station's setting than that of other multi-storey buildings already present in the vicinity.

In terms of views, the proposed ASB will be located to the south of the Fire Station. No significant views or vistas either to or from the Station are currently enjoyed from this southern aspect. In addition to this, the existing setback between the southern elevation of the Station and the ED building will generally be maintained as part of the proposed ASB redevelopment. This setback is considered sufficient to maintain the visual prominence of the Station on its corner site setting, without resulting in any visual impact to the principal, street façades of the building. A fire egress stair, to be located at the northern elevation of the ED building and within this setback, will be of an appropriate scale for the building, and will be an unobtrusive addition to the existing setback; this stair will not significantly impact on the existing setback either physically or visually.

The proposed works have been assessed in relation to the relevant controls and provisions of the Kogarah LEP 2012 and Kogarah Development Control Plan 2013, as well as the Heritage Office Guidelines. Based on this assessment, it is considered that the proposed works will have no physical impact and no significant visual impact on the heritage significance of the Fire Station, and will ultimately provide the greatest amenity for the ongoing use of SGH.

The proposal is therefore recommended for approval.



# 1 Introduction

## 1.1 BACKGROUND

Urbis has been engaged by Health Infrastructure NSW co-/ Aurora Projects Pty Ltd to prepare the following heritage impact statement (HIS) for the proposed Acute Services Building (ASB) redevelopment, located within the St George Hospital (SGH) site and fronting onto Gray Street, Kogarah (herein referred to as the 'subject site') (refer Figure 1, below).

The proposed development is the subject of a state significant development (SSD) application (Application No. SSD 7024). In accordance with the Secretary's Environmental Assessment Requirements (SEARs) for this application, a heritage impact statement (HIS) is required to be prepared as part of the wider environmental impact statement (EIS) for the proposed redevelopment. The SEARs for this project were issued on 14 May 2015, and state:

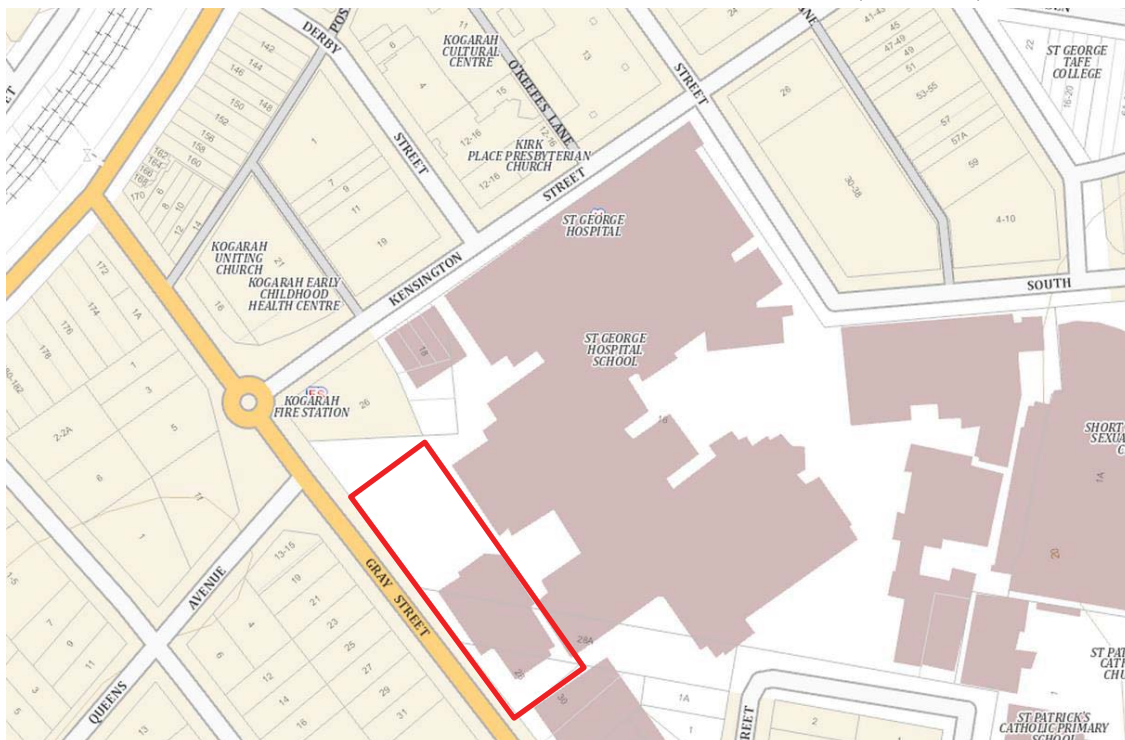
*"The EIS shall include a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas and/or potentially archaeologically significant areas in accordance with the guidelines in the NSW Heritage Manual."*

The subject site itself is not a heritage listed item and is not located within a conservation area or archaeologically sensitive area. It is, however, located in the immediate vicinity of the Kogarah Fire Station, which is a locally listed item under Schedule 5 of the Kogarah LEP 2012 (Item No. 176) and a state listed item under the NSW Fire Brigade's s.170 Register. Due to this proximity, this HIS has assessed the potential impacts of the proposed development on the Fire Station. This HIS has therefore been prepared in accordance with the SEARs requirements.

## 1.2 SITE LOCATION

The subject site is located within the curtilage of the SGH site in Kogarah, and fronts onto Gray Street. It encompasses part of Lot 12 DP 800476, part of Lot 1 DP 791072, and part of Lot 1, Section C, DP 976627 (refer Figure 1, below).

FIGURE 1 – MAP SHOWING THE APPROXIMATE LOCATION OF THE SUBJECT SITE (INDICATED)



[Source: Six Maps 2015]

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999.

## 1.4 AUTHOR IDENTIFICATION

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

The redevelopment of the ASB will involve the construction of an additional seven storeys, with roof top helipad, above the existing ED (constructed in 2014), located to the south of the Fire Station. It will also involve the construction of a new MRI Building shell to the west (rear) of the Fire Station. These buildings are indicated on Figure 2, below.

Though other works are also proposed as part of the ASB redevelopment (including the extension of the Gray Street multi-level car park, and internal works to existing SGH buildings), these works will not occur in proximity to any identified heritage items, and/or will not be visible from the public domain. These works are therefore not considered as part of this HIS.

The site plan illustrates the layout of the new hospital building and its surrounding infrastructure. Key features include:

- New MRI Building shell:** A large, light blue rectangular structure at the top center.
- New Acute Services Building:** A large, orange U-shaped building on the left side, with a red outline indicating its footprint.
- New North Entry & Drop Off:** A yellow rectangular area at the top right.
- New Kennington Street Carpark:** A yellow rectangular area at the top right, adjacent to the New North Entry.
- Research Institute:** A grey building at the top left.
- Radiology:** A grey building at the top center, below the MRI building.
- Patient Admissions:** A grey building at the top right, below the Kennington Street Carpark.
- Prince William Wing:** A grey building at the top right, adjacent to the Patient Admissions building.
- Hydrotherapy Pool:** A small orange square area at the top right, below the Prince William Wing.
- Security:** A small orange square area at the top right, below the Hydrotherapy Pool.
- Recreation Clinic:** A grey building at the top right, below the Security area.
- Services Block:** Two blue rectangular buildings in the center, one above the other.
- Tower Ward Block:** Two blue rectangular buildings in the center, one above the other, below the Services Block.
- Cancer Care Centre:** A grey building at the bottom center.
- Pitney Building:** A grey building at the bottom center, below the Cancer Care Centre.
- Acute Mental Health Centre:** A grey building at the bottom right.
- Recreation House:** A grey building at the bottom right, below the Acute Mental Health Centre.
- Rings Day Room:** A grey building at the bottom right, below the Recreation House.
- Transport Dept:** A grey building at the bottom right, below the Rings Day Room.
- Gray Street:** A street running vertically on the left side.
- Belgrave Street:** A street running vertically on the right side.
- South Street:** A street running horizontally at the bottom right.
- Channel Street:** A street running horizontally at the bottom left.
- Existing Fire Station:** A small grey building at the top left, near the Research Institute.
- Existing Trees Retained:** Indicated by green circles with 'X' marks at the top left.
- New Extension:** A yellow rectangular area at the bottom left, adjacent to the New Acute Services Building.
- Reconfigured Carpark:** A yellow rectangular area at the bottom left, adjacent to the New Extension.
- ASB DA 1001:** A circular area with a red outline at the top left, near the Existing Fire Station.
- ASB DA 1002:** A circular area with a red outline at the top center, near the MRI Building.
- ASB DA 1003:** A circular area with a red outline at the top right, near the Patient Admissions building.
- ASB DA 1004:** A circular area with a red outline at the bottom left, near the New Extension.
- ASB DA 1005:** A circular area with a red outline at the bottom center, near the Pitney Building.
- ASB DA 1006:** A circular area with a red outline at the bottom right, near the Acute Mental Health Centre.
- ASB DA 1007:** A circular area with a red outline at the bottom right, near the Recreation House.
- ASB DA 1008:** A circular area with a red outline at the bottom right, near the Rings Day Room.
- ASB DA 1009:** A circular area with a red outline at the bottom right, near the Transport Dept.
- ASB DA 1010:** A circular area with a red outline at the bottom right, near the Transport Dept.
- ASB DA 1011:** A circular area with a red outline at the bottom right, near the Transport Dept.
- ASB DA 1012:** A circular area with a red outline at the bottom right, near the Transport Dept.
- ASB DA 1013:** A circular area with a red outline at the bottom right, near the Transport Dept.
- ASB DA 1014:** A circular area with a red outline at the bottom right, near the Transport Dept.
- ASB DA 1015:** A circular area with a red outline at the bottom right, near the Transport Dept.
- ASB DA 1016:** A circular area with a red outline at the bottom right, near the Transport Dept.
- ASB DA 1017:** A circular area with a red outline at the bottom right, near the Transport Dept.
- ASB DA 1018:** A circular area with a red outline at the bottom right, near the Transport Dept.
- ASB DA 1019:** A circular area with a red outline at the bottom right, near the Transport Dept.
- ASB DA 1020:** A circular area with a red outline at the bottom right, near the Transport Dept.

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## 2 Site Description

SGH occupies a 5.17 hectare site (excluding site annexes) in the suburb of Kogarah, approximately 17.5 kilometres from Sydney. It is located just west of the Princes Highway, and is bounded by Gray Street to the south-west, Kensington Street to the north-west, and segments of Belgrave Street, South Street and Chapel Street to the south and east. The main entry to the hospital is from Gray Street, with adjacent access to the multi-level car park.

The subject site forms part of the wider SGH, and is located at the westernmost boundary (demarcated by Gray Street) of the overall hospital site. The building currently located at the subject site is the ED of SGH, which was constructed in 2014. It is a three storey (ground level, Level 1, and Level 2), rectangular building in a contemporary style.

FIGURE 3 – AERIAL MAPPING SHOWING THE LOCATION OF THE SUBJECT SITE (INDICATED)



[Source: Six Maps 2015]

FIGURE 4 – PHOTOGRAPHS OF THE SUBJECT SITE AND FIRE STATION



PICTURE 1 – VIEW OF THE SUBJECT SITE, FACING EAST FROM THE OPPOSITE SIDE OF GRAY STREET



PICTURE 2 – VIEW OF THE SUBJECT SITE IN RELATION TO THE FIRE STATION, FACING NORTH FROM THE OPPOSITE SIDE OF GRAY STREET





PICTURE 3 – VIEW OF THE INTERFACE BETWEEN THE NORTHERN BOUNDARY OF THE SUBJECT SITE (RIGHT OF FRAME) AND THE FIRE STATION (LEFT OF FRAME)



PICTURE 4 – VIEW OF THE SUBJECT SITE IN RELATION TO THE FIRE STATION, FACING EAST FROM THE OPPOSITE SIDE OF GRAY STREET



PICTURE 5 – VIEW OF THE REAR OF THE FIRE STATION, SHOWING MULTI-STOREY DEVELOPMENT TO THE REAR, FACING WEST ON KENSINGTON STREET



PICTURE 6 – VIEW OF MULTI-STOREY DEVELOPMENT DIRECTLY OPPOSITE THE FIRE STATION, FACING WEST FROM THE PRINCIPAL FAÇADE OF THE FIRE STATION



PICTURE 7 – VIEW OF MULTI-STOREY DEVELOPMENT IN THE VICINITY OF THE FIRE STATION, ON THE NORTHERN SIDE OF KENSINGTON STREET



PICTURE 8 – VIEW OF MULTI-STOREY DEVELOPMENT IN THE VICINITY OF THE FIRE STATION, LOOKING EAST ON BELGRAVE STREET

## 3 Historical Overview

### 3.1 AREA HISTORY

Kogarah is derived from an Aboriginal word meaning rushes or place of reeds. Historically, it has also been written as 'Coggera', 'Cogerah' and 'Kuggerah', but the current spelling was settled when the railway line came through the area in the 1880s.

The first grants of land in the area now known as Kogarah Municipality were taken up by the Townson Brothers in 1808 and James Chandler in 1822. The Townson brothers, Jonathon and Robert, were granted a large amount of land which covered a great part of present Kogarah. James Chandler, a merchant, arrived in the Colony in 1820 and purchased 100 acres near Kingsgrove. He was later granted 1200 acres adjoining his earlier purchase and named his estate 'Bexley' after his English home, Bexley Heath.

Growth of the area increased in the 1840s with settlers taking up small blocks and establishing themselves; planting market gardens, orchards and vineyards. The opening of the railway in 1884 resulted in a new link between areas south of the Cooks River and Sydney.

By 1890, most businesses had moved to the vicinity of the railway station and tramway terminal. Railway Parade had grown from just two houses in 1886 to contain a hotel, bank, butcher, three real estate agents, a post office and a variety of other businesses.

SGH was constructed in 1894, and was opened as a "Cottage Hospital", designed to give fairly limited first aid to those seriously ill or suffering from bodily injuries. It consisted of separated wards and was staffed by nurses under the control of a matron. In its first years, the hospital contained only eight beds.

By 1914, the St George Cottage Hospital had grown considerably; it became a District Hospital in 1924. By 1936, it had become highly competitive, being one of the top hospitals in metropolitan Sydney. This was recognised when, by the 1960s, it had become a teaching hospital with specialised departments. By this time, it was known as 'St George Hospital'. In the late 1980s, following a grant of more than \$200 million dollars, the hospital was to begin its transformation into a world class tertiary teaching hospital, providing the people of Southern Sydney with specialist health care services. The St George Private Hospital, located to the immediate east, was completed in 1995.<sup>1</sup>

### 3.2 SITE HISTORY

The subject site did not originally form part of SGH. Originally the subject site contained two separate allotments that contained residential dwellings. This is evident on historical mapping (refer Figure 5), as well as aerial imagery from 1943 (refer Figure 6). The northernmost of these buildings was the former 'Griffith House', a c. 1896 residential building constructed as the home of Peter Herrmann Junior, former Alderman and Mayor (1890-1891, 1895-1898) of Kogarah Council, and Chair of the Board of SGH from 1900 to 1903<sup>2</sup>.

The dwelling was acquired by SGH in 1961, at which time it was officially re-named as 'Griffith House' in honours of Thomas Arthur Clark Griffith, then Chief Executive Officer of the hospital. It served as the residence of senior medical officers and their families, and later housed the Orthopaedic Early Discharge Unit and general hospital offices. The building was demolished in 2013 to make way for the new ED, which currently occupies the site.

There is little available information regarding the southernmost building, though it is considered likely that it also originally functioned as a dwelling, before being acquired by SGH and converted for use in association with the hospital. It has also been demolished as part of the general redevelopment of SGH.

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<sup>1</sup> Urbis 2012.

<sup>2</sup> Urbis 2013: 10.

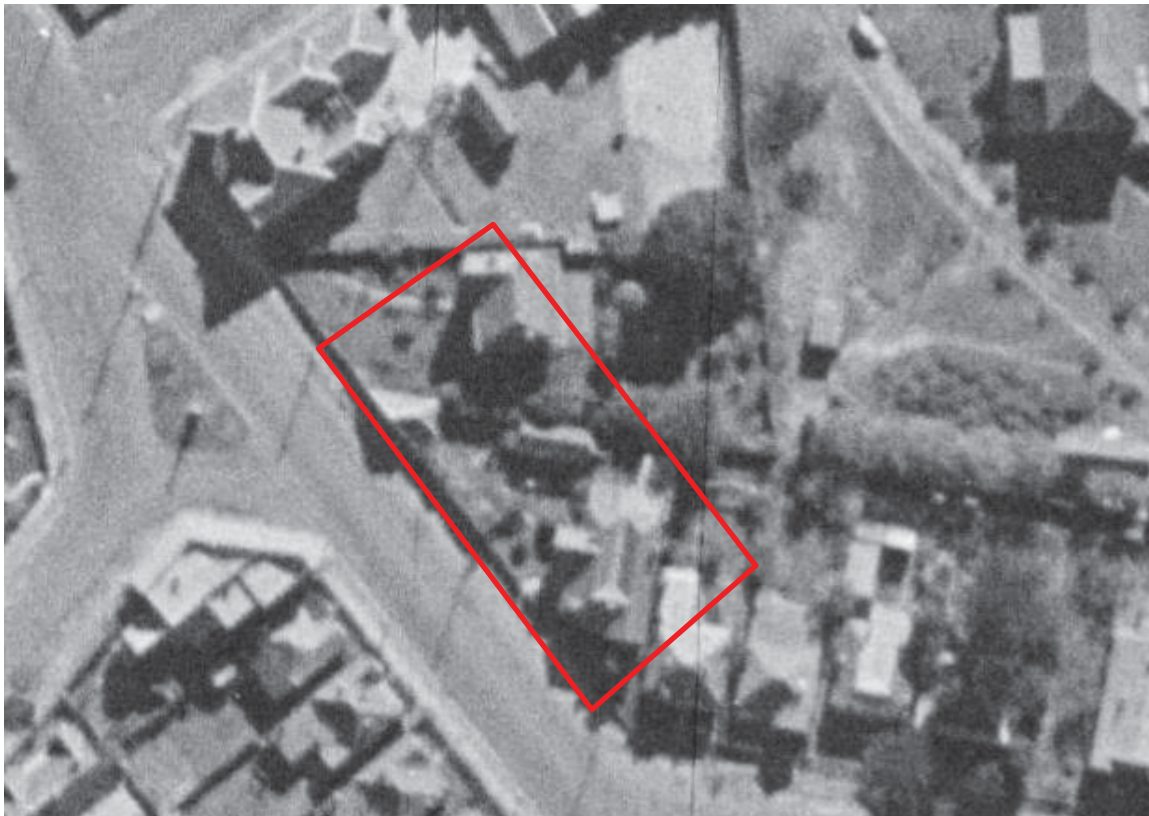


FIGURE 5 – HISTORICAL MAPPING SHOWING THE (APPROXIMATE) LOCATION OF THE SUBJECT SITE IN RELATION TO FORMER BUILDINGS



[Source: Sydney Water, Blackwattle Plan, Kogarah, Sheet 8, Revised 1944]

FIGURE 6 – 1943 AERIAL IMAGERY, SHOWING THE APPROXIMATE LOCATION OF THE SUBJECT SITE IN RELATION TO FORMER BUILDINGS



[Source: Six Maps 2015]

### 3.2.1 KOGARAH FIRE STATION

Within the Barnes Park Estate established 1885. Kogarah Fire station is historically significant as it reflects the establishment and growth of the Kogarah town centre by 1910. It is representative of a rare example of its Federation Arts and Crafts style.

Designed and built in 1906, to replace the volunteer fire brigade that had been operating in the area since 1895, by Government Architect W L Vernon. It is similar in style and design to Randwick, Glebe, Leichhardt and Woollahra, although with different detailing.<sup>3</sup>

FIGURE 7 – KOGARAH FIRE STATION, SOURCED FROM SCENES OF KOGARAH NSW ALBUM, 1900-1927



Source: State Library of New South Wales

The present building continues a tradition of community service first established by a voluntary brigade under the patronage of Alderman William Taylor. Its reconstruction in 1907 was also a direct result of political influences brought to bear by Taylor when an MLA. The station is located on a corner site and is an outstanding two storey brick and sandstone building with a hipped and gabled cement tile roof.<sup>4</sup>

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<sup>3</sup> Dept Environment & Heritage Kogarah Fire Station 26 Gray Street, Kogarah Item No I76

<sup>4</sup> Register of the National Estate Gray Street Kogarah Place ID 19134



This architectural floor plan, titled "Around Floor Plan.", depicts a building layout with several rooms and external features. The plan is oriented with Kensington Street to the left and Gray Street at the bottom. Key rooms include a Billiard Room, a Bath, a Single Men's Room, a Watch Room, an Engine Room, a Coal room, a Fodder room, and three stalls. A central hall connects the rooms, and a porch is located near the Billiard Room. The plan also shows a W.C. (Water Closet) and a Store. Dimensions are provided for various rooms and sections, and a small inset plan labeled "Roof" is shown in the upper right corner. The building is situated between Kensington Street and Gray Street.

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## 4 Significance Assessment

### 4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, or to develop in the vicinity of a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

### 4.2 SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

As a contemporary building constructed in 2014, the ED building of SGH is not considered to meet any of the seven criteria for heritage significance, either on a local or state level.

The Kogarah Fire Station, located to the immediate north of the subject site, has been recognised as having heritage significance at both a local and state level; it is listed as a local heritage item under Schedule 5 of the Kogarah LEP 2012, and as an item of state heritage significance under the NSW Fire Brigades s.170 Register. The following statement of significance for the Kogarah Fire Station has been sourced directly from its SHI listing:

*“Kogarah Fire Station is an outstanding example of the Arts and Crafts style and testifies to the influence of CF Voysey and the Arts and Craft movement on the New South Wales government architect's office at the turn of the century. The brigades original formation and present buildings existence reflect the political influence of Alderman (later MLA) William Taylor over a number of years.*

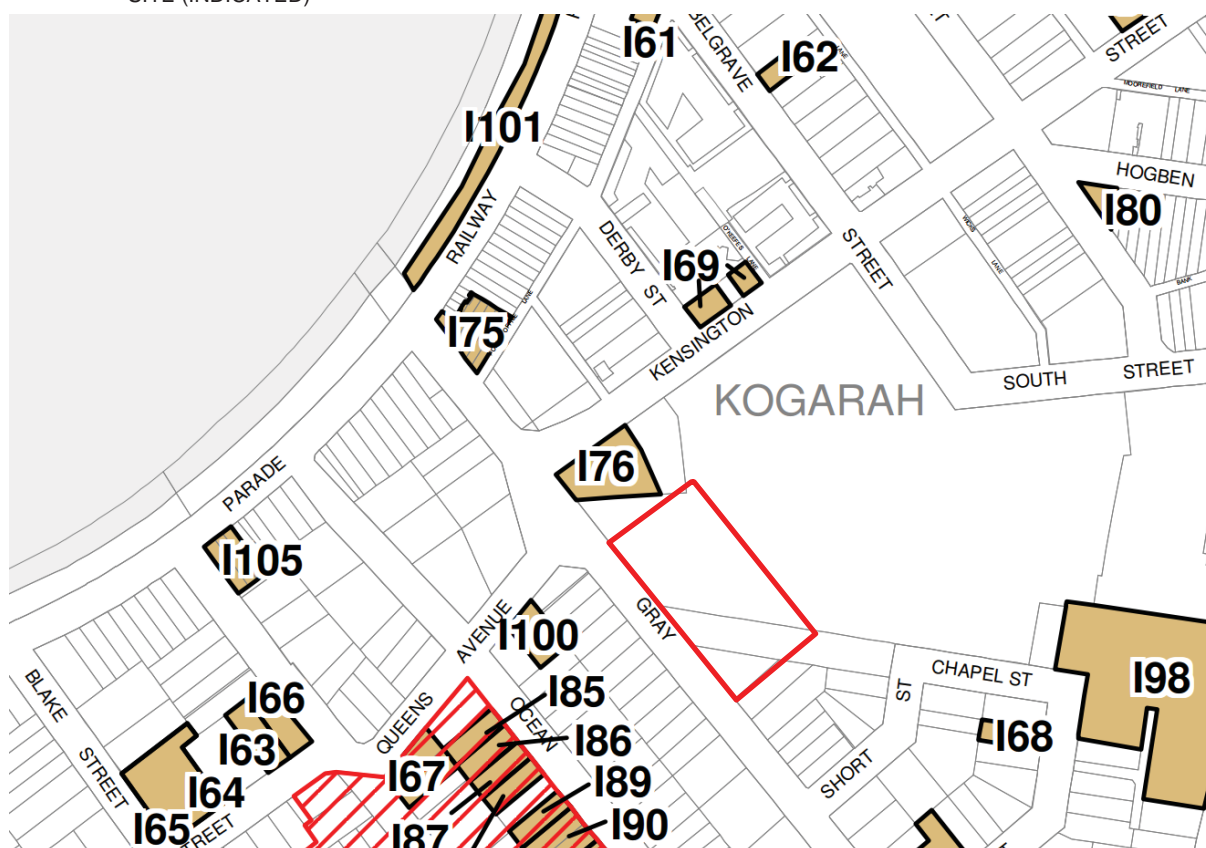
*Kogarah Fire station is historically significant as it reflects the establishment and growth of the Kogarah town centre by 1910. It is representative of a rare example of its Federation Arts and Crafts style.”*

## 5 Impact Assessment

### 5.1 HERITAGE LISTING

The subject site is not heritage listed under the Kogarah LEP 2012, as shown on the heritage map below. It is, however, located in the immediate vicinity of the Kogarah Fire Station, which is a locally listed item under Schedule 5 of the Kogarah LEP 2012 (Item No. 176) and a state listed item under the NSW Fire Brigade's s.170 Register.

FIGURE 9 – KOGARAH LEP 2012 HERITAGE MAP SHEET 6, SHOWING THE APPROXIMATELY LOCATION OF THE SUBJECT SITE (INDICATED)



[Source: Kogarah City Council 2015]

### 5.2 STATUTORY CONTROLS

#### 5.2.1 KOGARAH LOCAL ENVIRONMENTAL PLAN 2012

The proposed works are addressed in the table below in relation to the relevant clauses in the Kogarah LEP 2012.

TABLE 1 – RELEVANT LEP CLAUSES

CLAUSE	DISCUSSION
<b>5.10 Heritage conservation</b> <b>(1) Objectives</b> The objectives of this clause are as follows: (a) to conserve the environmental heritage of Kogarah,	(1) (a) The proposed development will have no impact on any items or areas of identified environmental heritage.



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

(1) (b) The proposed development will occur in the vicinity of a listed heritage item, being the Kogarah Fire Station. The proposed development will occur wholly outside of the Fire Station's curtilage, as demarcated by its legal lot boundaries, and will be a vertical addition to the existing ED building; the footprint of the proposed development will generally fit within the footprint of the existing ED building (with only minor exceptions, being the northern fire egress stairs and slight overhangs at the upper levels). The works will therefore have no physical impact on any of the Fire Station's built fabric.

In terms of setting, the Fire Station and neighbouring SGH site are located in an area that is characterised by multi-storey contemporary development, particularly in association with the hospital itself. To the immediate west of the Fire Station, across Gray Street and within the primary sightline from the Station's principal façade, are a number of multi-storey residential flat buildings. Additionally, a number of multi-storey buildings associated with SGH are located to the east and southeast of the Fire Station; these buildings are clearly visible to the rear and south of the building, and form part of the current views and vistas to the Station from the public domain.

It is therefore considered that proposed ASB will present as a relatively sympathetic addition to an area that has already been subject to intensive development on a comparable scale, and which has become increasingly characterised by multi-storey development. It is further considered that the construction of the ASB will not have a significantly greater visual impact on the Fire Station's setting than the multi-storey buildings already present in the vicinity.

In terms of views, the proposed ASB will be located to the south of the Fire Station, and adjacent to its southern elevation. No significant views or vistas either to or from the Station are currently enjoyed from this aspect. In addition to this, the existing setback between the southern elevation of the Station and the ED building will be maintained as part of the proposed ASB redevelopment; this setback is considered sufficient to maintain the visual prominence of the Station on its corner site setting, without resulting in any visual impact to the principal, street façades of the building.

The primary views to the Station are to its principal (front) façade, as viewed from Gray Street, and to its northern façade as viewed from Kensington street. Neither of these views will be substantially impacted by the proposed ASB, which will be located wholly to the building's south and within a context of multi-storey development of a comparable scale.

Principal views from the Station, being those from the principal (eastern) and southern elevations will similarly remain unobscured; the ASB will not be visible from either of these views.

It is therefore considered that the heritage significance of the Fire Station will be conserved. The Fire Station will retain its visual prominence on the corner of Kensington and Gray Streets, and there will be no physical impact to any of the Station's built fabric as a result of the proposal.

The proposed MRI Building shell will be located wholly to the rear of the Fire Station and in between existing multi-storey buildings within the SGH site, and entirely outside of the Station's curtilage. It is therefore considered that the proposed MRI Building shell will have no physical or visual impacts on the heritage significance of the Fire Station.

<p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>(1) (c) No known archaeological sites are located in or within proximity to the subject site. Any potential relics or structural remains associated with the residential dwellings previously present on site are highly likely to have been removed or destroyed as part of the construction of the ED building in 2014.</p> <p>(1) (d) No registered Aboriginal sites or places are located in or within proximity to the subject site. Given the extent to which the subject site and surrounding landscape have been disturbed through development, it is highly unlikely for Aboriginal objects or sites to have survived intact in the immediate area.</p>
<p><b>(2) Requirement for consent</b> Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	<p>(2) (a) Not applicable. The proposal does not involve the demolition, movement or alteration of any heritage items, Aboriginal objects, buildings/works/relics/trees within a heritage conservation area.</p> <p>(2) (b) Not applicable. The proposal does not involve any structural changes to any heritage listed items.</p> <p>(2) (c) Not applicable. The proposal does not involve the disturbance or excavation of an archaeological site.</p> <p>(2) (d) Not applicable. The proposal does not involve the disturbance or excavation of any places of Aboriginal heritage significance.</p> <p>(2) (e) Not applicable. The proposal does not involve the erection of a building on land that contains a heritage item, is within a heritage conservation area, or that contains any known Aboriginal objects or places of Aboriginal heritage significance.</p> <p>(2) (f) Not applicable. The proposal does not involve the subdivision of any land that contains a heritage item, is within a heritage conservation area, or that contains any known Aboriginal objects or places of Aboriginal heritage significance.</p>
<p><b>(3) When consent not required</b> However, development consent under this clause is not</p>	<p>(3) Not applicable. A heritage impact statement assessing the potential impacts of the proposed works on any heritage items in the vicinity is specifically required as part</p>



<p>required if:</p> <p>(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:</p> <p>(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and</p> <p>(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or</p> <p>(b) the development is in a cemetery or burial ground and the proposed development:</p> <p>(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and</p> <p>(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or</p> <p>(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or</p> <p>(d) the development is exempt development.</p>	<p>of the wider EIS.</p>
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p>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).</p>	<p>(4) As discussed above, it is considered that the proposed works will have no physical impact on the heritage significance of the Fire Station. It is further considered that the proposed works will have only a minimal visual impact on views to the Fire Station from the public domain, and no impact on existing significant views from the Fire Station.</p> <p>For the reasons discussed, it is considered that the proposed works will not have a significant impact on the heritage significance of the Fire Station.</p>
<p><b>(5) Heritage assessment</b></p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p>	<p>(5) (a) Not applicable. The subject site does not contain any listed heritage items.</p> <p>(5) (b) Not applicable. The subject site is not located on land within a heritage conservation area.</p> <p>(5) (c) The subject site is located in the immediate vicinity of a heritage listed item, being the Kogarah Fire Station to the immediate north. This HIS has therefore been</p>

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	prepared to assess the extent to which the carrying out of the proposed development may impact on the heritage significance of this item, and to assist the consent authority in their assessment of the submitted DA.
<b>(6) Heritage conservation management plans</b> The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.	(6) Not applicable. No changes to the heritage listed Fire Station are proposed as part of the ASB redevelopment.
<b>(7) Archaeological sites</b> The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the <a href="#">Heritage Act 1977</a> applies): (a) notify the Heritage Council of its intention to grant consent, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.	(7) Not applicable. The proposed works will not be undertaken on an archaeological site.
<b>(8) Aboriginal places of heritage significance</b> The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance: (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.	(8) Not applicable. The proposed works will not be undertaken on a place of Aboriginal heritage significance.
<b>(9) Demolition of nominated State heritage items</b> The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item: (a) notify the Heritage Council about the application, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.	(9) Not applicable. The proposed works do not involve the demolition of a nominated state heritage item.
<b>(10) Conservation incentives</b>	(9) Not applicable.

<p>The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:</p> <p>(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</p> <p>(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</p> <p>(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</p> <p>(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</p> <p>(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</p>	
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### 5.2.2 KOGARAH DEVELOPMENT CONTROL PLAN 2013

This assessment has been prepared with reference to the Kogarah DCP 2013. The subject site falls within the 'Hospital Precinct' of the Kogarah Town Centre, as identified in Section 2.7 of Part EI of the DCP. The DCP does not contain any controls or provision in relation to heritage items located in or within the vicinity of this precinct.

The Kogarah Fire Station falls within the 'Kensington Street Precinct' of the Kogarah Town Centre, as identified in Section 2.6 of Part EI of the DCP. The DCP states that development adjacent to this precinct should relate to heritage buildings with '*low rise podiums, horizontal cornices and other scale breaking devices*'. The design of the proposed ASB achieves this through the use of setbacks at the upper floors, which have been incorporated so as to reduce the overall bulk of the building as viewed from the public domain of Gray Street.

### 5.3 HERITAGE OFFICE GUIDELINES

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

TABLE 2 – RELEVANT QUESTIONS

QUESTION	DISCUSSION
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<p>As part of the proposed works, the physical and visual prominence of the Fire Station and its corner setting will be retained, as will the existing setback between the Station's southern elevation and the subject site. The primary existing views to and from the Station will be retained.</p> <p>The proposed works will have no physical impact on the Fire Station or on any significant fabric associated with the</p>

QUESTION	DISCUSSION
	Station.
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>The proposed ASB will be large in scale. However, given the context of the area surrounding the Fire Station, which has been subject to extensive multi-storey contemporary development, it is considered that the proposed ASB will have no greater visual impact on views to and from the Station than other multi-storey developments in the vicinity, and in particular the Tower Ward Block, which is of a comparable scale to the proposed ASB.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>A number of feasible alternatives to the proposed development are discussed in the EIS. The current proposal has been assessed as the preferred option, as it is the only option that meets the key evaluation criteria and achieves the following:</p> <ul style="list-style-type: none"> <li>▪ Clinical capacity requirements;</li> <li>▪ Contemporary models of care; and</li> <li>▪ Required adjacencies with the new ED.</li> </ul> <p>It is therefore considered that the proposed design is the best option to provide the greatest amenity, whilst also respecting the heritage significance of the adjacent Fire Station.</p>
<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 development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</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 discussed above, it is considered that the proposed works will have a minimal adverse impact on significant views to the Fire Station (as viewed from Gray Street), and no impact on views from the Fire Station.</p> <p>Due to the intensity with which the area has been developed in recent years, it is considered that the proposed ASB is in keeping with the current character of the area, which is characterised by contemporary multi-storey development. The design of the ASB has incorporated setbacks at the upper floors, so as to reduce the bulk of the building as viewed from the public domain.</p> <p>The construction of the ASB above the ED building is the preferred option, as it is able to meet the key evaluation criteria outlined in the EIS. It will provide the greatest amenity for the ongoing use of the hospital, whilst also respecting the heritage significance and visual prominence of the Fire Station.</p> <p>The current curtilage of the Fire Station will be wholly retained, as will the setback between the southern elevation of the Station and the subject site. This setback is considered appropriate to both maintain and enhance the visual prominence of the Station within its corner setting.</p>

## 6 Conclusion and Recommendations

This HIS has been prepared to assess the potential heritage impacts associated with the proposed ASB redevelopment, located within the SGH site and fronting onto Gray Street. This HIS will form part of the wider EIS to be submitted as part of the DA for the proposed redevelopment.

The subject site itself is not a heritage listed item. It is, however, located in the immediate vicinity of the Kogarah Fire Station, which is a locally listed item under Schedule 5 of the Kogarah LEP 2012 (Item No. 176) and a state listed item under the NSW Fire Brigade's s.170 Register. Due to this proximity, this HIS has assessed the potential impacts of the proposed development on the Fire Station.

It is considered that the proposed works will have no physical impact on the heritage significance of the Fire Station. The proposed development will occur wholly outside and not adjoining any of the Fire Station's curtilage, as demarcated by its legal lot boundaries, and will be a vertical addition to the existing ED building; the footprint of the proposed development will generally not exceed the footprint of the existing ED building (with minor exceptions only, being the fire egress stairs to the north and slight overhangs at the upper floors). The works will therefore have no physical impact on any of the Fire Station's built fabric.

It is further considered that the proposed works will have only a minimal visual impact on views to the Fire Station, and no impact on views from the Fire Station. In terms of setting, the Fire Station and neighbouring SGH site are located in an area that is characterised by multi-storey contemporary development, particularly in association with the hospital itself. Multi-storey buildings are clearly visible to the rear and south of the building, and form part of the current views and vistas to the Station from the public domain. It is therefore considered that proposed ASB will present as a relatively sympathetic addition to an area that has already been subject to intensive development on a comparable scale, and which has become increasingly characterised by multi-storey development; the construction of the ASB will not have a significantly greater visual impact on the Fire Station's setting than that of other multi-storey buildings already present in the vicinity.

In terms of views, the proposed ASB will be located to the south of the Fire Station, and adjacent to its southern elevation. No significant views or vistas either to or from the Station are currently enjoyed from this aspect. In addition to this, the existing setback between the southern elevation of the Station and the ED building will be maintained as part of the proposed ASB redevelopment; this setback is considered sufficient to maintain the visual prominence of the Station on its corner site setting, without resulting in any visual impact to the principal, street façades of the building. A fire egress stair, to be located at the northern elevation of the ED building and within this setback, will be of an appropriate scale for the building, and will be an unobtrusive addition to the existing setback; this stair will not significantly impact on the existing setback either physically or visually.

The proposed works have been assessed in relation to the relevant controls and provisions of the Kogarah LEP 2012 and Kogarah DCP 2013, as well as the Heritage Office Guidelines. Based on this assessment, it is considered that the proposed works will not have a significant impact on the heritage significance of the Fire Station, and will ultimately provide the greatest amenity for the ongoing use of SGH.

The proposed works are therefore recommended for approval.



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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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