

8.4.3 HERITAGE IMPACT

The Concept Plan was prepared following detailed assessment of the significance of the various elements of the site by Godden Mackay Logan.

Godden Mackay Logan’s key recommendation was that all of the original hospital grouping be kept, including associated landscaping, circular driveway and spaces between buildings. This grouping has been retained in its entirety as a discrete heritage precinct (Precinct 3) that forms the central focus of the Concept Plan.



Figure 66 - Original Hospital Grouping

The two historic cottages fronting Herbert Street (Buildings 7 and 9) and their landscaped setting, as well as the former mortuary, where also identified by Godden Mackay Logan as being of heritage significance, and are retained within the Concept Plan, as is the chapel, which Godden Mackay Logan found to be of undoubted social significance.



Figure 67 - Herbert Street Frontage of the 'North Sydney Brick and Tile Co Building (Bldg 7) and Herbert Street Frontage of 'Lanceley Cottage' (Bldg 9)



Figure 68: Heritage – buildings, prepared by Cox Richardson

The concept plan also retains/reinstates, as far as possible, the alignment of the historically significant Reserve Road, and elements of early and original landscaping.

The Boiler House chimney (assessed as being of High significance at the local level) is proposed to be demolished, as are a small number of heritage buildings of Moderate-to-High significance and some areas of early landscaping. The removal of these elements is an adverse heritage impact. However, the degree of impact will be mitigated by archival recording of these elements and various opportunities for interpretation. Furthermore, given that the association of the site with health care uses is fundamental to its heritage significance, the demolition of some heritage buildings needs to be balanced with the need to maintain a hospital that is functional and efficient in the long term.

The construction of new buildings of increased scale and bulk in the vicinity of heritage buildings also has the potential to have an adverse heritage impact. However, this can be mitigated through the massing materials and details of new buildings at project application stage.

While the proposed works also have the potential to disturb or destroy potential archaeological relics, these relics have been assessed as not warranting in situ retention should they be exposed. Their archaeological investigation/excavation will, in fact, help to realise their research potential.

8.4.4 HERITAGE MANAGEMENT / MITIGATION MEASURES

The following heritage management / mitigation measures recommended by Godden Mackay Logan comprise part of the Concept Plan:

Built Elements

- Conservation Management Plans will be prepared in accordance with Heritage Office guidelines prior to the lodgment of any ‘project applications’ for the use or any works to the following items:
  - the ‘Heritage Precinct’ comprising the ‘Original Pavilion Wing Building’ (Bldgn 29), the ‘Second Pavilion Wing Building’ (Bldgn 30), the ‘Vanderfield Building’ (Bldgn 31), the ‘Ansto Building’ (Bldgn 32) and ‘Orthotics/Dietetics Building’ ((Bldgn 33).
  - The ‘North Sydney Brick and Tile Co Building’ (Bldgn 7) and ‘Lanceley Cottage’ (Bldg 9)
- Buildings identified in the HIS as being of Moderate-to-Exceptional significance will be archivally recorded in accordance with Heritage Office guidelines prior to any demolition
- Elements or fabric of potential heritage significance contained within buildings to be demolished will be salvaged and stored on site for potential future re-instatement of missing components and/or for interpretation purposes in retained buildings or sections of buildings.
- Archival recording, in accordance with Heritage Council standards, will be undertaken for the whole site prior to the commencement of work.

Landscape Elements

- Conservation Management Plan/s will include landscaping policies prepared by a heritage landscape architect and a palette of plant species appropriate to the heritage values of the Heritage Precinct and other retained items.
- A survey of detail elements, such as significant sections of sandstone kerbs and pathways, will be undertaken, and recorded on a keyed plan to ensure that their specific location is identified, and policies can be developed accordingly.

Movable Heritage

- A Conservation Management Plan (CMP) for items of movable heritage at the RNSH site will be prepared to guide the future conservation management of identified items of potential movable heritage.

Site Interpretation

- An Interpretation Strategy will be prepared to detail the ways in which the heritage significance of the site can be interpreted.
- Existing building and street names will be retained for those buildings and streets to be retained.

The Road Network

- Historic kerbing/guttering will be identified and retained for use in appropriate locations elsewhere on the site.

The Archaeological Resource

- An excavation permit under Section 140 of the Heritage Act will be obtained for those areas identified in the Archaeological Assessment prepared by Godden Mackay Logan as having Medium (or higher) archaeological significance so that archaeological monitoring, recording and documentation can occur during site works.

8.5 URBAN DESIGN AND BUILT FORM

8.5.1 TOWNSCAPE

The proposed height and scale of development proposed for the RNSH site is compatible with the immediate townscape context of St Leonards. Proposed heights are reduced around major public open spaces on site, and around the adjacent Gore Hill Park. The dominant skyline building mass will still be the existing Forum development on the opposite side of Herbert Street, and nearby commercial developments to the east. The proposed St Leonards skyline, as it compares to those of North Sydney and Chatswood is illustrated at Figure 69.

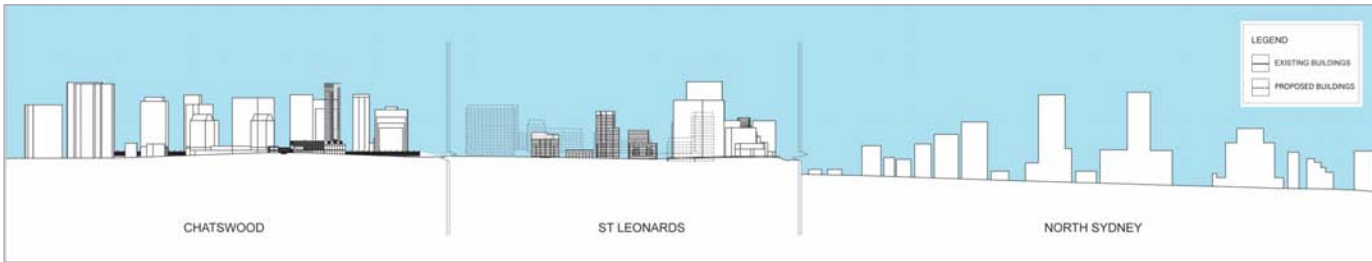


Figure 69: Townscape sections, prepared by Cox Richardson



## 8.5.2 STREETSAPES AND VIEW CORRIDORS

The proposed street system is designed not only to facilitate a direct and efficient vehicular and pedestrian circulation network, but to contribute to place making in the public domain. To this end, the significant view corridors from the site and within the site have been enhanced. In particular,

- Views toward the Sydney CBD along Reserve Road are maintained along this important heritage axis
- Yellow Road establishes inviting views into the site from Herbert Street through to Gore Hill Park
- Eileen Street similarly invites arrival from Herbert Street with views right through to Gore Hill Cemetery landscaping
- Red Road provides both long-distance views to the south toward the Sydney CBD, as well as middle ground views of the heritage landscaping on Precinct 3
- The proposed plaza area on Precinct 4 continues the public walkway axis from the Pacific Highway to the heritage landscaping of Precinct 3. This is reinforced by the proposed continuation of the Canary Island Palm planting along this visual corridor.
- By opening up the corner site of Westbourne Street and Herbert Street, views into the curtilage of the two retained heritage properties are provided.
- The combined effect of the Westbourne Street corner park and the strong through-views created by Blue Road, Red Road and Yellow Road is to enhance Herbert Street as a significant streetscape.



Figure 70: Views and Vistas From Site, prepared by Cox Richardson



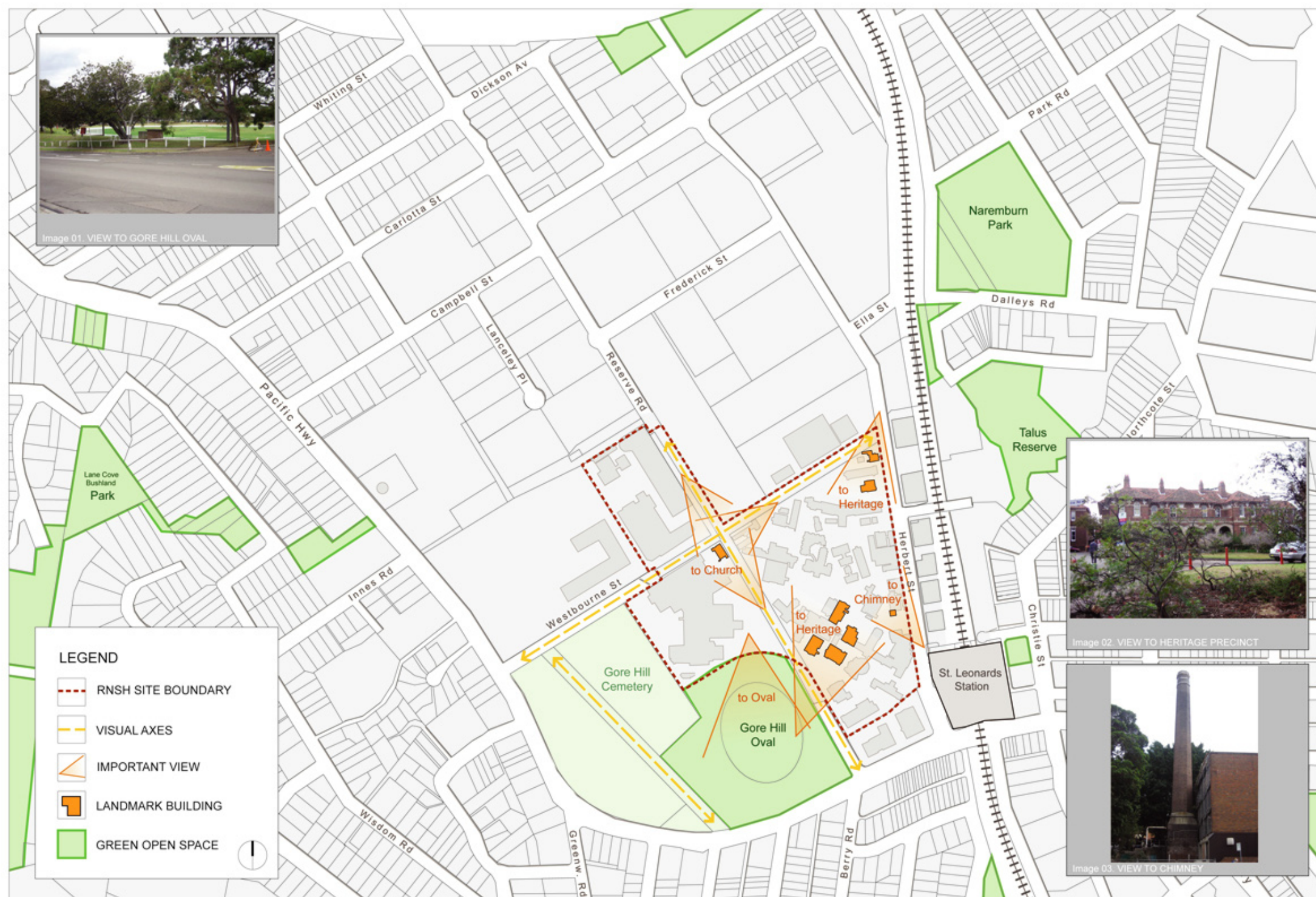


Figure 71: View analysis – views in and around site, prepared by Cox Richardson

8.5.3 PUBLIC/PRIVATE DOMAIN

Whilst the RNS campus is currently publicly owned, general public access to much of the site is limited. Public access will be maintained to the main hospital facilities and the proposed rationalisation of surplus public land will also create significant new public spaces, enhance and protect the public domain and provide new pedestrian connections through the site to the Gore Hill Oval, St Leonards Railway Station, North Sydney TAFE and north south links to other employment areas.

8.5.4 SAFETY AND SECURITY

An important consideration in the proposed Concept Plan is the creation of a safe and secure environment. Strategies adopted to ensure that pedestrian and cycle routes through the site are safe and secure are as follows:

**Good visibility and surveillance**

A significant strategy in the urban planning has been a high degree of permeability and visibility created by the street pattern. This ensures that pedestrians and cyclists moving to and from the site and between facilities can do so along highly visible circulation paths.

**Street frontage activation**

The shared ways proposed for the southern end of the site (Yellow Road and Red Road south) are the focus of the highest amount of pedestrian and cycle traffic, and are activated at street frontage level by proposed retail and commercial uses. This street activation will maximize actual and perceived security and safety of pedestrians and cyclists moving between the station and the proposed Hospital entry. Given the extended hours of hospital staff that will use this route, this is a most important consideration.

**Lighting**

The safety and security of pedestrians and cyclists on site will be enhanced by extensive street lighting – with relatively high levels of illumination and uniform coverage, particularly along key pedestrian routes. Potentially dark and obscure areas have been avoided in the street pattern, and the proposed activated street edges contribute spill lighting from retail and commercial building uses.

**Pedestrian and Cyclist Priority**

The proposed road layout achieves an effective separation of St Leonards vehicular through-traffic from traffic accessing the hospital and other development site Precincts. This greatly contributes to both vehicular and pedestrian/cycle traffic safety and security. Through the proposed shared ways, pedestrians and cyclists are given clear priority along the main desire lines both within the RNS site and those linking to adjacent sites

8.6 SUNLIGHT AND DAYLIGHT ACCESS

The Concept Plan is fundamentally configured to ensure adequate solar access to existing and proposed public open spaces all year round, by adoption of the provisions of the Central Sydney Local Environment Plan as a solar access benchmark. This benchmark is considered appropriate for the project by virtue of the location of the site within a high density urban environment. Height controls along the western edge of Herbert Street have also been developed to ensure that key living spaces within adjacent residential developments to the east are protected from excessive overshadowing.

As discussed at Section 7.9, solar access is maintained at the following key locations:

- *Gore Hill Park*  
No additional overshadowing of the playing surface of Gore Hill Oval between 10.00 am and 2.00 pm on any day of the year.
- *Major On-Site Public Open Spaces*  
Each of the following major on site public open spaces will maintain a minimum area of 40% in direct sun, averaged between the hours of 12.00 pm and 2.00 pm year round
  - Heritage Precinct 3
  - Precinct 7 Park
  - Precinct 4 Plaza
- *Properties on the eastern side of Herbert Street*  
Key living spaces within residential developments on the eastern side of Herbert Street will not be overshadowed between 10.00 am and 3.00pm above AHD 92. This level has been set on the basis that such shadowing does not impact in excess of 20% of existing property key living spaces, and is consistent with maintaining this limitation of impact on future residential buildings allowable under the current Willoughby City Council LEP. The 20% guideline (for existing residential key living spaces impact) is taken from Willoughby Council DCP 15.

Existing shadow conditions on the winter solstice are indicated at Figure 72, and the proposed overshadowing and the winter solstice and equinoxes, as indicated at Figure 73 and 74 resectively.





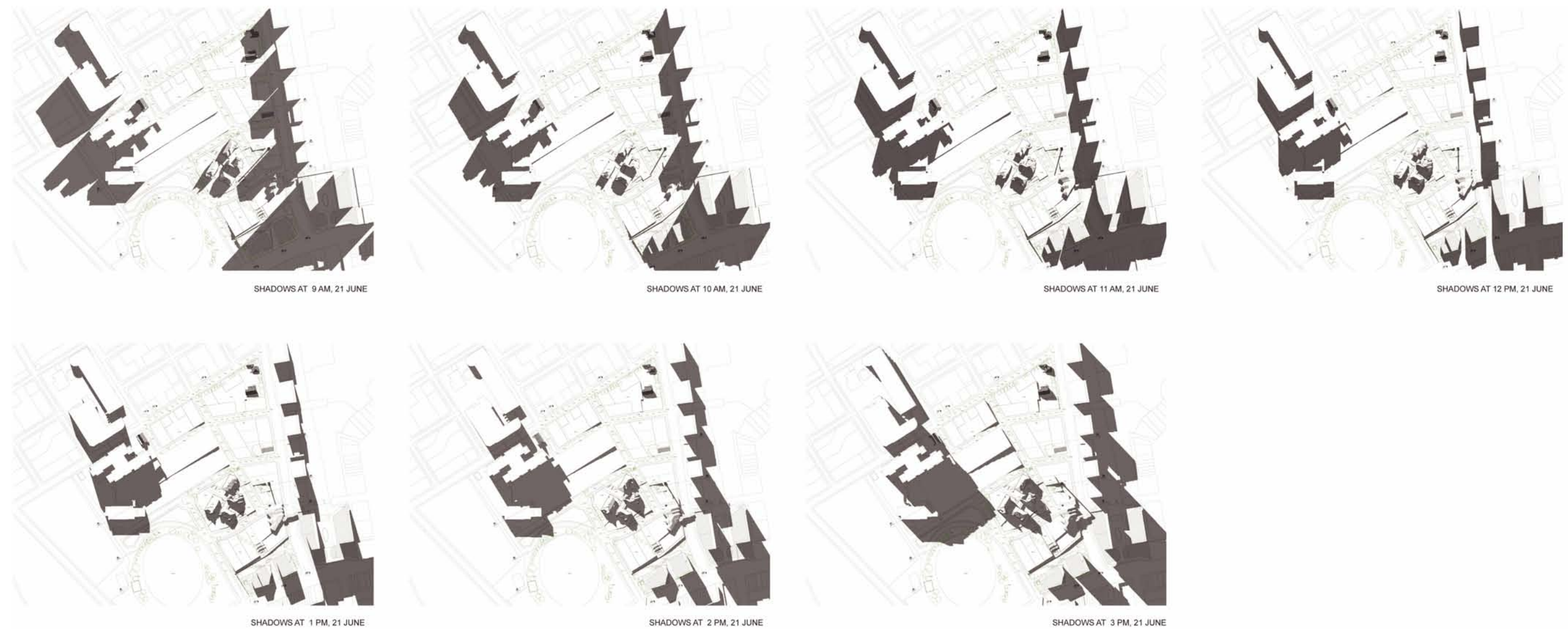




Figure 73: Proposed Overshadowing – 21 JUNE, prepared by Cox Richardson



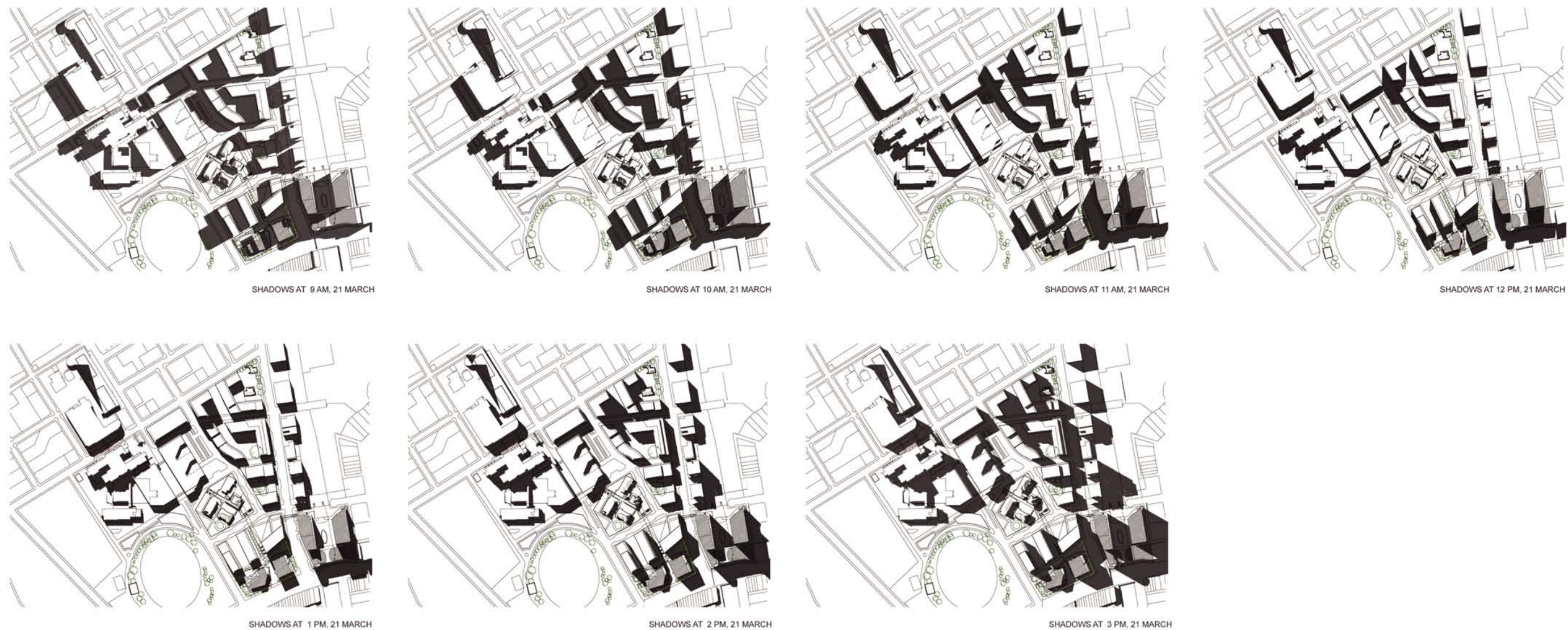


Figure 74: Proposed overshadowing studies – MARCH, prepared by Cox Richardson