

ARCHAEOLOGY – HERITAGE – MEDIATION – ARBITRATION

GRIFFITH BASE HOSPITAL

Statement of Heritage Impact – SSDA Works

PREPARED BY
REPORT TO
LGA
VERSION NO
DATE

DR JILLIAN COMBER, PATRICK O’CARRIGAN & DR DRAGOMIR GARBOV
NSW HEALTH INFRASTRUCTURE
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76 EDWIN STREET NORTH
CROYDON, NSW, 2132
T 02 9799 6000
F 02 9799 6011
www.comber.net.au

DIRECTORS
DR JILLIAN COMBER | 0418 788 802
DAVID NUTLEY | 0408 976 553

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A	21/01/2021	Dr Jillian Comber, Patrick O'Carrigan and Dr Dragomir Garbov	Patrick O'Carrigan	Dr Jillian Comber
B	28/01/2021	Dr Jillian Comber, Patrick O'Carrigan and Dr Dragomir Garbov	Patrick O'Carrigan	Dr Jillian Comber

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EXECUTIVE SUMMARY

NSW Health Infrastructure are undertaking a redevelopment of the Griffith Base Hospital. To ensure that the significant cultural heritage of the site is not adversely impacted upon, Comber Consultants have been engaged to prepare this Statement of Heritage Impact (SoHI). This report has been prepared in accordance with the *NSW Heritage Manual* which includes a range of documents to guide the preparation of a SoHI including *Assessing Heritage Significance* and *Statements of Heritage Impact*.

The hospital site is not listed on the Local Environmental Plan or the State Heritage Register although the former Matron's House and Nurses' Quarters which were demolished some time after 2017 are listed on the LEP.

This report contains a history and significance assessment of the site and includes mitigation and management recommendations. Appendix A of this report contains a detailed description of each building on the site including alterations, significance and integrity.

This report makes the following recommendations:

Recommendation 1: Archival Recording

An archival recording should be undertaken of the original buildings constructed in the 1930s which are now to be demolished:

- Building 17, Specialist clinics 2
- Building 19, Biomedical Building
- Building 20, Dietetics Building
- Building 28, CPAC

Recommendation 2: Joinery

Original joinery c 1931-36 (multi-paned windows, French doors, architrave and trims) should be salvaged and used in the new hospital building as an interpretative feature or reused in historic Council buildings or sold for reuse in local restoration projects.

Recommendation 3: Interpretation

An interpretation strategy and plan should be developed and implemented. to ensure that all historic information about the establishment and use of the hospital is maintained and presented to the public.

Recommendation 4: Moveable Heritage

There are a number of moveable heritage items which should be retained and used in an interpretive display or reinstated in an appropriate place within the new hospital. These items are:

- Foundation stone and plaque dated 1931.
- Any other plaques, statutes, commemorative plaques, artefacts etc.



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1.0 INTRODUCTION

1.1 Background

NSW Health Infrastructure are undertaking the redevelopment of the Griffith Base Hospital. Details of the proposal are contained in Section 2 of this report.

The Griffith Base Hospital is listed on the Department of Health's s170 Register. The former Matron's House and Nurses' Quarters which were located at the Griffith Base Hospital are listed on Schedule 5, Environmental Heritage, on the Griffith Local Environmental Plan 2014 (LEP) as Item I2, although the Former Matron's House and Nurses' Quarters were demolished some time after 2017 under separate planning approvals. The Griffith Base Hospital is not listed on the LEP or the State Heritage Register. It should be noted that the whole of the hospital is shaded brown on the LEP Heritage Map – Sheet HER_004A. The shaded area contains the label "I2". Therefore, the shading is only referring to the former Matron's House and Nurses Quarters. It does not indicate that the whole of the hospital is listed on the LEP.

To ensure that the cultural heritage of the site is not adversely impacted upon Comber Consultants have been engaged to prepare this Statement of Heritage Impact (SoHI). This report is prepared in accordance with the *NSW Heritage Manual*. The Heritage Manual includes a range of documents to guide the preparation of a SoHI including *Assessing Heritage Significance*. Please note that this SoHI only assesses the impact on non-Aboriginal heritage. Aboriginal heritage has been assessed in a separate report.

1.2 Location

The city of Griffith lies within the Murrumbidgee Irrigation Area, in the north western Riverina region of New South Wales, approximately 480 km west of Sydney and is located with the Griffith City Council Local Government Area (LGA) (Figure 1)

The Griffith Base Hospital, referred to as '*the study area*', is located 5-39 Animoo Avenue, Griffith NSW and is known as Lot 2 DP, 1043580 (Figure 2).



Figure 1: Location of Griffith within New South Wales



Figure 2: Location of study area within Griffith NSW



1.3 Authors

This report was prepared by Jillian Comber, Archaeologist, Dr Dragomir Garbov, Archaeologist and Patrick O’Carrigan, Architect. The site inspection was undertaken on 4th December by Jillian Comber, Archaeologist, Patrick O’Carrigan, Architect, Kadibulla Khan, Archaeological Assistant and Christopher Jones, Archaeological Assistant. Steve Collins, Acting CEO of the Griffith Local Aboriginal Land Council met with the consultants to discuss the project and accompanied the survey team. GIS and mapping was prepared by Dr Dragomir Garbov and David Nutley. Caroline Plim, Historian undertook archival research. Patrick O’Carrigan + Partners prepared the Building Recording attached at Appendix A. Jillian Comber and Patrick O’Carrigan reviewed and edited this report



2.0 PROPOSAL

The Griffith Base Hospital is aging. The original buildings were constructed in 1931 and have since been altered and extended many times and new buildings constructed. The first extensions/new building works commenced in 1936 and continued until 1999. The need for the redevelopment is to improve efficiencies across the hospital, improve aging infrastructure and address the changing models of healthcare to meet future growth and demand. The majority of the buildings on the site are over 50 years old with some being around 90 years old. Many are empty and disused as they cannot meet the requirements of modern medical practices.

The proposed works are detailed below and shown on Figures 3-5.

- Demolition of Buildings 1, 2, 6, 15, 16, 17, 19, 20, 22, 25, 28 29, 31 and 35
- Construction of new clinical services building
- Construction of new western car park
- Construction of new main car park
- Demolition of temporary car park
- Landscaping work



Figure 3: Current layout of Griffith Base Hospital (CBRE)

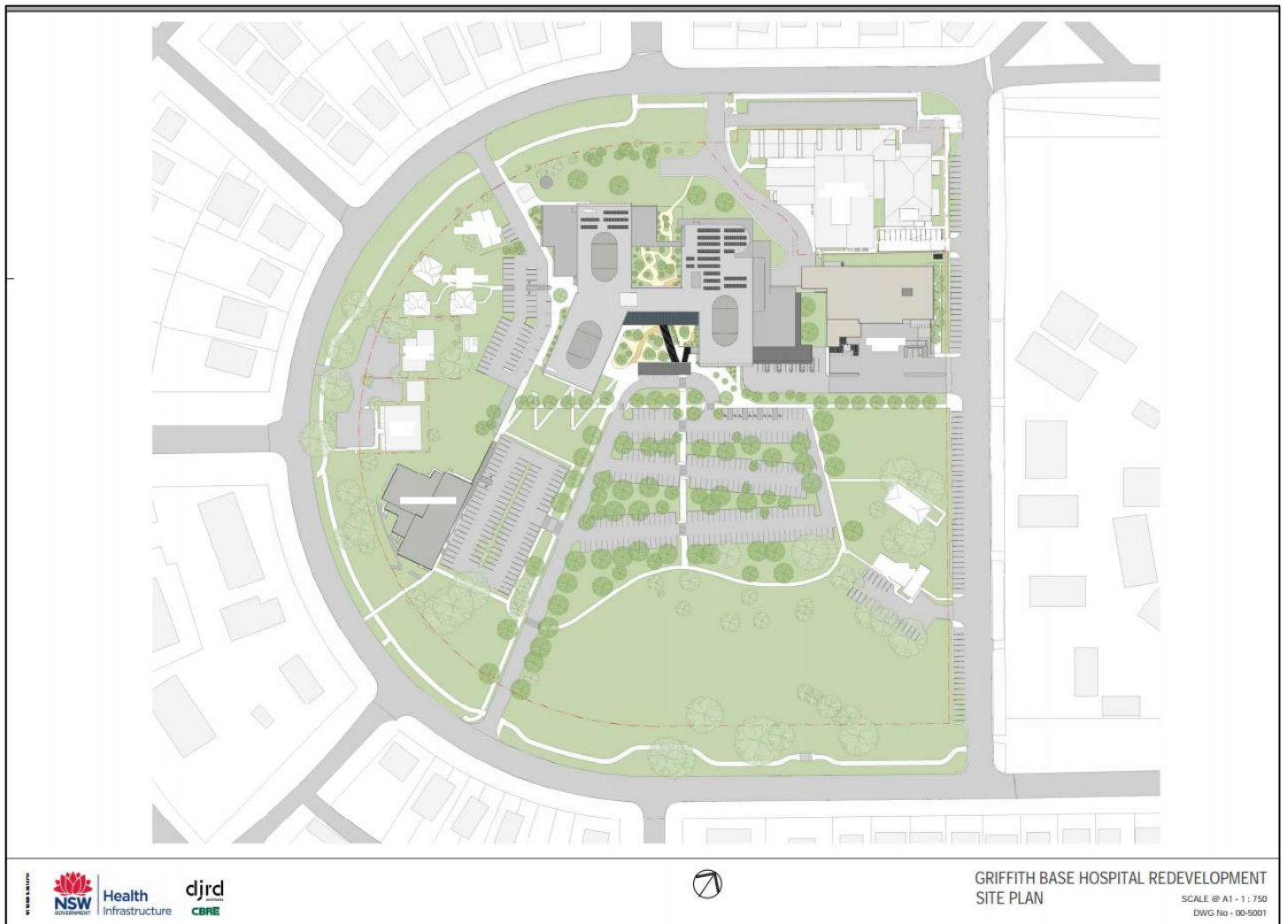


Figure 4: Griffith Base Hospital Redevelopment Site Plan



3.0 LEGISLATION

3.1 Heritage Act 1977

State Heritage Register

s31 of the NSW *Heritage Act 1977* provides for the establishment and maintenance of the State Heritage Register by the Heritage Council. s32 allows the Minister to direct the listing of an item which is of State heritage significance and sets out the procedure for listing an item.

Under s57 of the Heritage Act a person must not “demolish, despoil, excavate, alter, move, damage or destroy” an item listed on the State Heritage Register without a permit under s60 of the Act.

Aboriginal places can be listed on the State heritage register if they are considered to be of State heritage significance. Such places can include Mission sites and cemeteries.

Protection of relics

As defined in the NSW Heritage Act 1977 a “relic”:

means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) is of State or local significance”*

Under section 139 of the *Heritage Act 1977*:

A person must not disturb or excavate any land 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 unless the disturbance or excavation is carried out in accordance with an excavation permit

Under s140 of the *Heritage Act 1977* a permit is required to disturb or excavate a relic.

The Griffith Base Hospital is not listed on the State Heritage Register nor is it expected that significant relics will be uncovered during the redevelopment.

s170 Register

s170 of the NSW *Heritage Act 1977* requires that Government agencies maintain a register of all heritage assets owned or maintained by that agency. s170A requires that the Government agency maintain and manage all heritage places listed on the s170 register under its control.

The Griffith Base Hospital is listed on the Department of Health’s s170 Register. Such listing requires that the impact of the proposal on the heritage significance of the item be assessed. This report contains that assessment.

3.2 National Parks and Wildlife Act 1974

The *National Parks & Wildlife Act 1974* (NPW Act) provides statutory protection for all Aboriginal sites within New South Wales. The Department of Environment & Heritage (DPIE) is the State Government agency responsible for the implementation and management of this Act.

Part 6 of the NPW Act provides for protection of all “Aboriginal objects” which are defined as:

Any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

It also protects an “Aboriginal Place” which is a place that the Minister deems to be of special significance to Aboriginal people.



Part 6 of the Act states that it is an offence to harm or desecrate an Aboriginal object or Aboriginal place, without an Aboriginal Heritage Impact Permit (AHIP).

The NPW Act establishes the Aboriginal Heritage Information System (AHIMS) which is a list of registered Aboriginal sites and places.

Griffith Base Hospital is a registered Aboriginal site AHIMS No. 49-2-0180. Under a separate planning approval Aboriginal Heritage Impact Permit for harm (with salvage) No. 4667 was issued for site 49-2-0180.

3.3 Griffith Local Environmental Plan 2014 (LEP)

The Griffith LEP provides for the protection of the environmental heritage of Griffith and includes a list of significant heritage places. The Former Matron's House (Building 9) and Nurses' Quarters (Building 3) at the Griffith Base Hospital are included on the list of places of heritage significance as Item I2. However, the Nurses' Quarters (Building 3) were demolished some time after in 2017 and the Matron's House (Building 9) was demolished in 2020 both under separate planning approvals. Archival recording of both buildings was undertaken.

It should be noted that the whole of the hospital is shaded brown on the LEP Heritage Map – Sheet HER_004A. The shaded area contains the label "I2". Therefore, the shading is only referring to the former Matron's House and Nurses Quarters. It does not indicate that the whole of the hospital is listed on the LEP.

3.4 Environmental Planning & Assessment Act 1979

Section 4.1 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* states that if an environmental planning instrument (EPI) provides that development may be carried out **without the need for development consent**, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. The project becomes an 'activity' for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (Review of Environmental Factors).

The *State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)* is aimed at streamlining the delivery of infrastructure carried out by, or on behalf of, a public authority. In accordance with Clause 58 (1) of the ISEPP, the proposed demolition and construction works may be carried out **without development consent** and therefore comprises an 'activity' under Part 5 of the EP&A Act.

As part of the obligations under Part 5 of the EP&A Act, Health Infrastructure is required to take into account, to the fullest extent possible, all matters likely to affect the environment.



4.0 LISTED HERITAGE ITEMS IN PROXIMITY TO THE STUDY AREA

4.1 Items listed on the NSW State Heritage Register

A search was undertaken of the NSW State Heritage Register (SHR) on 4 December 2019. The Griffith Base Hospital is not listed on the State Heritage Register.

4.2 Items listed under the *Heritage Act* on s.170 NSW State Agency Heritage Registers

The search was undertaken of the s.170 NSW State Agency Heritage Registers on 4 December 2019. The search revealed that the study area is listed on the Health NSW s170 register. A further three s.170 listed items were identified in a 1 km radius around the study area. A summary of these listings is provided in Table 1 below.

Table 1: Summary of s170 listed items in proximity to the study area.

Database No	Name	Listing Title	Address	Distance
3540661	Griffith Base Hospital	Health NSW s.170 Register	5-39 Animoo Avenue	-
3080064	Griffith Courthouse	Dept. of Justice and Attorney General s. 170 Register	363 Banna Avenue	ca 500 m
4180280	Griffith Police Station, former	NSW Police Service s.170 Register	369 Banna Avenue	ca 500 m
3150045	Griffith Railway Precinct	Country Regional Network s.170 Register	Railway Street	350 m

The Griffith Base Hospital is listed on the s170 Register. Listing on the s170 Register requires that Health Infrastructure NSW consider the impact of the proposal on the heritage significance of the Griffith Base Hospital. This Statement of Heritage Impact assesses the significance and recommends archival recording to mitigation impacts.

None of the other s.170 listed items are located in direct proximity to the study area. They will not be adversely impacted upon by the proposal.

4.3 Items listed on the *Griffith Local Environmental Plan 2014*

A search was undertaken of the Griffith LEP on 11 December 2019. The search revealed that the former Matron's House and Nurses Quarters are listed on the LEP. The search also revealed a further 14 LEP listed heritage items and one heritage conservation area in a 1 km radius around the study area (Figure 5). A summary of LEP listed heritage items in proximity to the study area is provided in Table 2 below.

Table 2. Summary of LEP listed heritage items in proximity to the study area.

Item No	Name	Address	Lot DP	Distance
C1	Banna Avenue Precinct Heritage Conservation area	Northern side of Banna Avenue from Tranter Place to Wyeela Street and southern side of Banna Avenue from Jondaryan Avenue to Kookora Street	-	ca 500 m
I2	Former Matron's House and Nurses' Quarters at Base Hospital	5-39 Animoo Avenue These structures have been demolished under separate planning approvals.	Lot 2 DP 1043580	-
I4	Griffith City Library	229 Banna Avenue	Lot 2 and 8 Section 9 DP 758476; Lot 1 DP 219935	ca 500 m



Item No	Name	Address	Lot DP	Distance
I5	Former Rural Bank Manager's Residence	81 Kooyoo Street	Lot 2 DP 733447	ca 500 m
I6	Commonwealth Bank	246-250 Banna Avenue	Lot 161 DP 130396	ca 500 m
I7	Former Lyceum Theatre	300-306 Banna Avenue	Lots 29 and 30 Section 4 DP 758476	ca 500 m
I8	Courthouse	363 Banna Avenue	Lot 1 Section 8 DP 758476	ca 500 m
I9	Former Police Station	369 Banna Avenue	Lot 1, Section 7 DP 758476	ca 500 m
I10	Victoria Hotel	384-392 Banna Avenue	Lots 22, 23, 24 Section 6 DP 758476	ca 500 m
I11	Former Murrumbidgee Irrigation Offices	462-468 Banna Avenue	Lots 7, 8, 9 and 10 Section 16 DP 758476	ca 500 m
I12	St. Alban's Anglican Cathedral and Hall	107 Binya Street	Lot 2 DP 1178960	< 50 m
I13	Griffith High School	82-86 Coolah Street	Lot 3 DP 123963	1000 m
I14	Robinson House	25 Carrathool Street	Lot 1 DP 41141	500 m
I16	Railway Station Buildings	Railway Street	Lot 102 DP 1006655	350 m
I19	Sacred Heart Catholic Church, Presbytery, Convent and Hall	11-27 Warrambool Street	Lot 1 Section 44 DP 758476	< 50 m

One item, numbered I2, is within the hospital grounds:

- Former Matron's House (Building 9) and the Nurses' Quarters (Building 3) both of which have been demolished, under separate planning approvals. Archival recording of both buildings was undertaken. Please note, that the shading of the hospital on the LEP heritage map is only referring to item I2, it does not indicate that the whole of the hospital is listed on the LEP.

Two of the heritage items listed on the Griffith LEP are in direct proximity to the study area (< 50 m):

- I12: *St. Alban's Anglican Cathedral and Hall*, and
- I19: *Sacred Heart Catholic Church, Presbytery, Convent and Hall*

None of the above items will be adversely impacted upon by the proposed redevelopment. Although St. Alban's Anglican Cathedral and the Sacred Heart Catholic Church are within the visual catchment of the hospital, the proposed redevelopment will not adversely impact upon these items. The current visual impact will not change and there will be no physical encroachment on to the sites of either Church.



Figure 5: Showing items listed on the LEP in proximity to the hospital. The hospital site is edged in red.



5.0 HISTORY

5.1 Early pastoralism and the Murrumbidgee Irrigation Area

The Murrumbidgee area was first described by John Oxley in 1817 as a land of “barren desolation” (Oxley 1964), by 1829 there were already pastoralists establishing runs along the river and by 1850 settlers had taken up all the best watered lands down to the junction of the Murrumbidgee with the Murray River. The newly established sheep stations were of immense size, some of them exceeding 200,000 acres and belonged to squatters and land speculators who often did not reside on them. During the Victorian Gold Rush of the 1850s these estates prospered under the increased demand for food for Australia’s rapidly growing population. However, over the next decade they were gradually replaced, as a result of the benefits under the Robertson Land Acts, which initiated a great increase in subdivision and gave rise to the “selectors” class of smaller scale farmers, who now dominated the rural landscape (Kabaila 2005:49).

With the great rural economic expansion experienced under the Robertson Land Acts, between 1859 and 1879 the area under crops in the Riverina had expanded over ten times. A time of hardship followed as surface waters began to disappear and years of drought followed between 1896 and 1899 under the effects of an El Nino cycle with temperatures as high as 50 degrees (Kabaila 2005, 54)

By 1884 potential schemes for irrigation of the Murrumbidgee area in order to improve the conditions for farming were already being discussed. Travelling newspaper correspondents were noticing what would soon prove to be a great problem for farmers in the Murrumbidgee area, as detailed below (The Albury Banner, 17 Oct. 1884, 12)

The question of irrigation is forcing itself upon the consideration of all, and I noticed on my journey up-stream from Carrathool to Kooba, thence to Jondaryan, that the proprietors of Groongal have erected an engine on the river bank, and are irrigating a paddock to depasture their rams. A trench some 6ft. wide and about 2ft. deep is ploughed and scooped all round the paddock; a canal of similar dimensions is cut through the centre, and as the whole overflows an early supply of grass will be the gratifying result.

In the late 1880s Sir Samuel McCaughey, Member of the NSW Legislative Assembly, promoted a government irrigation scheme in the Murrumbidgee area, based on his own farming experience in North Yanco that clearly demonstrated the agricultural capacity of the Riverina. His advocacy for a Government backed irrigation project was further supported by the findings of a Royal Commission into the Conservation of Water which produced several reports between 1885 and 1887 (McKillop 2017). Figure 6 below shows a map of proposed irrigation projects from the 1887 report of the Commission, prepared by engineer Hugh McKinney who had extensive irrigation works experience in Hindustan and was to become a primary driving force for the future project.

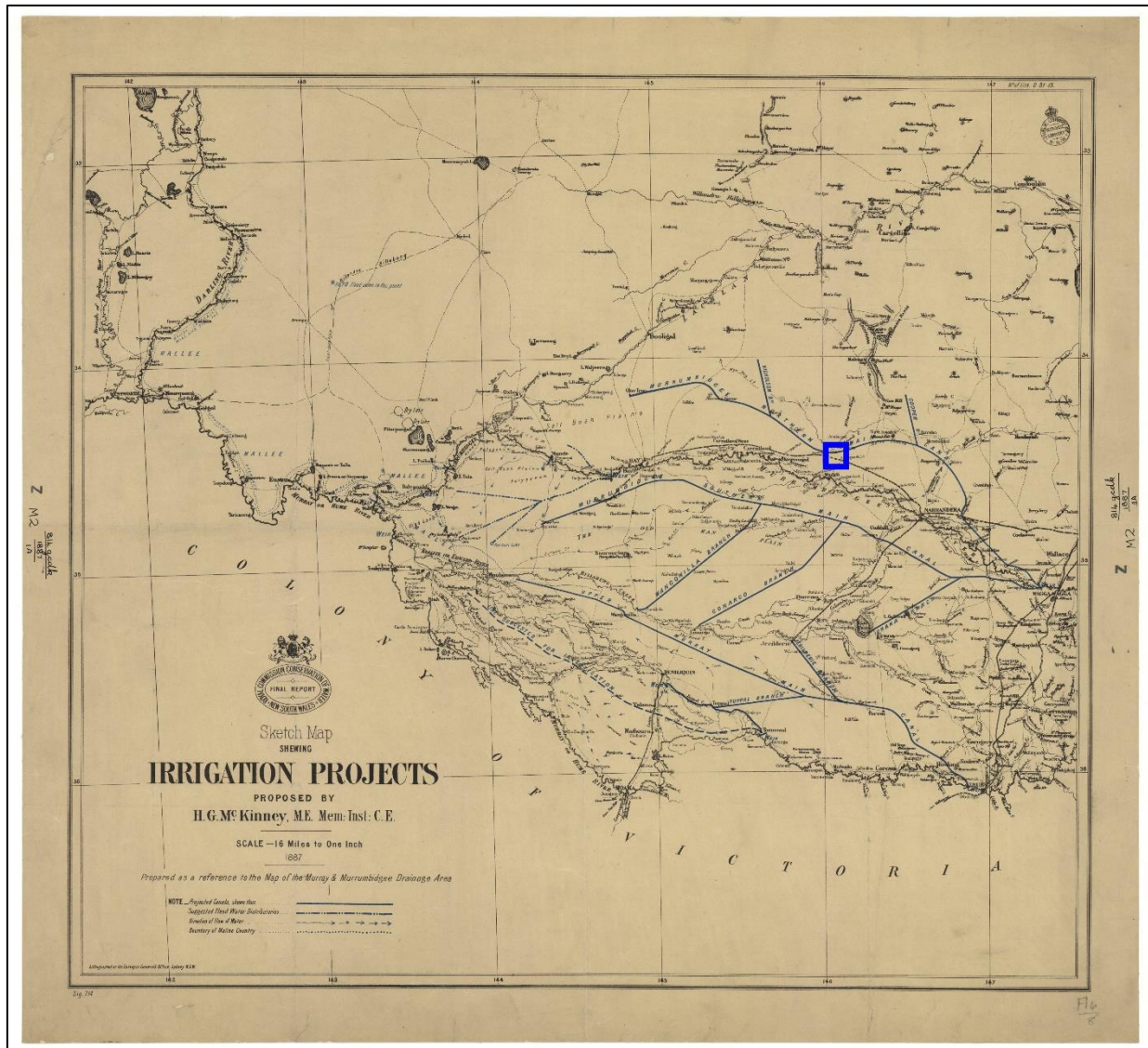


Figure 6: 1887 sketch of irrigation projects in the Murrumbidgee area as proposed by H.G. McKinney.
Approximate location of present-day Griffith shown in blue.

In 1906 the Murrumbidgee Irrigation Area (MIA) Scheme was set in motion under the *Barren Jack Dam and Murrumbidgee Canals Construction Act 1906*. Construction commenced with the establishment of the Barren Jack (Burrinjuck) Dam on the upper Murrumbidgee which was to become the second largest dam in the World at the time. The *Murrumbidgee Irrigation Act 1910* strengthened the MIA Scheme and established the Murrumbidgee Irrigation Trust, whose purpose was to administer the project and collect the revenue. Due to the increasing complexity of the endeavour, the Trust was soon superseded by a Commissioner for Water Conservation who managed all works in NSW under the new *Irrigation Act 1912* (McKillop 2017).

The first person to take the role of Commissioner was Leslie Augustus Wade. Wade was also the last chairman of the Murrumbidgee Irrigation Trust. A civil engineer at the height of his career, he was a man of vision with the influence and means to fulfil his idea of creating a prosperous agricultural oasis, operated by energetic farmers recruited through a world-wide campaign (McKillop 2017).

5.2 Design and establishment of Griffith

Wade's ambitions went beyond the creation of a wholesome rural landscape populated by prosperous farms. His vision included a grand plan to establish a lasting settlement pattern that would rely on a sound road and rail infrastructure and be dominated by urban centres. An opportunity to procure urban designs suitable for his future plans was seen in the arrival of Chicago architect Walter Burley Griffin in Australia in 1913.

Griffin's first Australian journey was prompted by his participation in the international competition held by the Australian Commonwealth Government for an urban design for a new federal capital. Wade met Griffin during his stay in Sydney and offered him a commission on this project. He received the first drafts in November that year of two urban designs. An urbanisation program for the township of Leeton (named after Charles Lee) had already commenced with 140 allotments and buildings sold in early 1913. The second urban centre was of more ambitious proportions, aiming to achieve a population of around 30,000 people. The proposed name was Griffith, after the then Minister for Public Works, Sir Arthur Griffith (McKillop 2017). Figure 7 shows Walter Burley Griffiths' Town Design.

A greenfield site was chosen for Griffith, which was to be a rural city on a grand scale. The city plan was designed within a 3 mile diameter circle and featured a radial street pattern defined by tree lined grand avenues and parks (Figures 7 and 8). Government and public administration was to be concentrated within a central circle on a high point of the landscape, similar to the principles developed by Griffin for Canberra. Central features of Griffith's urban design included the location of the civic buildings, the main irrigation channel 'sweeping around the central portion of the city' and the railway station placed strategically to minimise switching and re-handling of cargo.

"These most important structures will command the commercial axis and dominate the vistas in every direction... The central group thus governing the public architecture of the town as well as its affairs comprises the headquarters of the irrigation district, the Town Hall, the court house and subordinate public offices."
(W. B. Griffin cited after McKillop 2017).

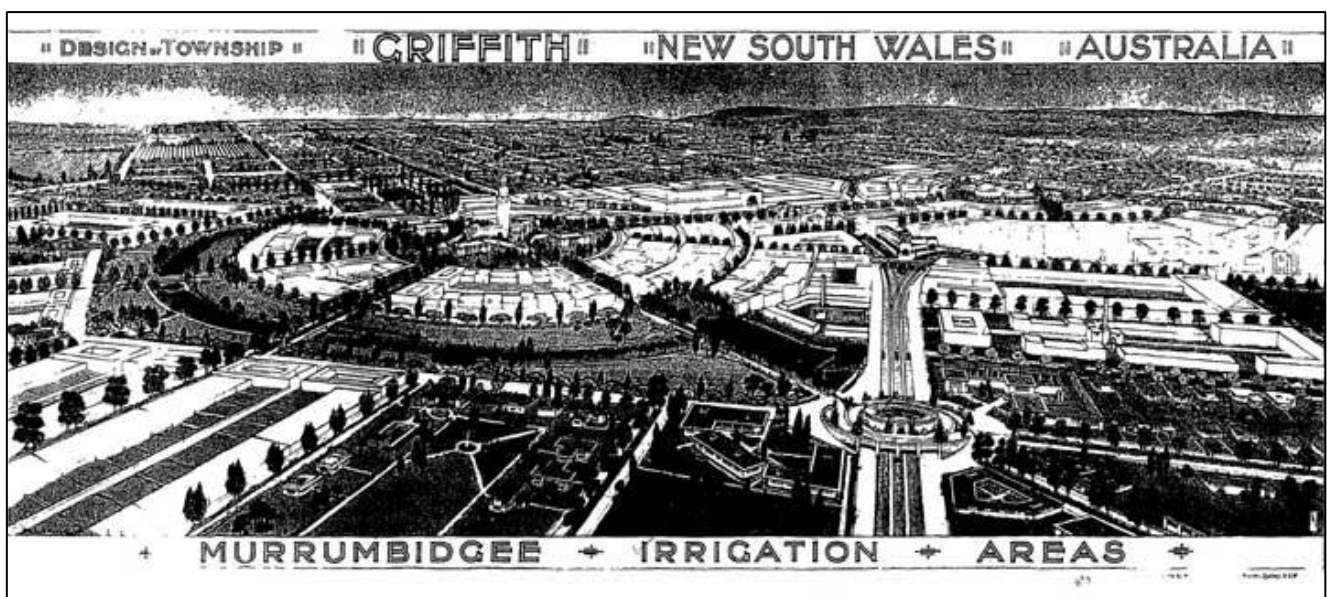


Figure 7: Town plan perspective for the township of Griffith by Walter Burley Griffin
(source Walter Burley Griffin Society)

The untimely death of Leslie Augustus Wade and the ensuing World War I impeded the fulfilment of Griffin's designs and delayed the development of Griffith. While settlement had already begun in the nearby Public Works Department Camp colloquially referred to by its residents as 'Bagtown', it was not until 1916 that Griffith was declared a town (NSW Govt. Gaz., 4 Aug 1916: 4550). It was in 1928 that the Wade Shire was constituted – the precursor of the Griffith Shire (1982) and the present-day Griffith City Council. While most of Griffin's ideas about his model rural city were not realised, his town plan was mostly fulfilled. Over the next nine decades Griffith grew exponentially and became home to a vibrant multicultural community that has nowadays almost reached Wade's foreseen size of 30,000 inhabitants.

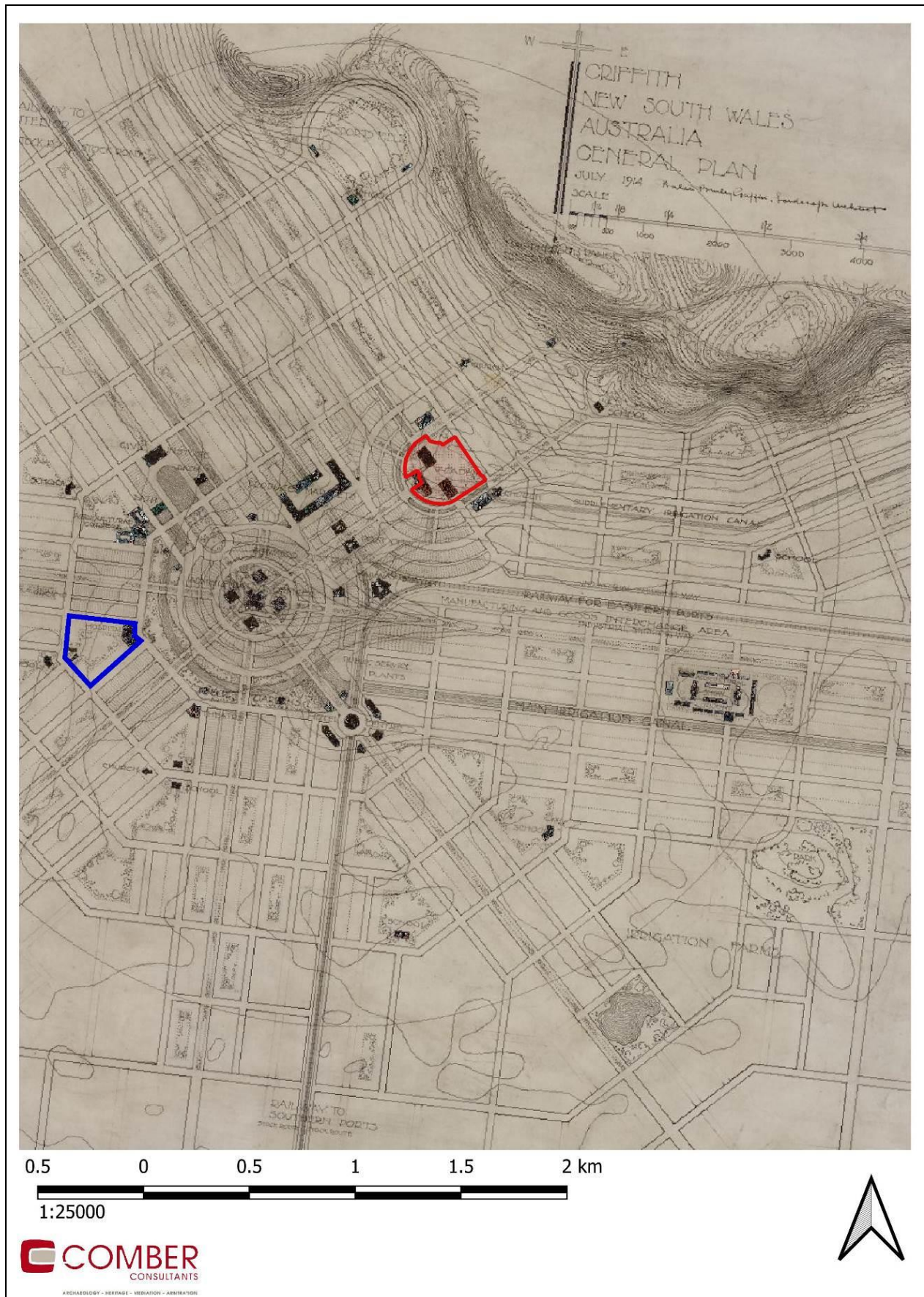


Figure 8: Overlay of the study area on the original 1914 Walter Burley Griffin design plan for Griffith of 1914. The location proposed for a hospital precinct is edged in blue whilst the actual location is edged in red.



5.3 Jondaryan and early evidence for the study area

The greenfield site chosen for the establishment of Griffith was located in the northern portion of the Kooba pastoral holding that housed an outstation widely referred to as Jondaryan. The earliest mention of that name originates outside the local area and was used in relation to a Darling Downs Run in Queensland in 1844. Therefore, Jondaryan might not be a name local to south western New South Wales, but may have been introduced to the area by migrating settlers and selectors. The location of Jondaryan is described in several newspaper articles in the 1880s which deal with its setting and characteristics:

My readers will very naturally ask where Jondaryan is. Well, I will enlighten them on that point as far as is in my power. Jondaryan is the northern portion or back block of the well known Kooba Station, and is about 30 miles to the west of Narandera [sp] and 70 miles to the east of Hay. Here quite a large population has sprung up during the last two years; by selection, as also on Benerembah, an adjoining run. Most of the selectors are from Victoria and Southern Riverina, who with their families have taken up large areas, and judging from the way in which they are improving their land, seem fully intent on making bona fide homes in what appeared to be some years ago to the inexperienced eye as totally useless for selection, owing to the pine and yarran scrub, which is growing in many parts very rapidly. This, understand, can be cut and burnt off for from 2s 6d to 4s, per acre by the Mongolians, who take large contracts of it from the squatters and selectors at the above prices. This land is supposed to be superior to a good deal of the plain country when cleared, for either pastoral or agricultural purposes. I understand its capabilities will be properly tested in the latter class in a year or so by some of the "knowing ones" from the "Cabbage Garden." The selectors have all put down wells or large dams, which are now almost little lakes from the effects of the recent heavy rains. The former vary in depth from 100ft. to 160ft. The water is generally fit for domestic use, and in all cases stock drink it ravenously. We are having a glorious season for grass. Stock of all kinds are fat. Some of the selectors are now on the look-out for sheep, and from all accounts they are hard to procure at reasonable prices, vendors being careless whether they do business or not at present.
(The Albury Banner, 1 April 1887:16)

Another mention from the same newspaper three weeks later described the area as follows:

Jondaryan is the northern portion or back block of the well-known Kooba Station, Murrumbidgee River, and it is therefore needless for me to describe the country, only that we are still favoured with copious rains, which have covered the plains with rich verdure, and the graziers are naturally jubilant [sp]. Stock of all kinds are in first-class condition
(The Albury Banner, 22 April 1887, 16)

In 1900 more information about the location of the Kooba Station and Jondaryan appeared in the Maitland Daily Mercury:

KOOPA AND THEREABOUTS By Rambler

About twelve miles mountainwards, and due north (passing the Kooba woolshed and crossing the Hay-Narrandera railway line) is Wilga, the out-Station of Kooba, which replaces Jondaryan, the old back-station of the run.
(The Maitland Daily Mercury, 16 May 1900, 6)

As early as 1886, an area of land that incorporates the future site of Griffith and the study area was reserved from sale for the preservation and growth of timber:

[6164] Department of Lands, Sydney, 25th September, 1886.

RESERVES FROM SALE FOR PRESERVATION AND GROWTH OF TIMBER

HIS Excellency the Governor, with the advice of the Executive Council, directs it to be notified that, in pursuance of the provisions of the 112th section of the Crown Lands Act of 1884, the land specified in the Schedule appended hereto shall be reserved from sale for preservation and growth of timber, and is hereby reserved accordingly.

HENRY COPELAND ...Land District of Narrandera.



Within the resumed and leasehold areas of Kooba Holding No. 634.

No. 2,382. County of Cooper, parishes of Yondaryan and Wyangan, containing an area of about 5,700 acres. The Crown Lands within the following boundaries: Commencing at a point on the eastern boundary of the county of Sturt bearing due west from the south-west corner of portion 2 of 248 acres, in the parish of Wyangan, county of Cooper and bounded thence on part of the north by a line bearing east to the south west corner of portion 2 aforesaid, and by the south boundary of that land and part of the south boundary of portion 1, being a line bearing east to a point due north of the north-west corner of portion 23 of parish of Wyangan; on part of the east by a line bearing south to the north-west corner of portion 23 and the western boundary of that land, being a line bearing south in all 131 chains 79 links; again on the north by the south boundary of portion 23 and its eastern prolongation to a point due north of the north-east corner of portion 27, parish of Yondaryan; again on the east by a line bearing south to the north-east corner of portion 27 aforesaid; on part of the south by the north boundary of that portion bearing west to the east boundary of portion 28, parish of Yondaryan on part of the west by part of the east boundary of the last-mentioned portion bearing north 37 chains 81 links to its north-east corner; again on the south by the north boundary of portion 28 bearing west 80 chains; on the remainder of the east by the west boundary of portion 28 and its southern prolongation bearing south to a point due east of the north-east corner of portion 29 of 1,920 acres; on the remainder of the south by a line bearing east to the north-east corner of portion 29, and by the northern boundary of that portion and its western prolongation to the east boundary of the county of Sturt, being a line bearing east in all 167 chains 55 links and on the west by part of the eastern boundary of the county of Sturt bearing north, to the point of commencement. [Ms. 86-15,453]

(NSW Government Gazette, 25 September 1886)

An 1886 Crown Plan (875-1804 – Figure 9) shows a survey of Conditional Lease of Portion 28 of Kooba Pastoral Holding overlaid with a later Griffith Town Plan in the 1920s. The southern part of the study area is in the north of Portion 28 [1920 acres]. Portion 28 is described as applied for by Mary Beattie Anderson [Darlington Point]. The name 'Anderson' is associated with a number of the surrounding portions of land. 'Dense pine forest' is shown as a characteristic of Portion 28. Notes on the plan document later leases and resumption of the site after the date of survey.

Another resumption, this time under the *Murrumbidgee Irrigation Area Resumption Act 1910* is documented for Jondaryan and thus the study area in 1912, signalling the pending establishment of Griffith:

NOTIFICATION OF RESUMPTION OF LAND

UNDER THE "PUBLIC WORKS ACT, 1900...

"Murrumbidgee Irrigation Area Resumption Act, 1910,"

*...All that piece or parcel of land situate in the parish of Jondaryan, county of Cooper, and State of New South Wales, being part of **portion 28**, comprised in conditional lease 7,091: Commencing at the south western corner of portion 22, in the said parish of Jondaryan; and bounded thence on the north by part of the southern boundary of that portion bearing 88 degrees 43 minutes 71 chains 70 links; thence on the east, by part of a western boundary of portion 27 bearing 180 degrees 118 chains 98 links; thence on the south by part of the northern side of a road 1 chain wide bearing 270 degrees 80 chains; thence on the west by part of the eastern side of a road 1 chain wide and its northerly prolongation, being a line, in all, bearing 360 degrees 313 chains 71 links; thence again on the north by a line bearing 90 degrees 80 chains; thence again on the east by a line partly forming a western boundary of the said portion 27 bearing 180 degrees 113 chains 05 links; thence again on the south by part of the northern boundary of a road 1 chain wide bearing 208 degrees 43 minutes 73 chains 51 links: and thence again on the east by a line partly forming the western boundary of portion 22 aforesaid bearing 178 degrees 43 minutes 81 chains 8 links, to the point of commence bent;—but exclusive of 30 acres 3 roods 16 6/10 perches resumed for canal purposes by Gazette notification of the 18th October, 1911;—having an area of 1,889 acres 0 roods 23 perches ex. roads, and said to be in the possession of Matthew Sawyer, junior...*

(NSW Govt. Gaz, 18 October 1911, 5551)





5.4 Early Health services and establishment of the Griffith Base Hospital

...The new township of Griffith is just a collection of hessian humpies and canvas tents. All around are now settlers burning off and grubbing out and clearing their land. Bullock-wagons and traction engines and new pine posts for fencing everywhere greet the eye. About 300 workmen are on the job cutting canals and making roads. It is a land of strenuous endeavour. A new province is in the making.

(The Sydney Morning Herald, 3 Oct. 1913, 8)

The settlement of Griffith began in the form of a temporary Public Works Department camp for workers on the Murrumbidgee Irrigation scheme established in 1911. As most of the camp was made up of empty cement bags, left over from the construction of the irrigation channels, the camp was colloquially referred to as “Bagtown”. With the official opening of the Murrumbidgee Irrigation Scheme by Hon. Arthur Griffith on 15 July 1912, permanent settlement in the Griffith area began in December 1912. The first farms were taken up on 16 December 1912, when twenty four farms were released. Fifty five more farms were released in 1913. Irrigation water was released on 13 July 1913 and was available at in October of the same year. On 4 August 1916 Griffith was officially declared a town:

NSW Dept. of Lands...

...declared that Griffith is a town, and that the boundaries of the town lands are as hereunder described...notification does not affect any lease within the town boundaries.

W Ashford Minster for Lands

..County of Cooper, Parish of Jondaryan, containing about 881 acres. Commencing at NW corner of portion 579 at intersection of the eastern side of Ulong Street with the southern side of Coolah Street and bounded by part of the southern side of last named street easterly to the intersection with eastern side of Jondaryan Street...

(NSW Govt. Gaz, 4 August 1916, 4550)

While healthcare was always a part of Griffith’s history, it came from humble beginnings. A “tent hospital” operated in “Bagtown” with a nurse in charge that was visited weekly by a Whitton doctor. During the influenza epidemic of 1918 the town hall of nearby Hanwood was turned into an emergency hospital and a small field hospital operated during the 1920s that had 12 beds. It was not until 1931 that the Griffith Hospital was commissioned and progressively upgraded with extensions (Kabaila 2005, 58).

The establishment of a public hospital for Griffith was a matter of public discussion since the very declaration of the town. By 1917 deliberate actions were already being taken to improve health care conditions, yet little results were achieved until 1920:

GRIFFITH PUBLIC HOSPITAL

‘To be or not to be? — That is the question.’

On July 9 a public meeting was held. The present field hospital structure is generally condemned. The meeting resolved that a new hospital building should be secured or erected somehow. A committee was appointed with power to act.

On July 15. The committee met and added certain other members. It appointed officers: 1). DG. Stark, chairman; Geo. Osborne, secretary; F. Smith, treasurer; and decided to make certain representations to the Commission, and the Public Health Department. At this, and other subsequent meetings of the committee it was generally agreed that, given reasonable assistance from the Commission in the matter of the site and building material, the erection and subsequent up-keep and control of a small hospital presented no insuperable difficulties.

August 8. Chairman of committee interviewed the Resident Commissioner, and requested his earnest consideration of the following: ‘In view of the generally declared objection to present site, and structure. –

- 1. That present structure be utilised in the construction of new building as far as possible;*
- 2. That roofing and other materials of Leeton hospital building be, if possible, in view of proposed now public*



hospital at Leeton, made available to our committee for Griffith hospital;

3. That any beds or furniture — attached to old Griffith hospital be handed over to help to furnish proposed new building;

4. That temporary hospital site be granted near the doctor's residence;

5. That building material be supplied latter request was made by the secretary by direction of the committee on same date. During August the strike intervened and negotiations were suspended.

On November 5 a meeting of the committee was convened, but the requisite quorum failed to attend — in time; and it was informally agreed that In view of the apparently hopeless position no further action be taken and that the public be notified accordingly or public Information, the following extracts from correspondence from the Resident Commissioner are appended.

September J, 1917 — 2. The Settlers' Association (meaning the Hospital Committee) wish to ascertain whether there is any furniture or beds in the old hospital which could be handed over to the Hospital committee and might the committee pull down the old hospital buildings and re-erect them if thought advisable.

They also want to know if, in the event of the Leeton hospital being abandoned by the present hospital committee for o now hospital, is there anything in the way of furniture or material, especially roofing, which might be handed over to a Mirrool Hospital Committee.

The reply to No. 2 Is 'NO' and with regard to No. 3 the building and equipment at the Leeton Hospital is entirely the property of the Leeton Hospital Committee.

August 25, 1917. In reply to your letter of the 13th inst. Re. Building material O11 terms I have to state that the Commission has No power to comply with your request.

(The Murrumbidgee Irrigator, 30 November 1917, 3)

In 1920 construction began on the first hospital building in Griffith, known as the "Commission Hospital" or the "Field Hospital", located in Banna Avenue at the site of the present-day Government Office Block (Figure 10). The actual works commenced in March-April the following year. From the beginning of works it was clear that this would be only a temporary hospital and a site was set aside for a larger permanent hospital precinct to be erected in the future:

GRIFFITH HOSPITAL GROUNDS.

An area of land has been set aside for the proposed public hospital at Griffith. From reports we have received it appears that ruthless destruction of trees is taking place on the grounds. The only effective way we can suggest- to prevent this is by having the site fenced in. ...

(The Murrumbidgee Irrigator, 5 April 1921, 2)

The official opening of the field hospital was one year later on 1 April 1922:

GRIFFITH PUBLIC HOSPITAL

Official Opening To-morrow (Sat.) Everybody Invited.

There was an excellent response to the appeal for workers, to begin the erection of 'the new ward on Sun day last. Between 20 and 25 men answered the call and they put in a hard day's work, with the result that the blocks are in and the floor down.

This is a good start and with the same enthusiasm and additional helpers the ward will be erected in a few more Sundays. ...

You are invited to be present at the official opening to-morrow (Sat.),

1st April, at 3 p.m. The Resident Commissioner has promised to officially open the hospital and the committee will be delighted to see every resident of Griffith and district present at the function. ...

(The Murrumbidgee Irrigator, 31 March 1922)

Despite the intended temporary nature of the establishment it remained in operation until 1931 when the Griffith Base Hospital was established at its present location. The Field Hospital building existed in its original location until 1977 (Kabaila 2005:88).

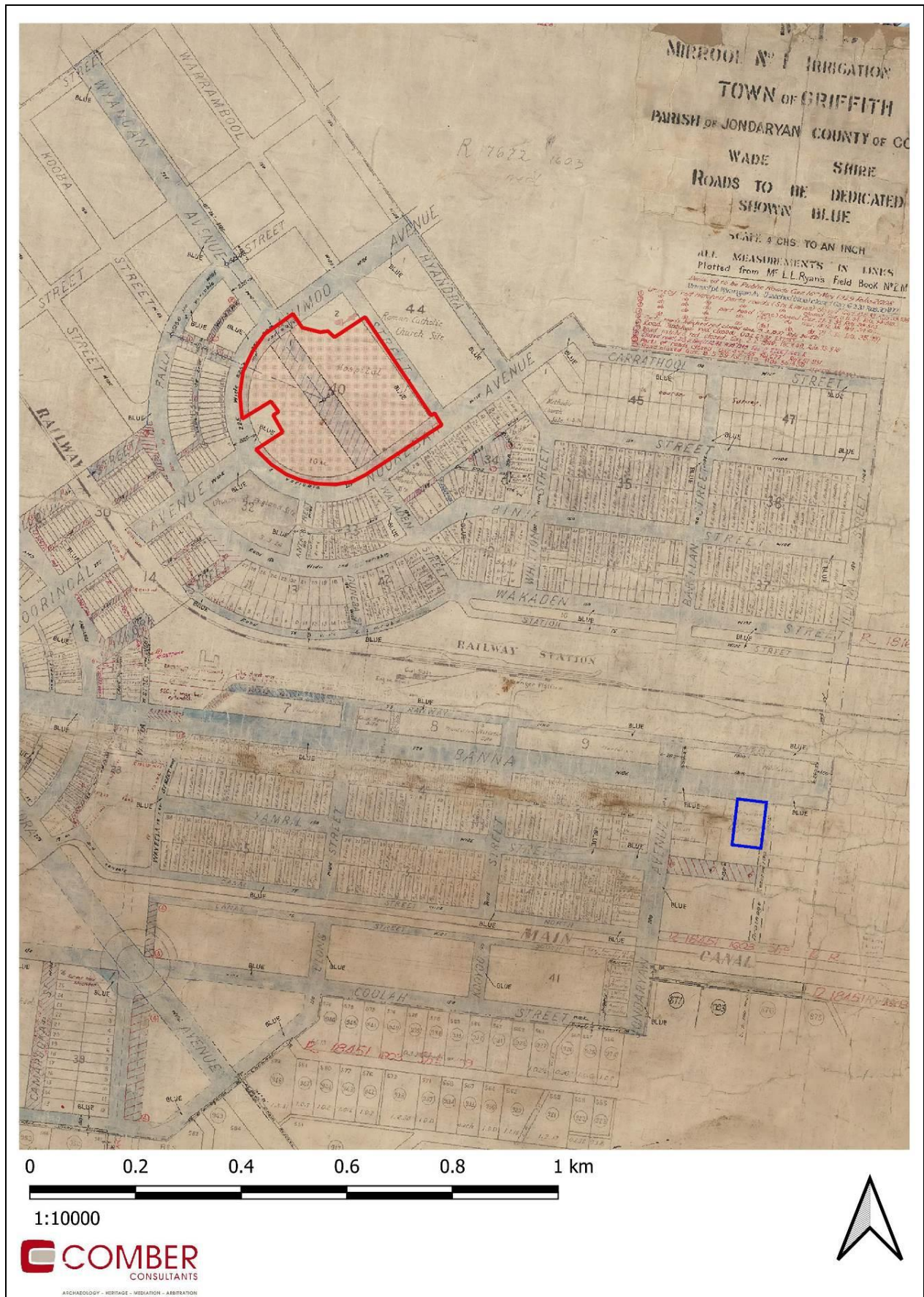


Figure 10: Overlay of the study area on the 1929 historic road plan of Griffith showing designated site for the Base Hospital and the location of the Field Hospital in blue. The current hospital site edged in red.

In 1926-27 the project for a district hospital was already underway as early works on it (planning, drafting and estimates) were being accounted for in the Department of Public Works' Annual Report (1926-27:49; 1927-28:54). The foundation stone of the hospital was laid by R. J. Love, Chairman of the Hospitals, in January 1931 and the hospital buildings were completed in September 1931 by Kell & Rigby with the opening (with a grand ball) reported in the Sydney Morning Herald. The final cost for the buildings that would accommodate 50 patients was calculated at £28,500 (NSW PWD Annual report 1929-30, 32). According to the Public Works Department's Annual Report for 1930-31:

Griffith District Hospital—New Building.—Estimated cost, £24,000. This new hospital comprises a group of eight buildings connected by covered ways and four separate buildings, so planned and situated as to suit the contours of the site, and at the same time to give easy working facilities.

The administrative block, which is centrally situated, contains a private ward section in addition to the usual offices connected with the general administration of hospitals. Operating block. X-ray and casualty department, and wards for children and intermediate patients are situated on each side of the administrative block, and twelve-bed wards for male and female patients form the extreme wings. The kitchen block is immediately behind the administrative block, and the whole of the foregoing buildings are connected by covered ways. A new laundry is also included in the scheme, together with temporary buildings which have been removed from the old Red Cross farm at Beelbangera, altered and re-erected to be used as maternity block, and nurses' quarters and night nurses' quarters respectively.

The new buildings are of local bricks, with tiled roofs, and have been designed on the simplest lines. Electric light, heating service and septic tank installation have been included
(NSW PWD Annual Report 1930-31, 6, 45)

The Sydney Morning Herald reported the official opening of the hospital on Monday 28th September 1931:

Saturday

About 600 residents of the district attended the official opening of the new Griffith District Hospital yesterday. Mr M. M. Flannell, MLA, in the absence of the Minister of Health (Mr Ely) performed the opening ceremony. Other visitors included Mr. J. R. Love, Hospitals Commission, and Mr G. J. Evat, of the Irrigation Commission. This hospital is the first in the State to be opened under the direction of the Hospitals Commission. The cost of the building was £24,000 and the furnishings £20,000.

The official opening of the hospital was reported widely in the local media including in the *Murrumbidgee Irrigator* 25th September 1931 and *Albury Banner* and *Wodonga Express* on 2nd October 1931. There was even a Grand Ball to celebrate the opening:



Figure 11: Newspaper advertisement for the Grand Opening Ball

Extensions to the hospital were undertaken in 1935-36 as detailed in the Public Works Annual Report:

Among the principal buildings which were commenced or completed during the year were the following Southern District

Griffith District Hospital.— The erection of a new male and female Intermediate Ward Block to accommodate 10 patients in each case, together with additional Nurses' Quarters containing four bedrooms, sitting room, bathroom and sleep-out verandah, is being carried out at a contract price of £4,921. The buildings are of brick with tiled roofs and in addition to electric light and power services, arrangements are being made to extend the hot water service to these units.

(PWD Annual Report 1935-36, 34)

The following contracts commenced during the preceding financial year were completed this year: — Southern District.

Griffith District Hospital —A new male and female intermediate ward block, accommodating ten patients in each case and additional Nurses' quarters containing' four bedrooms, sitting room, bathroom and sleep-out verandah. The buildings are of brick with tiled roofs, and include the provision of electric light and power services and extension of the hot water services to the new extensions. The completed cost is £4,921, approximately.

(PWD Annual Report 1936-37, 39)



Photograph 1: The Griffith Base Hospital 1931
(Eric Martin & Associates)



5.5 Griffith Base Hospital Timeline

The Griffith Base Hospital has been in continuous operation since 1936. Between 1936 and 1999 there have been ongoing building works including infill, extensions, new buildings, alteration of existing buildings and demolition of others. Please see Appendix A for details of all buildings currently on the site. A timeline of the history of operation of the Griffith Base Hospital since its establishment is provided in Table 3 below.

Table 3: Chronology of operation of the Griffith Base Hospital

Date	Event
1931	Foundation stone laid and a group of brick and tile buildings constructed which included the following facilities: <ul style="list-style-type: none"> • Matron's Lounge • Matron's Office with pool • Main Office • Fernery and Kitchen Wing • X-ray, Dispensary, Casualty and Plaster room • Operating Theatre • Children's Ward • Segregation • Intermediate Ward • Male and Female Wards • Morgue • Matron's cottage • Nurses quarters
1935-1936	Following are extensions undertaken due to the needs of the growing population: <ul style="list-style-type: none"> • Male and female intermediate ward block, accommodating ten patients in each cast • Nurses quarters containing four bedrooms, sitting room, bathroom and sleep-out verandah. • Including the provision of electric light and power services and extension of the hot water services.
1939-1945	Work halted due to the outbreak of World War II
1945	Planning underway for the Nurses' Home by Cobden Parks, Government Architect, working drawings signed on 8 October 1945 (Figure 14). The following buildings were added to the extant ensemble: <ul style="list-style-type: none"> • Nurses quarters extension • Boiler room • Dressing room • Male ward block • Childrens ward • Intermediate ward • Kitchen block • Laundry block • Morgue • Administrative building
1948	Nurses' Home accommodating 30 nurses and 10 sisters is completed and opened by the Minister for Health, the Honourable C. A. Kelly (Heritage listed Item I2 on the Griffith LEP, since demolished)
1958	Hospital launched a public appeal for extension due to crowded conditions.
1962	Extensions approved in November
1963	Approval granted for major extension works to provide for a nurse training school and obstetrics/maternity block; Tender awarded in December
1964	Appeal for a new Geriatric Unit;



	Trust fund established in order to secure ongoing funding for the hospital
1966	New geriatric unit is opened at the hospital
1969	District Hospital upgraded in status to Base Hospital. In Australia, a base hospital is a hospital serving a large rural area which is supported by smaller hospitals in local communities.
1971	Hospital has grown to 142 beds; The Griffith Base Hospital is deemed as <i>“one of the healthiest medical centres outside a metropolitan area”</i> (Riverina Daily News, 5 January 1971)
1973	A new medical services block is opened dedicated to ED Kenny with five consulting rooms, two beds, a clean-up area and a minor theatre, opened by Hon. A.H. Jago, Minister for Health
1979	Last major expansion of the Griffith Base Hospital with new buildings, opened by Hon. K. Stewart, Minister for Health: <ul style="list-style-type: none"> • Specialist Clinic • Medical Services Block • Children’s Ward • Relatives’ Overnight Stay • Workshop and Waste Store.
1991	A new Special Care Nursery opened by Hon. R. A. Phillips, Minister for Health Services Management
1992	A dental clinic is constructed and opened by Nick Greiner on 1 June 1992
Post 2017	Demolition of Nurses’ Quarters (Eric Martin & Associates 2017; Figure 15)
2020	Matron’s House demolished after an archival recording was undertaken (Patrick O’Carrigan + Partners).

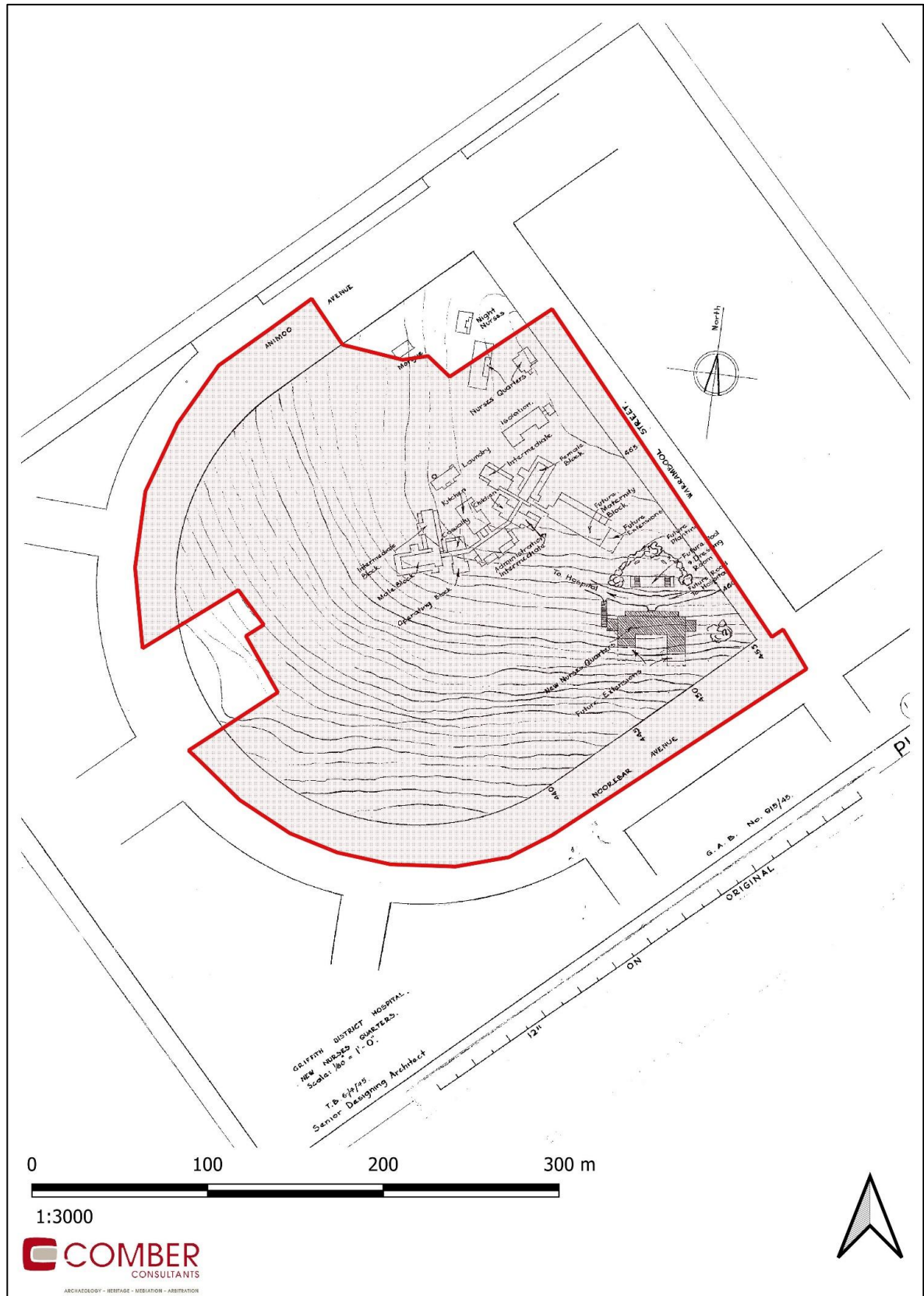


Figure 12: Overlay of the study area on a 1945 plan of Griffith Hospital showing extensions and later additions

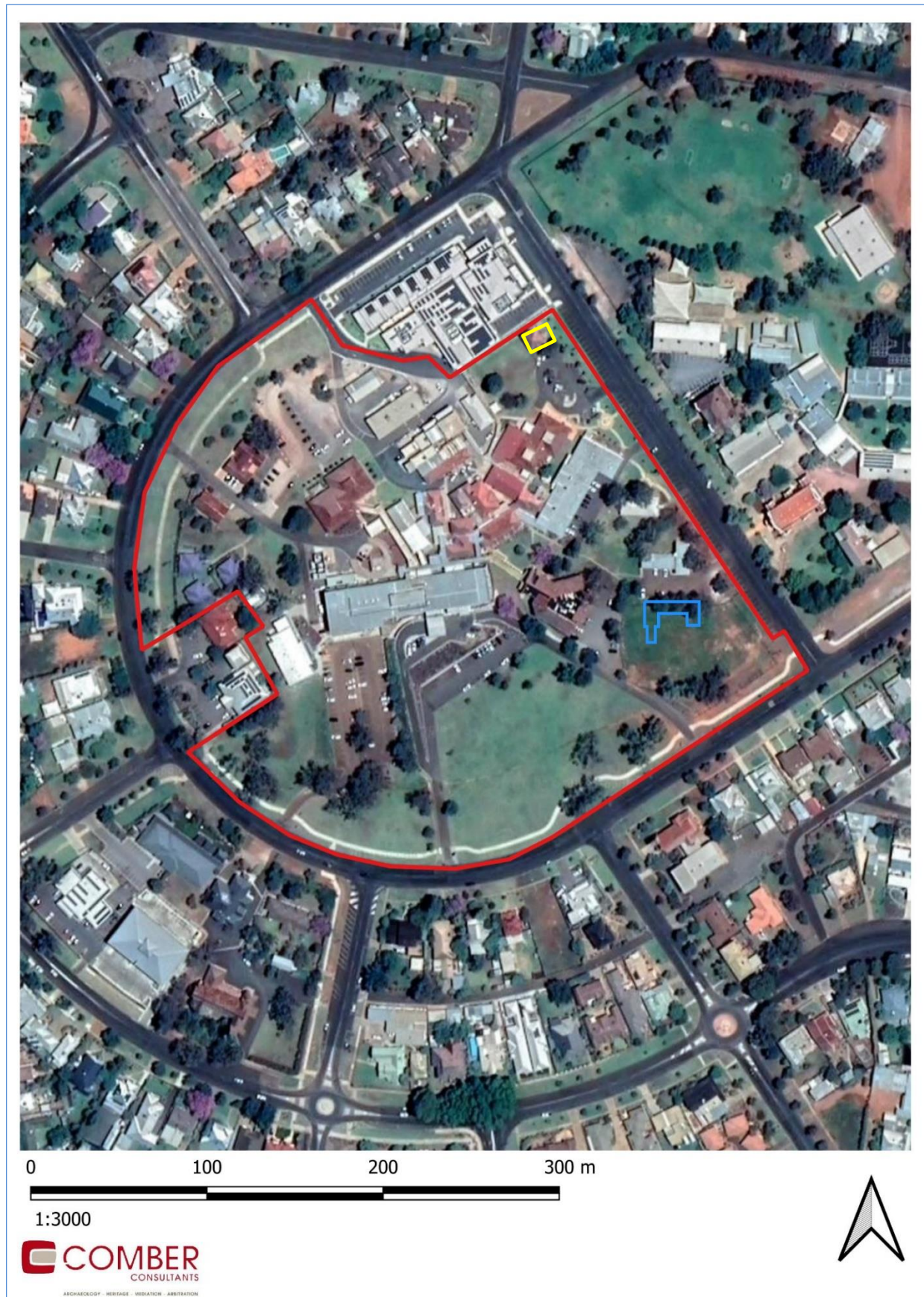


Figure 13: Current aerial photograph of the hospital. Location of the demolished Matron's House edged in yellow and the Nurses' Quarters are marked in blue

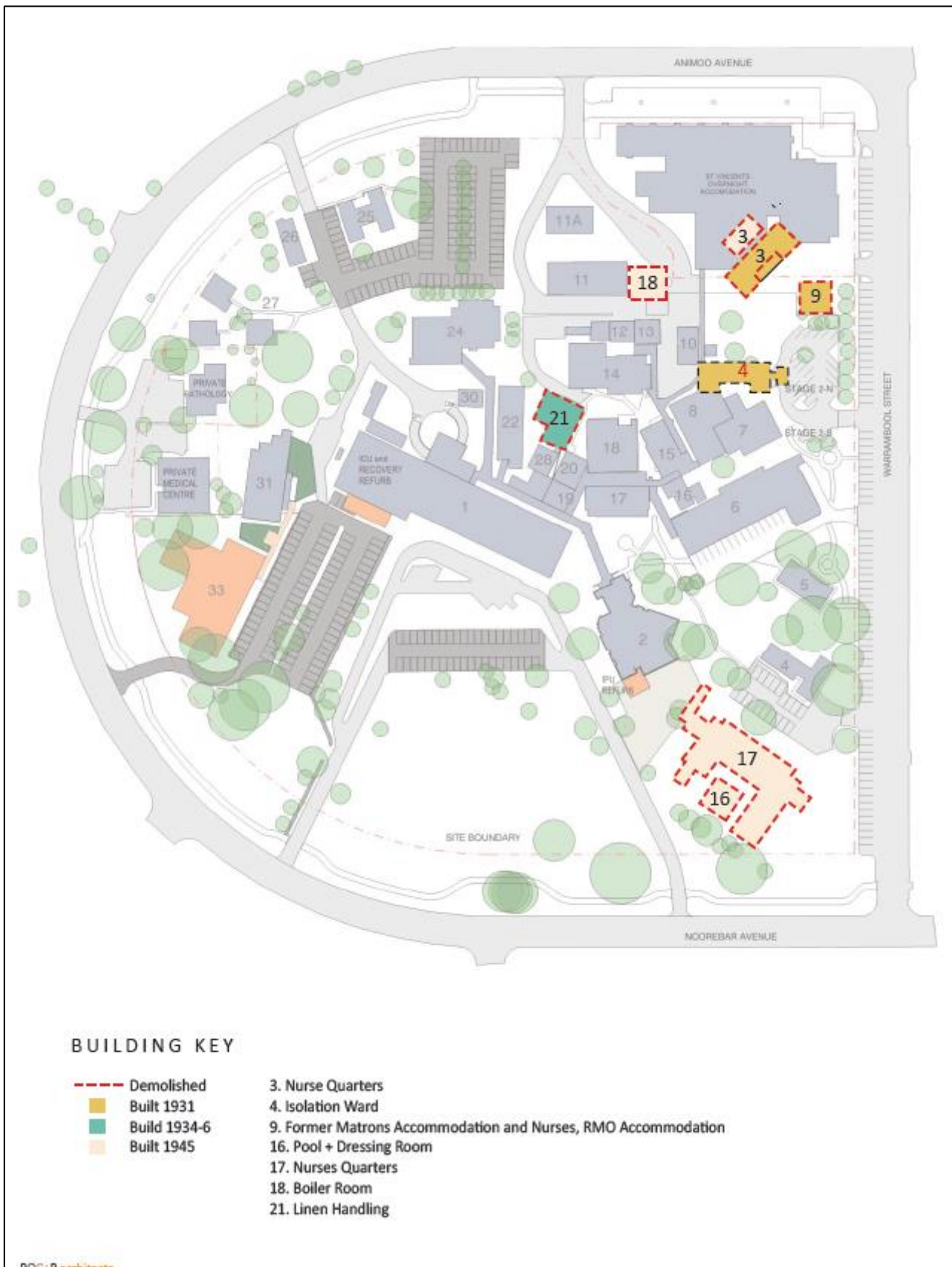


Figure 14: Location of demolished 1931-45 buildings
(Patrick O’Carrigan + Partners)



6.0 SIGNIFICANCE ASSESSMENT

6.1 Preamble

Significance assessment is the process whereby buildings, items, archaeological deposits or landscapes are assessed to determine their value or importance to the community. The NSW Heritage Office have developed a range of criteria for assessing historic sites which embody the values contained in the ICOMOS *Burra Charter*.

6.2 Significance Assessment

Historic

Criterion (a) – an item is important in the course, or pattern of NSW’s cultural or natural history (or the cultural or natural history of the local area)

The Griffith Base Hospital contributes to the history of the provision of healthcare in Griffith from the establishment of the Griffith Commission/Field Hospital (1922-36) and the “tent hospital” of the “Bagtown” worker’s camp (1911-22). Since its establishment in 1936, the Griffith Base Hospital has continuously been the primary healthcare facility for the city of Griffith and its rural hinterland. It contains a rich heritage, long history of operation and primary importance in the life of the local community throughout the 20th century. It maintains the continuity of activities, associated with preparing and providing medical assistance and/or promoting or maintaining the wellbeing of people.

Association

Criterion (b) – an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).

The Griffith Base Hospital is not in the location proposed for a hospital site by Walter Burley Griffith and the hospital was not designed by Walter Burley Griffith. It does not hold a strong or special association with any other person or group of persons, so does not meet this criterion.

Aesthetic

Criterion (c) – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The Griffith Base Hospital has developed around an original purpose-designed and built architectural hospital group from the mid-1930s. However, due to its long period of operation and multiple alterations and extensions, the Griffith Base Hospital has lost its design and technical integrity. No positive visual or sensory appeal, or landmark or scenic qualities can be attributed to the Griffith Base Hospital and its original appeal has been degraded. The Griffith Base Hospital does not meet this criterion.

Social

Criterion (d) – an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Griffith Base Hospital has been the primary healthcare facility for the city of Griffith and its rural hinterland, since the establishment of the Bagtown Ten Hospital in 1911 and the current Base Hospital in 1931. It has a strong association with the multicultural community of the city of Griffith and its sense of place.

Research

Criterion (e) – an item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area)

This report contains a history of the site and recommends an archival recording. The site does not contain the potential to reveal any further information.

Rarity

Criterion (f) – an item possess uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area)

Overall, the Griffith Base Hospital does not meet this criterion. However, the former operating theatre (building 19) which was part of the original 1931 surgical wing was an innovative and advanced design for the time.

**Representative**

Criterion (g) – an item is important in demonstrating the principal characteristics of a class of NSW's:

- Cultural or natural places;
- Cultural or natural environments (State Significance); or

An item is important in demonstrating the principal characteristics of a class of the area's:

- Cultural or natural places; or
- Cultural or natural environments (local significance)

Over the long period of its operation the Griffith Base Hospital has lost the range of characteristics of its type due to frequent alterations and expansions and is not a good representative example of its type.

6.3 Statement of Significance

The Griffith Base Hospital contributes to the history of the provision of healthcare in Griffith from the establishment of the Griffith Commission/Field Hospital (1922-36) and the “tent hospital” of the “Bagtown” worker’s camp (1911-22). Since its establishment in 1931, the Griffith Base Hospital has continuously been the primary healthcare facility for the city of Griffith and its rural hinterland. It contains a rich heritage, long history of operation and primary importance in the life of the local community throughout the 20th century. It maintains the continuity of activities, associated with preparing and providing medical assistance and/or promoting or maintaining the wellbeing of people.



7.0 IMPACT AND MITIGATION

7.1 Demolition

Impact

A detailed inventory of all buildings is attached at Appendix A, which detail the integrity and condition of all buildings. The Griffith Base Hospital has developed around an original purpose-designed and built architectural hospital group from the mid-1930s. However, due to its long course of operation and multiple alterations and extensions, the Griffith Base Hospital has lost its design and technical integrity. No positive visual or sensory appeal, or landmark or scenic qualities can be attributed to the Griffith Base Hospital. Its significance lies in the site's association with the Walter Burley Griffin design for the town of Griffith and its historical and social significance as the site of a primary healthcare facility for the city of Griffith and its rural hinterland since 1931. It contains a rich heritage, long history of operation and primary importance in the life of the local community throughout the 20th century. However, it is no longer fit for purpose and cannot meet the current and future demands of a modern health care facility for Griffith. Implementation of the mitigation measures detailed in this section and the recommendations detailed in section 8 of this report will ensure that significant information from the site is maintained. Archival recording prior to demolition of the current buildings will maintain the historical significance of the site, whilst the construction of the new healthcare facility on the site will maintain the continuity of use and activities associated with preparing and providing medical assistance and/or promoting or maintaining the wellbeing of people.

Mitigation

Archival recording of the following buildings which were constructed c1930s, should be undertaken. Although these buildings were constructed in the 1930s, they are all of low integrity and their significance has been compromised by structural alterations and their poor condition.

- Building 17, Specialist clinics 2
- Building 19, Biomedical Building
- Building 20, Dietetics Building
- Building 28, CPAC

Original joinery c 1931-36 (multi-paned windows, French doors, architrave and trims) could be salvaged and reused in other historic Council buildings or sold for reuse in local restoration projects.

7.2 Historical Archaeology

Impact

As shown in Figure 16 the following buildings have been demolished:

- Building 3: Former Nurses Home constructed 1931.
- Building 9: Former Matron's Home.
- Building 16: Doctors' room constructed 1931.
- Building 17: Entry arch, steps and verandah (1931) removed.

The location of these buildings is known and the original plans are held by the Public Works plan room. Each of these buildings had floor coverings, so the likelihood of under floor deposits is low. It is also not expected that significant under floor deposits will exist under any other structures which are to be demolished. Therefore, there is no need for an historical archaeological assessment.

Mitigation

No specific mitigation measures or an historical archaeological assessment is required.

7.3 Views and Vistas

Griffith Base Hospital is located on prominent large site on a rise with views to and from Noorebar Avenue, in an arc from Anzac Street to Beal Street, and a long vista from Wyangan Avenue. These views will be maintained in the redevelopment.

7.4 Cultural Landscape

The site contains significant large Eucalypts on Noorebar Avenue and Warrambool Street, and one remnant Pine (visible on c1944 aerial photo) adjacent to the Morgue near the RMOs accommodation. If possible these trees should be maintained.



7.5 Moveable Heritage

There are a number of moveable heritage items which should be retained and used in an interpretive display or reinstated in an appropriate place within the new hospital. These items are:

- Foundation stone and plaque dated 1931.
- Any other plaques, statutes, commemorative plaques, artefacts etc.

7.6 Summary of Impact and Mitigation

The Griffith Base Hospital is not listed on the LEP or State Heritage Register. The site is of local significance for its history and social history as a site providing continuous medical facilities since 1931. As detailed in the significance assessment the site maintains the continuity of activities associated with preparing and providing medical assistance and/or promoting and maintaining the wellbeing of people. The demolition of existing outdated and empty buildings and the redevelopment of the hospital will continue this use and enhance the significance of the site by providing modern health facilities.

The historic and social significance can be maintained by:

- Archival recording.
- Interpretation
- Protection and management of moveable heritage items

These procedures will ensure that the history and information about the site is maintained for the future and interpreted for public education.



8.0 SUMMARY & RECOMMENDATIONS

8.1 Summary

The town of Griffith was designed by Walter Burley Griffin who designed Canberra, although his vision was not fully realised. The site of the hospital is not in the location originally envisaged by Griffin, nor was it designed by Griffin. Hospital construction commenced in 1931 and additions, infill, alterations and demolitions continued until 2017. The hospital is aging the redevelopment is to improve efficiencies across the hospital, improve aging infrastructure and address the changing models of healthcare to meet future growth and demand.

This Statement of Heritage Impact assessed the proposal against the heritage significance of the hospital and determined that due to the ongoing changes to the site, the original form and function can no longer be discerned and the site does not contain heritage significance.

This report concludes that there is no objection to the demolition of the existing buildings and to the redevelopment of the site. Such redevelopment will ensure the ongoing use of the site as a hospital providing world class medical facilities.

8.2 Recommendations

This report makes the recommendations detailed below based on the following:

- The background research and significance assessment contained in this report.
- The provisions of the NSW *Heritage Act 1977*.
- The results of this report.

Recommendation 1: Archival Recording

An archival recording should be undertaken of the original buildings constructed in the 1930s which are now to be demolished:

- Building 17, Specialist clinics 2
- Building 19, Biomedical Building
- Building 20, Dietetics Building
- Building 28, CPAC

Recommendation 2: Joinery

Original joinery c 1931-36 (multi-paned windows, French doors, architrave and trims) should be salvaged and reused in other historic Council buildings or sold for reuse in local restoration projects.

Recommendation 3: Interpretation

An interpretation strategy and plan should be developed and implemented. to ensure that all historic information about the establishment and use of the hospital is maintained and presented to the public.

Recommendation 4: Moveable Heritage

There are a number of moveable heritage items which should be retained and used in an interpretive display or reinstated in an appropriate place within the new hospital. These items are:

- Foundation stone and plaque dated 1931.
- Any other plaques, statutes, commemorative plaques, artefacts etc.



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APPENDIX A: BUILDING RECORDING BY POC + PARTNERS ARCHITECTS

BUILDING RECORDING

GRIFFITH BASE HOSPITAL

MARCH 2020

The Department of Health



c. 1940's



2019

THIS DOCUMENT HAS BEEN PREPARED FOR COMBER CONSULTANTS



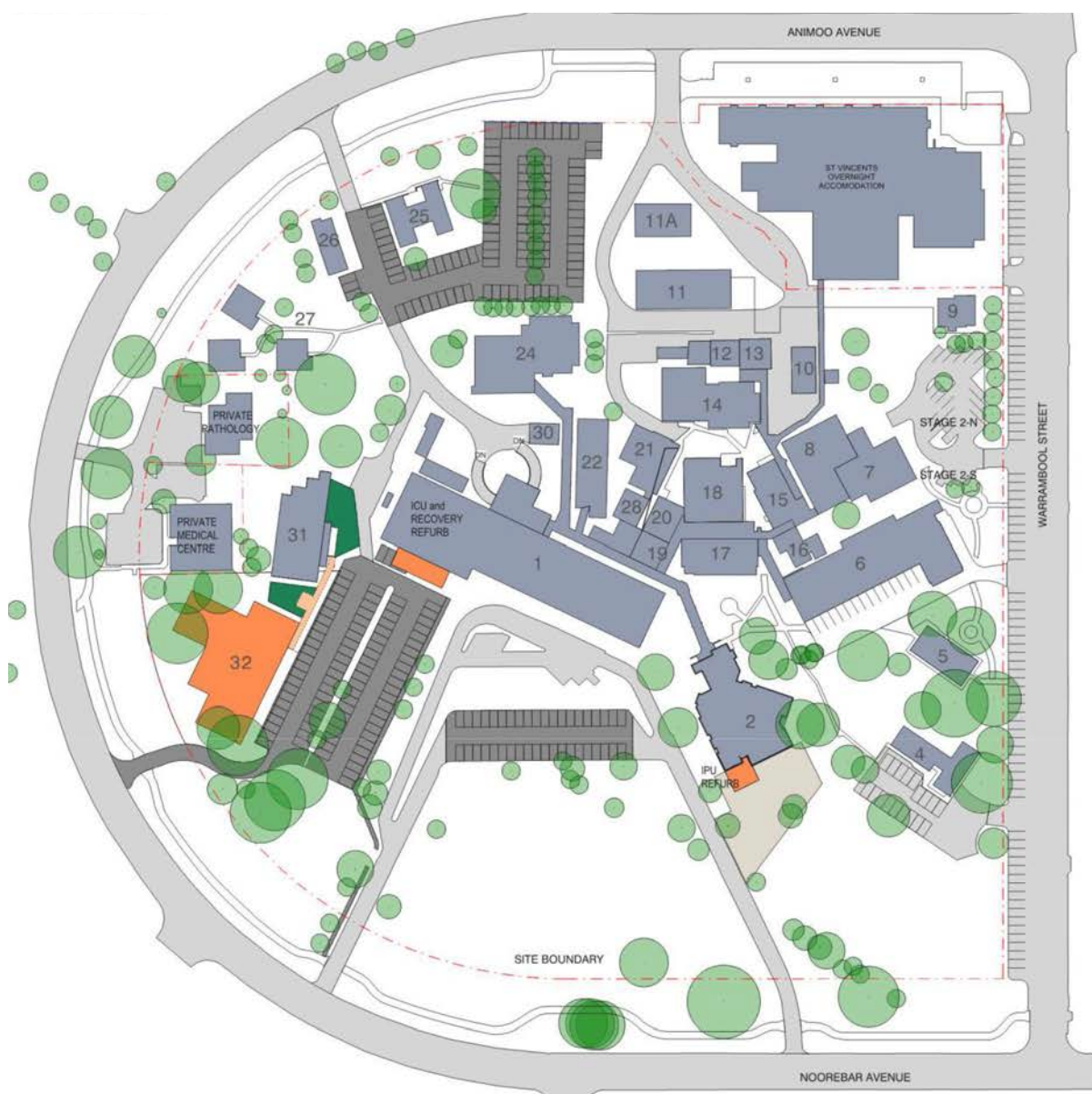
POC+P
architects

PATRICK O'CARRIGAN + PARTNERS P/L
ARCHITECTS | URBAN DESIGNERS | HERITAGE CONSULTANTS

STUDIO 1ST FLOOR
76 EDWIN STREET NORTH
CROYDON NSW 2132
T 9799 6600 F 9799 6011 E patrick@pocp.com.au
ABN 99 086 693 781
pocparchitects.com.au

MARCH 2020 VERSION 2

THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH:
- THE EXISTING SITE PLAN PREPARED BY DJRD
- HERITAGE IMPACT STATEMENT PREPARED BY COMBER CONSULTANTS

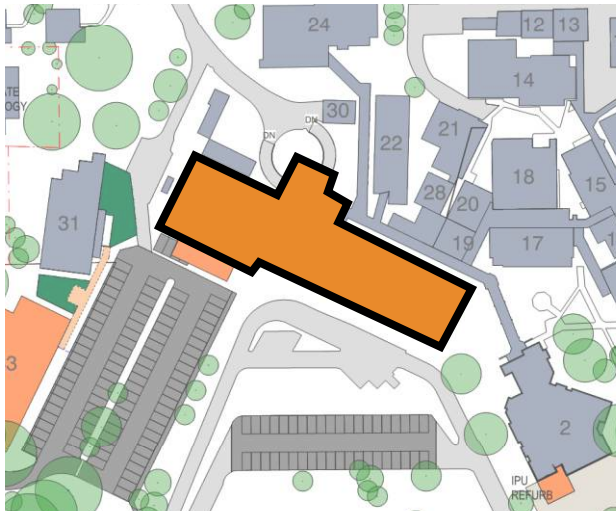


Existing site plan of Griffith Base Hospital (former Griffith District Hospital 1931-1969)
prepared by DJRD architects for NSW Health 2018

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MEDICAL SERVICES BLOCK (ED KENNY WING)



Building location

DESCRIPTION:

- Two storey concrete frame, flat roofed with Alucobond parapet brick, infill panels, elevated with vehicle ramps at front + rear, circular ramp emergency drop off
- Replaces earlier male hospital wards; links to building 2 and main hospital corridor 23
- Covered links to c.1931 blocks

DESIGN: NSW Government Architect

DATE: Constructed 15/11/1973 and opened by Minister of Health Jago, Bill Lawrence (CEO) at cost of \$2M; named ED Kenny (after long term board member)

CONDITION: Good

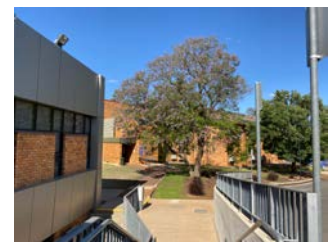
ALTERATIONS: Under construction (2019) ICU + Recovery
- New entry 2 storey steel frame

SIGNIFICANCE: Moderate, evidence of late 60's hospital planning + grouping of medical services, adaptation to sloping site with access ramps for drop off and emergency services deliver

INTEGRITY: Moderate



East facade



View of general ward



Ramp



Eastern end



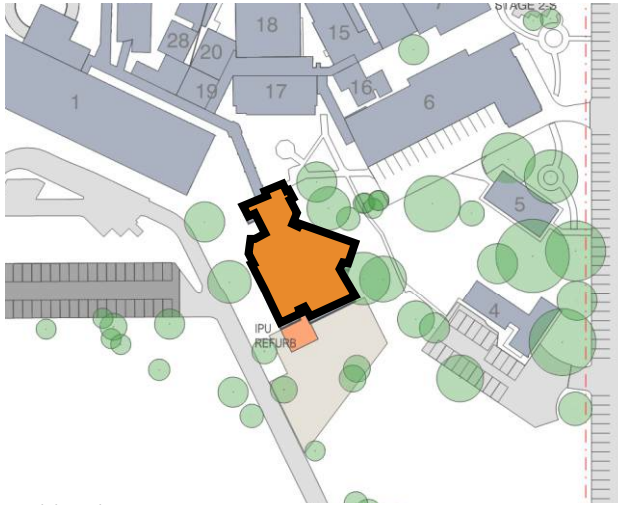
Curved Ramp at rear



Egress stair



GENERAL WARD BLOCK



Building location

DESCRIPTION:

- Two storey brick, unusual plan with central court (airconditioning over), splay brick wall planar elements + raking rooflines counterposed
- Tile roof with covered way ramp of same construction, parapet walled, prominent linear gutter/eaves, linked to building 1
- Engineering by McMillan Britton & Keil P/L

DESIGN: NSW Government Architect + McNamara & Shirley P/L

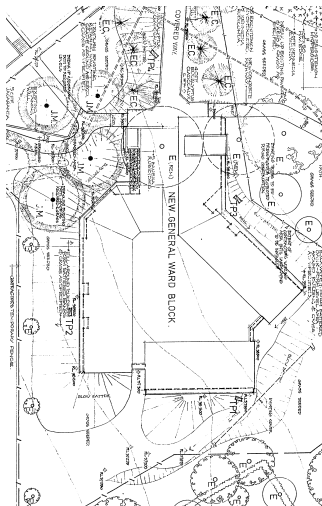
DATE: Constructed 1978

CONDITION: Good to fair

ALTERATIONS: Under construction (2019) IPU refurbishment on south east corner

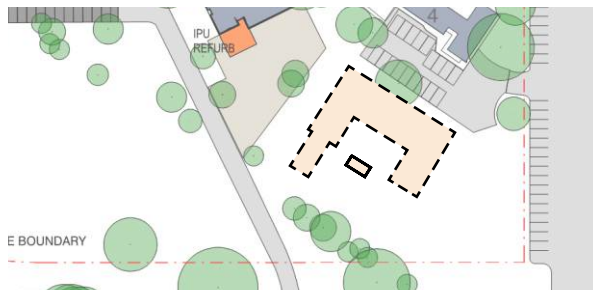
SIGNIFICANCE: Moderate- unusual planning, striking form, consistent detail

INTEGRITY: Moderate to high



Building 2
Referencing Original GA drawing in 1977
Drawing no. 42
New General Ward Block

FORMER NURSES HOME (DEMOLISHED 2017)



Building location

DESCRIPTION:

- Brick 2 storey, tiled roof, demolished including unusual pool sponsored by Matron

DESIGN: NSW Government Architect

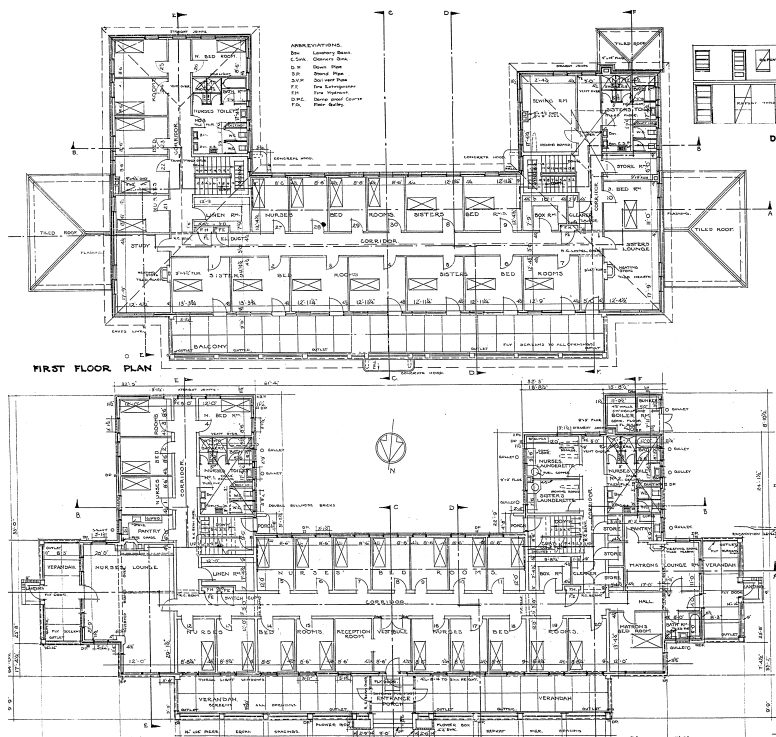
DATE: 1931

CONDITION: Demolished 2019, fenced off(limited access)

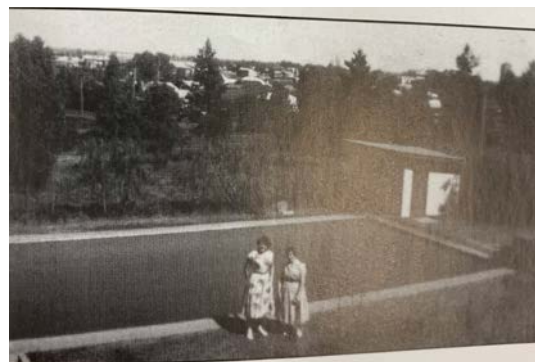
ALTERATIONS: Unknown

SIGNIFICANCE: Nil, potential archaeological resource

INTEGRITY: N/A (demolished)

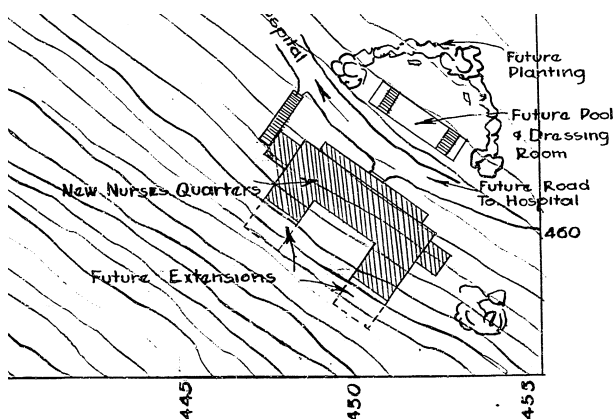


Old nurses quarters



Old pool

Building 3 "Ground Floor Plan" and "First Floor Plan"
Referencing Original GA drawing in 1945
Drawing no. C569
New Nurses Home



NOOREBAR AVENUE

Building 3 "New Nurses Quarters"
Referencing Original GA drawing in 1945
Drawing no. C3678

BUILDING 4

SCHOOL OF NURSING (NOT TO BE DEMOLISHED)



DESCRIPTION:

- Brick single storey, car park, pitched roof, 'T' shaped form angled

DESIGN: NSW government architect

DATE: Constructed 1963-64

CONDITION: Fair

ALTERATIONS: Minimal

SIGNIFICANCE: Moderate

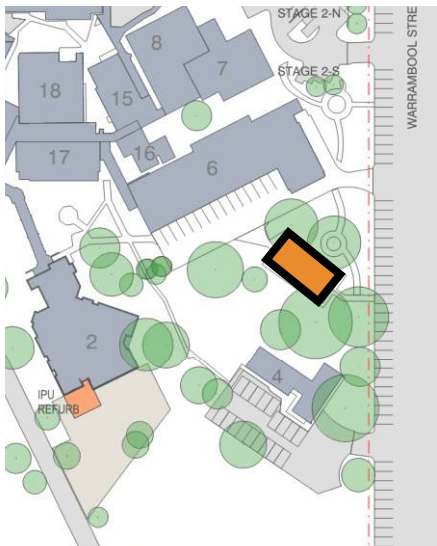
INTEGRITY: Moderate

Building location (not to be demolished)



BUILDING 5

DENTAL CLINIC (NOT TO BE DEMOLISHED)



DESCRIPTION:

- Mild dark brick, single storey, domestic style, rectilinear in plan, tiled hip roof form, low pitch hipped metal, with domestic sash windows, rear service bay

DESIGN: NSW Government Architect

DATE: Constructed in 1992 and opened by Nick Greiner 1/6/92

CONDITION: Fair to good

ALTERATIONS: Minimal

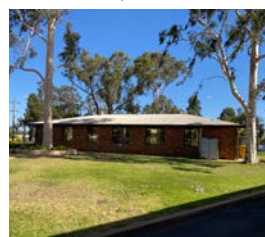
SIGNIFICANCE: Moderate

INTEGRITY: High

Building location (not to be demolished)



Front entry view



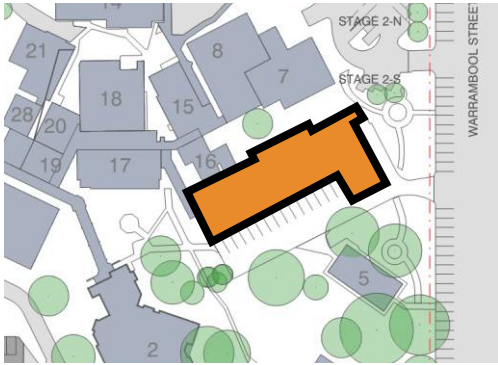
North elevation



Rear of dental clinic

BUILDING 6

MATERNITY UNIT (The A.E.W. BURRELL WING)



Building location

DESCRIPTION:

- Long linear single storey 'T' shaped form, low pitched metal roofs, blond brick, louvered windows, south picture wall, with block facing wall + lowered highlights
- Clock (Peter Skeet)
- Fine brick wall elevation to Warrambool Street
- Opening R. Phillips Jago

DESIGN: NSW Government Architect

DATE: Constructed in late 1964

CONDITION: Fair to good (exterior)

ALTERATIONS: Minimal

SIGNIFICANCE: Moderate to high

INTEGRITY: Moderate to high



Peter Skeet clock



South view

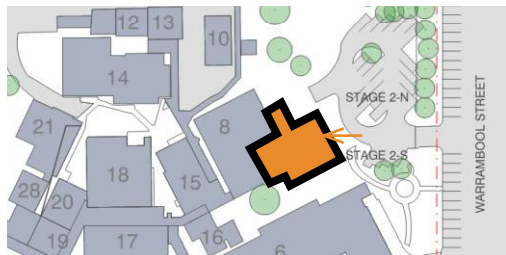


Warrambool Avenue elevation



BUILDING 7

SPECIALIST CLINIC (CONJOINT WITH BUILDING 8)



Building location (BOH site)
← entrance



DESCRIPTION:

- Red tile roof, distinctive louvers, A/C plant
- Pyramidal roof with low pitch (square)
- Wide eaves, russet toned parapet and a concealed gutter all round
- Full height aluminium windows, shade from west lattice
- Slab on ground construction
- Medium brown toned facing brick
- Brick paved exteriors

DESIGN: -----

DATE: Constructed in mid 1970's

CONDITION: Fair to good

ALTERATIONS: Minimal- lattice screening

SIGNIFICANCE: Low- moderate example of c.1970's Hospital clinic

INTEGRITY: Good- high



South east aspect



Building 7 entry



View between building 6&7



View from south east

BUILDING 8



ASSESSMENT + REHABILITATION (CONJOINT WITH BUILDING 7)



Building location
← entrance

DESCRIPTION:

- Part of 2 interlocking blocks building 7+8 with covered ways, screened porch + passenger drop off
- Same architectural features, central pitched, screened plant, hipped tile roofs, courtyard has test stairs for physiotherapy

DESIGN: NSW Government Architect

DATE: Constructed in the 1970's

CONDITION: Fair to good

ALTERATIONS: Lattice screened courtyard

SIGNIFICANCE: Moderate- low example of non-acute medical services

INTEGRITY: Moderate

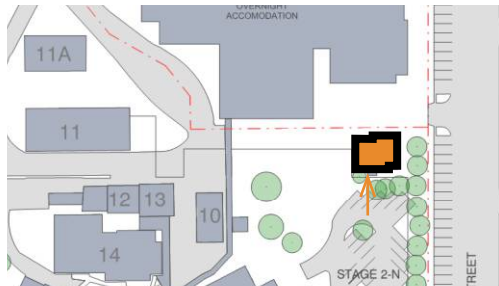


North east corner



Rehabilitation +stairs

FORMER MATRONS ACCOMMODATION AND NURSES (VACANT) RMO ACCOMMODATION (3 BED + LIVING/KITCHEN/BATH)



Building location (BOH site)
← entrance



1934 addition
(water tank removed)



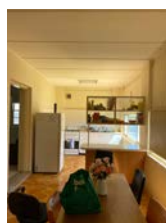
1934 addition



Slumped bricks
(failed DPC?)



Entry?



Kitchen c.1960-70's



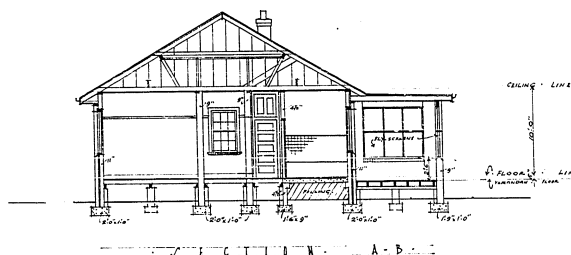
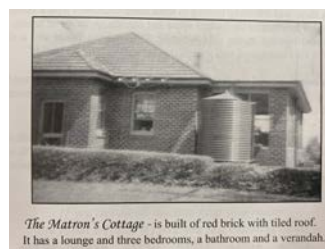
Cracked sill



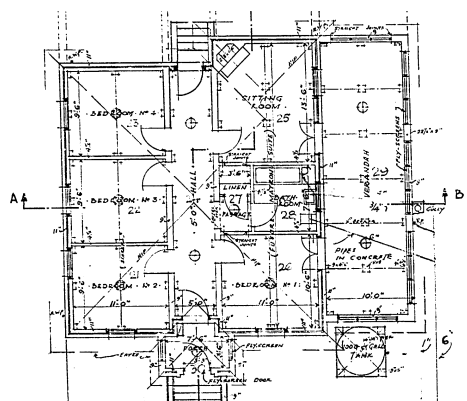
Bathroom



Bedroom (typical)



Building 9 "Section"
Referencing Original GA drawing in 1934
Drawing no. 2654
New Nurses Quarters



Building 9 "Plan"
Referencing Original GA drawing in 1934
Drawing no. 2654
New Nurses Quarters

DESCRIPTION:

- Brick, tiled hipped roof + chimney
- Terracotta Marseille roof with pyramid shaped chimney
- Exterior facing Warrambool Street
- Entry porch on south side
- Double brick + timber sashes multi pane
- Missing fireplace, Georgian multipaned windows
- Wide eaves Georgian style symmetrical
- Suspended timber floor, cracking in NE wall
- Interiors: stripped back, bath constructed 1980's, kitchen constructed 1960's, bedrooms as original
- Condition:
- Demolished watertank on stand

DESIGN: Government Architect Evan Smith

DATE: Original construction 1931 Matrons Accommodation, 1934 eastern addition of dormitory ward

CONDITION: Fair to poor, cracking in window spandrel, eroded mortar from failure in damp proof course

ALTERATIONS: Additions 1934, new kitchen c.1960's; new bathroom fitout c.1980's, removal of fireplace

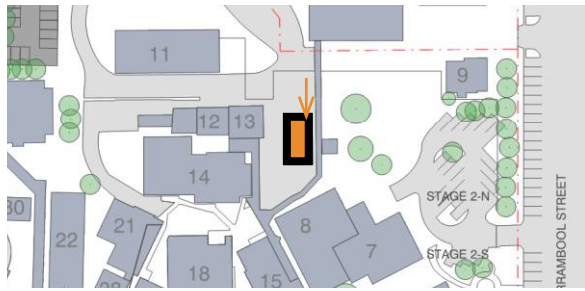
SIGNIFICANCE: Free-standing c.1931 original structure, hesitating on-site residential requirements of a rural district hospital, for matron men nurses (c.1934), finally for RMO's

INTEGRITY: Moderate- High

RECOMMENDATION: Archival Recording

BUILDING 10

MORTUARY



Building location
← entrance



Rear south

DESCRIPTION:

- Rectilinear form, single storey, hipped metal roof
- Brick with covered links, rear area with refrigerators, viewing room, loading bay (covered)
- Described as most advanced in NSW at time of construction
- Replaces c.1931 Mortuary with vented cowl to ridge constructed c.1934 on site of community/St Vincents Facility

DESIGN: Unknown

DATE: Constructed in the 1960's

CONDITION: Poor-fair

ALTERATIONS: Minimal

SIGNIFICANCE: Low

INTEGRITY: Fair

BUILDING 11

MAINTENANCE + WORKSHOPS



Building location
← entrance



Asset management

Asset management west end

DESCRIPTION:

- Long single storey brick roof metal, minimal windows, Assets office (west end), roller shutters, machinery
- Asset management office (west end)

DESIGN: Unknown

DATE: Constructed in the 1970's- 1980s

CONDITION: Good

ALTERATIONS: Office, tearoom inserted

SIGNIFICANCE: Low, representative example of utilitarian hospital outbuilding

INTEGRITY: Moderate

BUILDING 11A

CARPORT AND GARDENERS SHED



Building location
entrance

DESCRIPTION:

- Skillion roofed, open sided linear block with car parking to south, parallel bays, metal roof, parapet end wall, gravel yard

DESIGN: Unknown

DATE: Constructed in the 1970's-80's

CONDITION: Good

ALTERATIONS: Limited

SIGNIFICANCE: Low

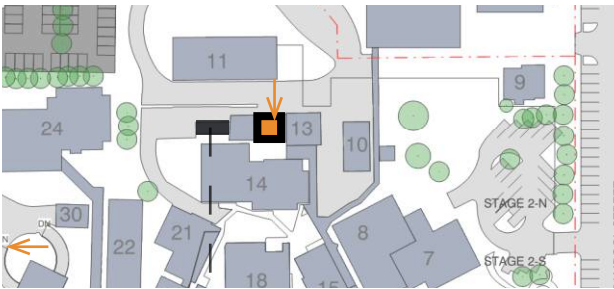
INTEGRITY: High



Carport on left, building 11 on right

BUILDING 12

BULK STORE



Building location
entrance

DESCRIPTION:

- Brick + metal fused with building 13, same construction period but lower roofline in 3 parts adjacent to each other

- Interior not visible and extends west

DESIGN: Unknown

DATE: c.1970's (estimated)

CONDITION: Good

ALTERATIONS: Equipment recovered

SIGNIFICANCE: Example of on-grade drive in bay

INTEGRITY: Moderate



WORKSHOP STORE + WASTE STORE



Building location
← entrance

DESCRIPTION:

- High bay metal roofed + walled, 2 storey steel frame high bay with brick end walls, awning roof to roller shutter

- Roof void with suspended fibreglass tank, removed equipment

DESIGN: NSW Government Architect

DATE: Constructed in 1970's-80's

CONDITION: Good

ALTERATIONS: c1970's (estimated)

SIGNIFICANCE: Example of services structure for major regional hospital

INTEGRITY: Moderate to high



Rear covered back



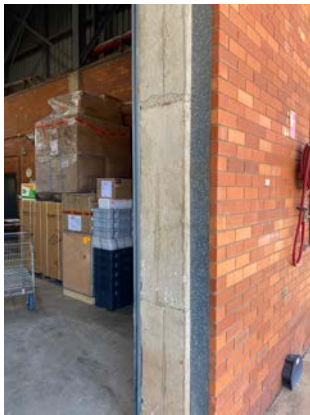
South view



Looking west



Front view



Concrete frame
Brick base



High level maintenance

DISTRIBUTORY KITCHEN/STORES



Building location

DESCRIPTION:

- Kitchen is a contemporary open plan layout, bain marie, racks, delivery clock on west, dry store and coolrooms

- Store is on the south side, vacant due to asbestos, open ceiling, used for equipment store+waste

DESIGN: NSW Government Architect

DATE: Constructed in the 1930's with later refurbishments

CONDITION: The kitchen is substandard

ALTERATIONS: Multiple as equipment upgraded, c.2010
-dry stores, kitchens

SIGNIFICANCE: Low

INTEGRITY: Low (highly modified)



Infilled opening



Stores



Dry stores



Stores



Infilled openings



Stores (former laundry)



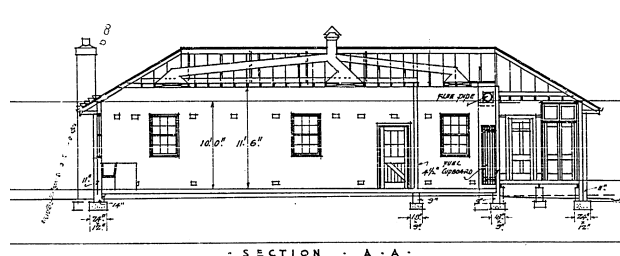
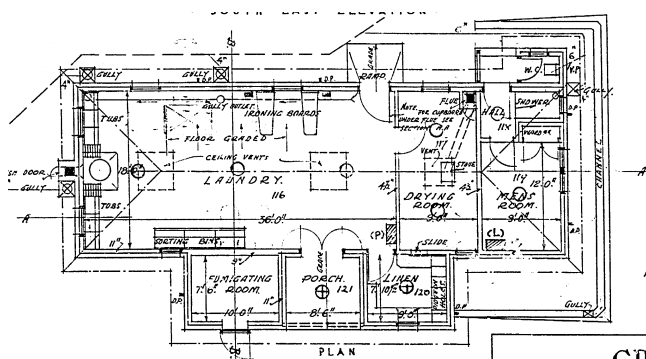
Loading Dock/west



Asbestos ceiling +
termite damage



Kitchen preparation



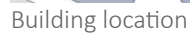
Demolished building 14

Referencing Original GA drawing in 1930

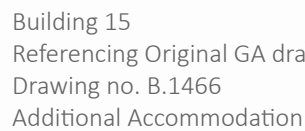
Drawing no. 4097

Laundry and Morgue

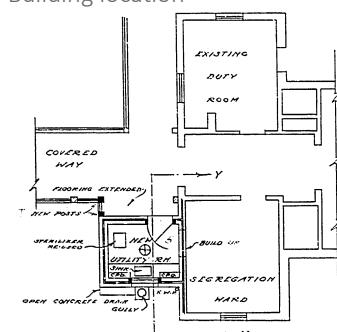
RENAL UNIT



INTEGRITY: Low



DOCTORS ROOM



Building 16 "New Utility Room to Female Ward Block"
Referencing Original GA drawing in 1936
Drawing no. B.1975
Griffith District Additions and Alterations



INTEGRITY: Low

SPECIALIST CLINICS 2



Building location (BOH site)

DESCRIPTION:

- Tile roof, brick walls, traditional octagonal central corridor/meeting crossing with art deco arches
- 1930's detailing, traditional doors, arches, multiframed timber sashes, unusual skirting
- Former focal point/entry to hospital, mix now removed amenities of palms + radiating access roads

DESIGN: 1929 NSW Government Architect, Builder Kell and Rigby

DATE: 1931, opened 25/09/31 by MJ Flannery MLA

CONDITION: Maintained

ALTERATIONS: Entry arch + steps removed, west steps blocked, central verandah on south east removed

SIGNIFICANCE: High

INTEGRITY: Low

RECOMMENDATION: Archival recording, salvage joinery?



Eastern glazing block window



West steps below



Deco arch



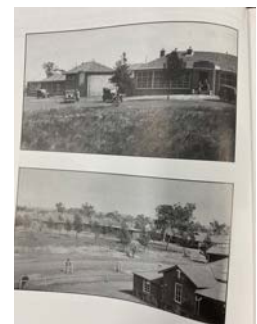
Original joinery



Waiting room



Former entry



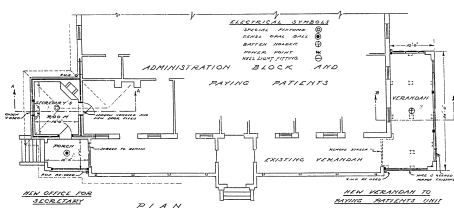
NB. Windows and brick central arch demolished

Building 17 Modified

Referencing Original GA drawing in 1931

Drawing no. 4092

Griffith District Hospital New Buildings

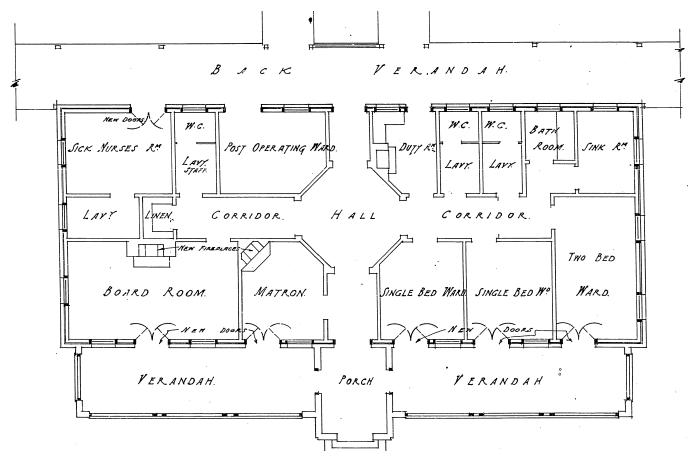


Building 17

Referencing Original GA drawing in 1936

Drawing no. B.1975

Griffith District Additions and Alterations



Building 17 Original Proposal

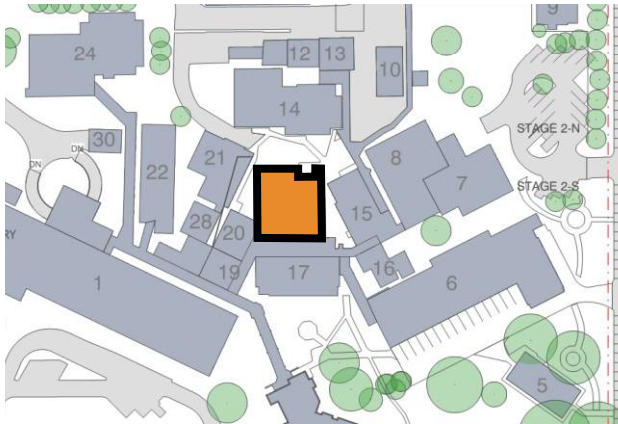
Referencing Original GA drawing in 1930

Drawing no. PH8619

Griffith District Hospital Administrative

Block Amended Plan

OLD KITCHEN BUILDING



Building location

DESCRIPTION:

- Purpose built kitchen for onsite cooking with former nurses lounge now general staff lounge + kitchenette
- Tile roof with ventilation + exhaust hoods
- Cooking equipment stripped out, used for informal storage
- Basement wood fire burners- rear steps intact (no access available to basement)

- c.2010's vilaboard clad dry stones and fireplaces

DESIGN: NSW Government Architect, Builder Kell & Rigby

DATE: 1931-34 (see drawings)

CONDITION: Poor, asbestos (floors), termite attack

ALTERATIONS: Multiple

SIGNIFICANCE: Low

INTEGRITY: Low due to loss of function, equipment, but form is representative



Cool Rooms



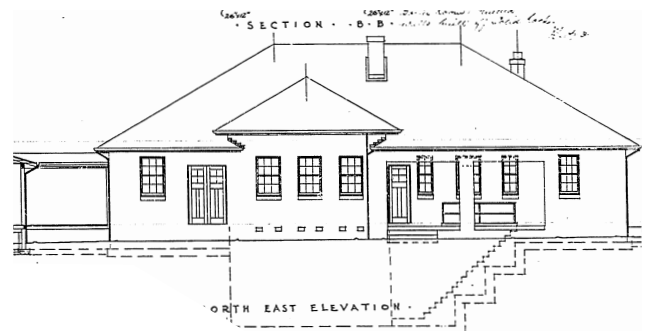
Modern infill dry store



Staff lounge
(former nurses tearoom)



Corridor Entry



Building 18 "North East Elevation"
Referencing Original GA drawing in 1930
Drawing no. A4096
Kitchen Block

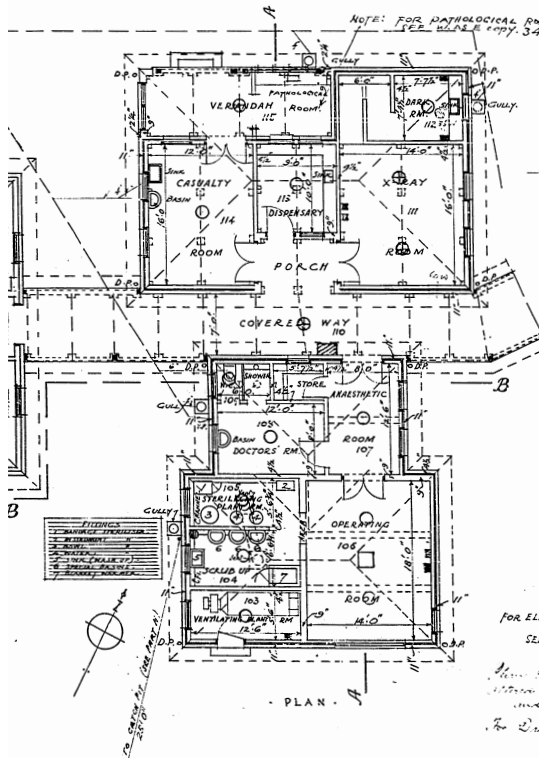
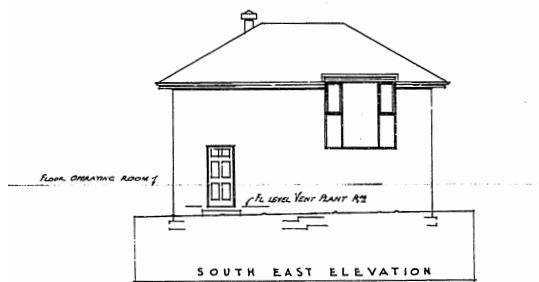
BIOMEDICAL BUILDING (FORMER OPERATING THEATRE)

DIETICS BUILDING

CAPAC BUILDING



Building location



Building 19 (not built?)

Referencing Original GA drawing

Drawing no. 4093

Operating and Casualty Blocks

DESCRIPTION:

- Tile roof, brick walls, suspended floors
- Former operating theatre, south light tall window, scrub room (WC + wash troughs removed); doctors room and sterilising
- Dietics: current office suite, former x-ray casualty + planter room
- CAPAC building is part of 1931 original surgical wing

DESIGN: NSW Government Architect, Builder Kell & Rigby

DATE: Constructed 1931 (original)

CONDITION: Fair to poor

ALTERATIONS: Many

SIGNIFICANCE: Moderate, adaptation of form to suit specialised purpose built operating facilities

INTEGRITY: Low- stripped out of fixtures (surgical)

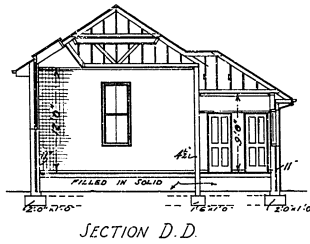
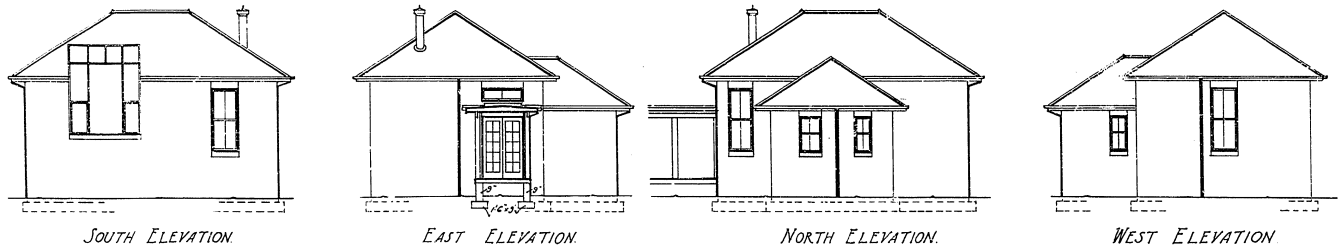
RECOMMENDATION: Archival recording



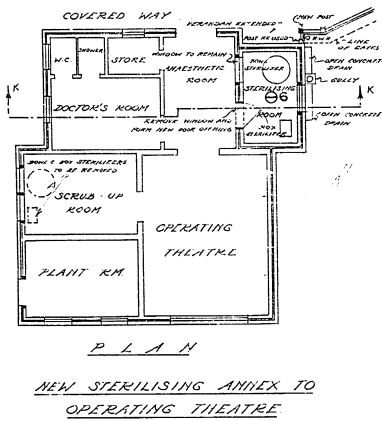
Former doctors room



South facing highlight



Referencing Original GA drawing in 1929
Drawing no. 2069
New Ward and Operating Blocks



Building 19 "New Sterilising Annex to Operating Theatre"
Referencing Original GA drawing in 1936
Drawing no. B.1975
Griffith District Additions and Alterations



Building 28



LINEN HANDLING BUILDING



Building location
← entrance

DESCRIPTION:

- Wardsman office, tile roof, timber verandahs, brick walls + enclosed verandahs, mesh screening + covered links
- Slatted eave, fibro walls, timber framed, old weigh scales (moveable item)

DESIGN: NSW Government Architect

DATE: 1934-36

CONDITION: poor + vacant, used for miscellaneous storage/trolleys, openings closed up/filled in

ALTERATIONS: Multiple- openings infilled

SIGNIFICANCE: Low retention of original purpose in design intent

INTEGRITY: Low



Dry rot



Moveable item



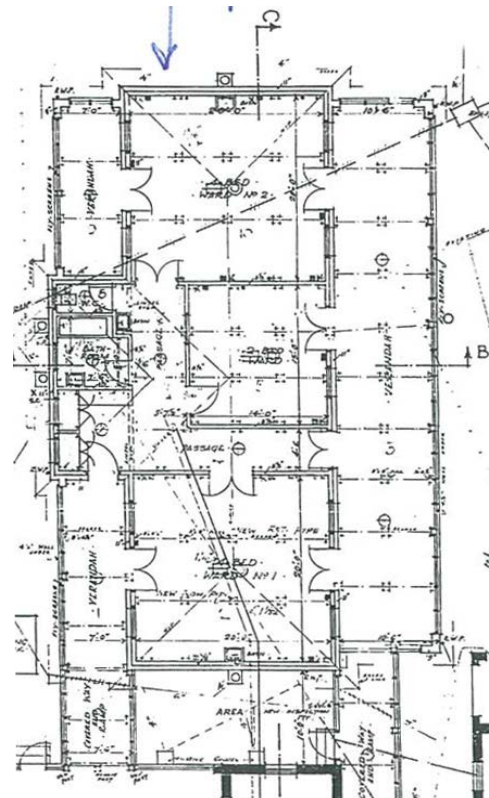
Termites



Timber overlayed vinyl tiles



Former exterior walls



Building 21

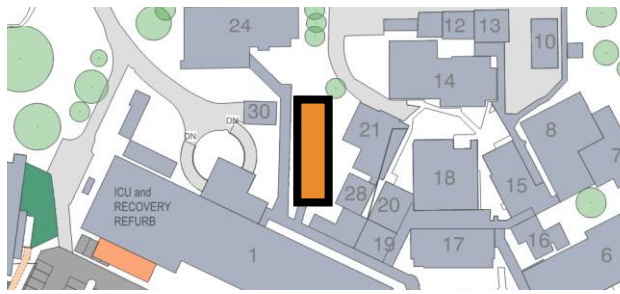
Referencing Original GA drawing 1934

Drawing no. B1009

Additional Accommodation



RIVERINA IMAGING BUILDING



Building location

DESCRIPTION:

- Modern prefabricated modular building on elevated base with northern stairs egress/recess

DESIGN: N/A

DATE: 2000's

CONDITION: Good to high

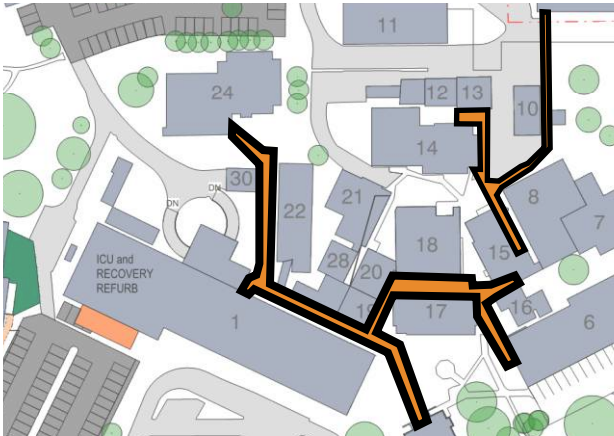
ALTERATIONS: Minimal

SIGNIFICANCE: Low-Contemporary

INTEGRITY: High



MAIN CORRIDOR SYSTEM



DESCRIPTION:

- Width, changes of level, ramps, etc below standards for efficient + safe circulation, ramps too steep + corners too narrow for bed trolleys to circulate

DESIGN: NSW Government Architect

DATE: 1931- 73

CONDITION: Poor

ALTERATIONS: Significant

SIGNIFICANCE: Moderate

INTEGRITY: Low



Main corridor leading towards Male Ward

CHILDRENS WARD



Building location

DESCRIPTION:

- Purpose built centralised plant raking sky vents
- Mid tone brown brick, full height windows, tiled roof

DESIGN: NSW Government Architect

DATE: 1973/79, Minister Kevin Stewart opened

CONDITION: Fair

ALTERATIONS: Minimal

SIGNIFICANCE: High

INTEGRITY: Moderate (modern Accommodation added)



BUILDING 25

AMBULATORY MENTAL HEALTH SERVICES



Building location

DESCRIPTION:

- Residential style, brick + tile, H shaped

DESIGN: Not known

DATE: Late 1970's- 1980's

CONDITION: Fair

ALTERATIONS: Unknown but minimal to exterior

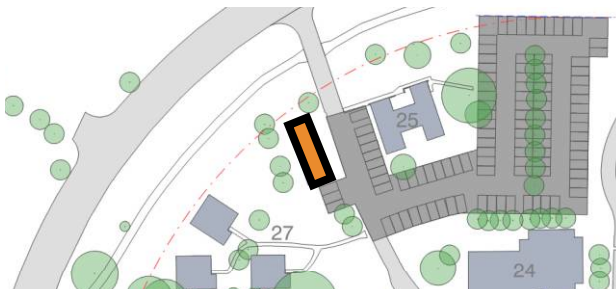
SIGNIFICANCE: Moderate

INTEGRITY: Good



BUILDING 26

RELATIVES OVERNIGHT STAY (NOT TO BE DEMOLISHED)



Building location (not to be demolished)

DESCRIPTION:

- Residence, brick + tile, gable roofed, motel style

DESIGN: Unknown

DATE: Late 1970's- 1980's

CONDITION: Fair

ALTERATIONS: Unknown but minimal to exterior

SIGNIFICANCE: Moderate

INTEGRITY: Good



BUILDING 27

STAFF ACCOMMODATION UNITS (NOT TO BE DEMOLISHED)



Building location (not to be demolished)

DESCRIPTION:

- Residential blocks within landscaped courtyards and connecting paths

DESIGN: Unknown

DATE: Constructed 1980's

CONDITION: Good

ALTERATIONS: Minimal

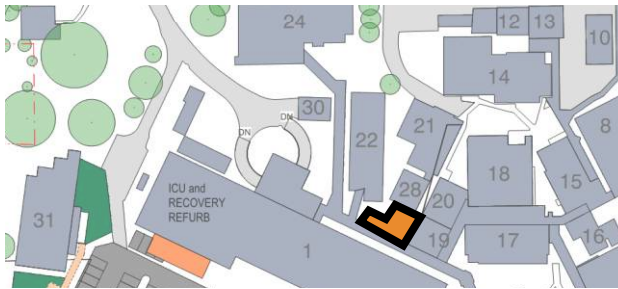
SIGNIFICANCE: Low

INTEGRITY: High



BUILDING 29

KIOSK



Building location

DESCRIPTION:

- Open/volunteer/knitting/kiosk at central intersection

DESIGN: NSW Government Architect

DATE: Constructed 1970's

CONDITION: Low- Moderate

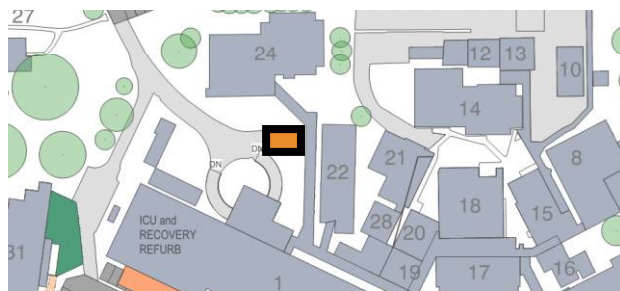
ALTERATIONS: Joinery/display

SIGNIFICANCE: Low, representative example of community/visitors facility

INTEGRITY: Moderate

BUILDING 30

PRE-ADMINISTRATION OFFICE



Building location

DESCRIPTION:

- Prefabricated modular office, metal clad on pads, brick paths

DESIGN: Contemporary

DATE: 2010

CONDITION: Good

ALTERATIONS: Nil

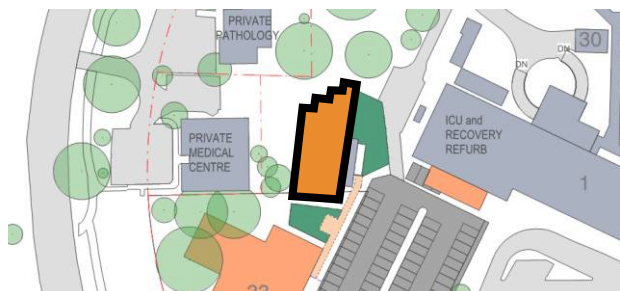
SIGNIFICANCE: None

INTEGRITY: N/A



BUILDING 31

RENAL UNIT (FOR MODIFICATION)



Building location

DESCRIPTION:

- New colorbond corrugated skillion metal roof + wall clad, single storey building in woodland grey
- Landscaped forecourt

DESIGN: Unknown

DATE: Constructed 2018

CONDITION: New

ALTERATIONS: Assumed none as purpose designed

SIGNIFICANCE: Low

INTEGRITY: High



AMBULATORY CARE UNIT



Building location

DESCRIPTION:

- Similar construction as renal unit (building 31), still under construction
- Similar skillion style as renal unit (building 31)

DESIGN: Unknown

DATE: Under construction 2019-20

CONDITION: Not used

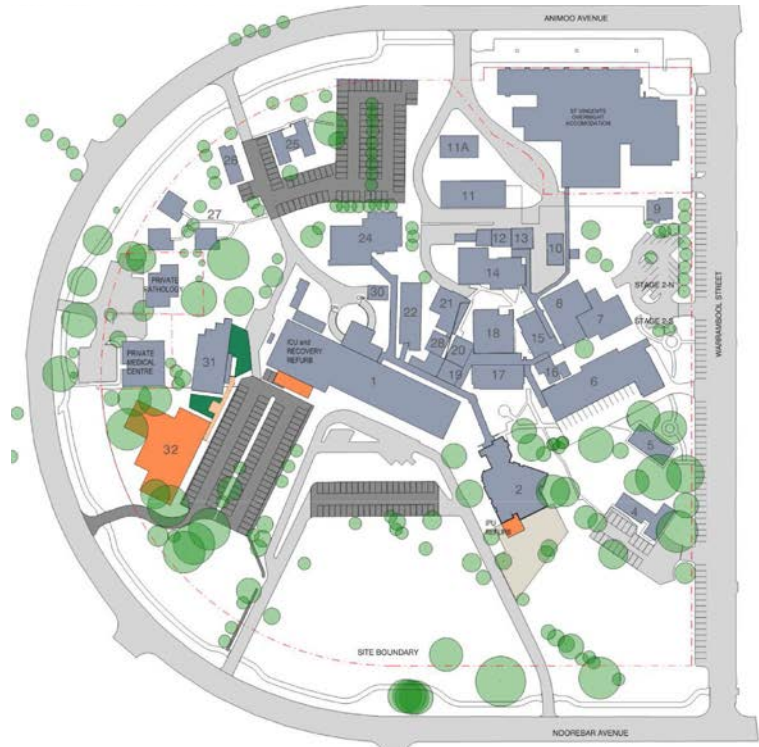
ALTERATIONS: Purpose Built

SIGNIFICANCE: Low

INTEGRITY: High



EXISTING GROUNDS



1930's cone lamp



Building 17 on left



Entry sculpture +
standing stone



Gas tower



Foundation Stone 1931



Pavillion for visitors



Medical centre (private)



Medical centre



Private Pathology



St Vincents Community



View of entry ramp off Noorebar Avenue



View of General ward block (Building 2)



View from Noorebar Avenue and Warrambool Street



View of gardens (Building 17 on right)



Site of former nurses accommodation+pool c.1946



View from Noorebar Avenue



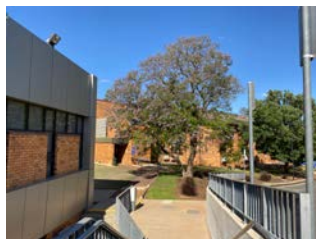
Entry ramp to medical services



View from Animoo Avenue looking south



View to Noorebar Avenue



View towards building 21

