



GRAHAM BROOKS
AND ASSOCIATES
ARCHITECTS
PLANNERS
CONSTRUCTORS



Contents

1.0 Introduction	3
1.1 Context and Rationale	3
1.2 Objectives	4
1.3 Scope and Limitations	4
2.0 History	6
2.1 Brief Description of the Site and Origin of the Building	6
2.2 Relationship to the Surrounding Building	7
3.0 Physical Assessment	11
4.0 Assessment of Cultural Significance	13
4.1 Heritage List	13
4.2 Assessment of Significance	14
4.3 Evaluation of Significance	17
5.0 Legislative Considerations	20
5.1 Planning Controls affecting the Development	20
5.2 Heritage Impact Assessment	22
7.0 Conclusion and Recommendation	24
9.0 Bibliography	25

Introduction

1.1 Context of the Report

This Heritage Impact Assessment has been prepared for St Vincent's and Mater Health, Sydney, in accordance with the IIAH, in light of proposed demolition and redevelopment of the site, and on the heritage value of the O'Brien Wing (Former Outpatients Block) and the adjacent and proximate buildings on the St Vincent's Hospital complex, or on the local precinct.

The O'Brien Wing is situated in Burton Street, Darlinghurst, near the corner of Burton Street and Victoria Street. The building, of seven stories above ground, with one basement level, was designed in 1937-38 and opened as the St Vincent's Hospital Outpatients Block. In 1943, it replaced previously existing hospital facilities. In that way, it has been part of the evolving story of the site, as the hospital has responded to community and medical change in keeping provision of a wide range of health care services. The building is representative of the modernist idiom of the era, yet it has been subject to a mass of restoration efforts inception. It is adjacent to, and situated immediately behind the De Lury Building, which incorporates much of the later nineteenth century building fabric of the original hospital and convent.

The Local Government Area of Sydney includes the St Vincent's Hospital Group, in particular the Main Building (c. 1897), with a primary address of 442 Victoria Street, Darlinghurst as listed item on its Local Environmental Plan (South Sydney LGA and LG 2000, Listing Number 1114, Gazetted 25 July 2000, Gazette No. 37). The subject site, the O'Brien Wing in Burton Street, was included in the City of Sydney Heritage Conservation Area, not it is also close to a number of other heritage items in Burton Street.

Graham Brooks and Associates Pty Ltd has provided independent advice on this matter, having been commissioned to prepare a Heritage Report in order to undertake significant heritage considerations which will have a bearing on the process.

1.2 Authorship

This Report has been written by Graham Brooks and Associates Pty Ltd. All contemporary photographs included in this Report were taken by Graham Brooks and Associates in July 2006 specifically for the preparation of the Report.



Figure 1
The O'Brien Wing from Burton Street looking east. The building is in the modern style of the late 1930s, characterised by clean horizontal delineations.
(Source: Graham Brooks & Associates, July 2006)



Figure 2
The new glass entrance way to the O'Brien Wing, which presents a relatively poor view of repeat, and widens some of the acoustic necessary for contemporary use, such as for air-conditioning units.
(Source: Graham Brooks & Associates, July 2006)

Graham Brooks & Associates Pty Ltd
Incorporated in NSW
Architects, Planners & Heritage Consultants
111 York St, Level 4
Sydney, NSW 2000 Australia
Tel: 61 61 2339 8800
Fax: 61 61 2339 8711
Email: graham@gbrooks.com.au
www.gbrooks.com.au
ABN 58 012 339 730
Cada 012 339 730
Registered Architect: Graham Leslie Brooks
NSW Architecture Registration 1334

O'Brien Wing, St Vincent's Hospital
Burton Street, Darlinghurst
Graham Brooks & Associates Pty Ltd

1.3 Site Identification

The study area for this Report is the building known as the O'Brien Wing, which forms part of the St. Vincent's Hospital Main Site Group. It is located on the south side of Burton Street, at the north end of the main Hospital complex. The site is zoned under the Local Government area of the City of Sydney. However, the east boundary of the Hospital site, along Boundary Road, meets the Local Government area of Mosman at a Workforce Council construction area.



Figure 4.
Map showing the location of the subject building, indicated by the arrow. The property is situated on the south side of Burton Street, immediately behind the main building of the Hospital, which is known locally as the Victoria Street.

(Source: <http://www.earthstar.com>, May 2008)

The directional references of this Report refer generally to the Burton Street side of the property. As north and the Victoria Street side of the property are west.



Figure 5.
The O'Brien Wing, a terminal in on three sides by other hospital wings. The image above taken from the north (Burton Street) side, shows its junction with the main Hospital building of what was previously the entrance to the former industrial block.
(Source: Graham Woods & Associates, July 2008)



Figure 6.
The southern corner of the O'Brien Wing is shown above to the left. The pedestrian overpass is part of what was once West Street, and the junction connects it with the Central wing to the east (right).
(Source: Graham Woods & Associates, July 2008)

O'Brien Wing & Hospital Main Site
Burton Street, Darlinghurst
Sydney Council & Associates Pty Ltd

History

2.1 Brief Descriptions of the Style and Origins of the Building within its Context

The name of the O'Brien Wing, as it is now known, came about in 1948. The hospital adopted a new numbering system for the floors throughout the whole site, and a new naming system for the principal buildings within the Hospital naming them after the founding Sisters of Charity. Thus the former Outpatients Block was named the O'Brien Wing, after Sister Mary de Sales O'Brien, one of the original founding nurses to arrive in Australia from Dublin, Ireland, in 1833. These sisters opened the first Catholic Hospital in Australia at Fort Pitt in 1837, moving it to Darlinghurst in 1877. Since that time and to the present, St Vincent's Hospital has become one of the leading medical institutions in Australia. The collective of the Sisters of Charity and colleagues who comprise the Sisters of Charity Health Service is the largest non-Government, not-for-profit health care provider in Australia, currently operating 17 facilities.

Plans were drawn up for the paediatric building in 1937/38, and it was completed and opened in 1941 as the St Vincent's Hospital Outpatients Block at a completion cost of 150,000 pounds (in 1940's current cost, a figure perhaps greater than \$24-million). It was a notably large exercise at the beginning of the Second World War, comprising seven floors plus basement level, and a service buildings also, and was a relatively tall building for the era. It was built in the then fashionable Modernist style, with clean lines, horizontal decorations, some curved surfaces and much use of glass, including glasswork. The wing was announced and described in the Hospital's Annual Report of 1939 as a fine seven-story wing, which included Outpatients Department, the Operating Theatre, X-ray Unit, Museum, and Pathology, Radiology and Dispensing sections, a Nurses Home, General Kitchen, Coddens and Nurses Dining Room, and a suite of the art, Boiler Room. It was also a medical School Training Unit with laboratories, Lecture Hall and a museum.

The building seems to have replaced other buildings and facilities that were formerly on the site and corner which then comprised Bunch Street and West Street. In more recent years, West Street has been closed off to become part of the Oahli Building as well as built junction space between buildings and for ambulance access. In 1950 a new wing was added on the western side of the Outpatients Block and in 1967 the Ten Floor was refurbished as a Professional Department following affiliation with University of New South Wales.



Figure 6
The image above shows the junction between the O'Brien Wing and the Oahli Wing to the west (left), with emergency vehicle access under the junction.
(Source: Graham Brooks & Associates, July 2008)



Figure 7
An image of another junction between the O'Brien Wing and the Oahli Wing, taken from Bunch Street.
(Source: Graham Brooks & Associates, July 2008)

O'Brien Wing, St Vincent's Hospital
Bunch Street, Darlinghurst
Graham Brooks & Associates Pty Ltd



Figure 8
The O'Brien Wing, at the then new Out Patients Block, in 1941, looking north
along West Street, towards Burton Street. Note older buildings in the building
right corner, which have since been replaced.
(Source: PICMAN, Medical Library (Database, Searched August 2006)



Figure 9
View of the O'Brien Wing, the then new Outpatients Block, taken in the 1940s
from Burton Street, with the old Luby building to the right. Note the tram lines
running along Burton Street.
(Source: PICMAN, Medical Library (Database, Searched August 2006)



Figure 10
Photograph taken January 1941 of the entrance to the new building, which, as noted above is an Outpatients Block. The new building presents
as state of the art, in the then new modernist style.
(Source: St. Vincent's Archives, July 2006)



Figure 12:
The 1877/78 ground plans, show the location of the proposed new wing (as indicated by the arrow). It can be seen that the new building, proposed as an *Quadrilateral Block* would be constructed over *Sanctimonial buildings*, which were primarily service buildings to the main *de Ligny Building* of the hospital (main floory stone). Little like later twentieth century, these two buildings comprised the major public courtyard of the Hospital. It may be noted that West Street is still open along the east facade of the proposed building. The back area can be seen as running along Burton Street.
(Source: City Archives, Sydney City Plan no. 1 August 2008)

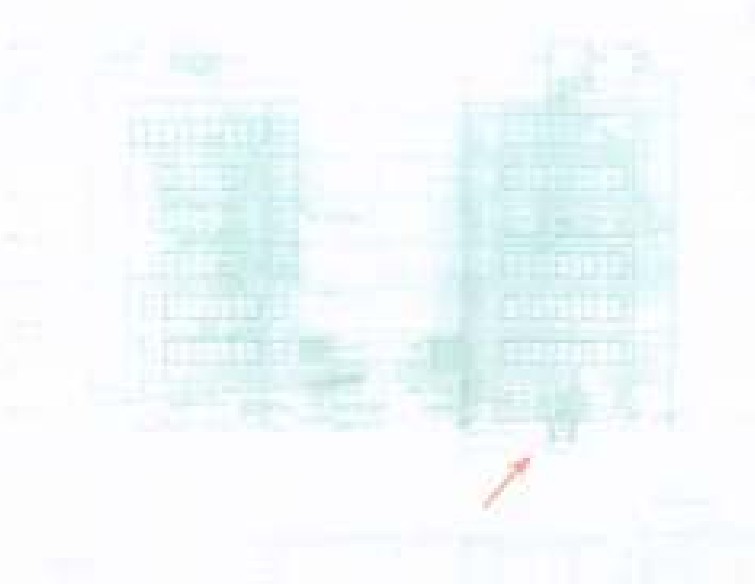


Figure 13:
North and south elevation drawings of the proposed new Quadrilateral Block from the O'Brien wing. Illustrate the design ideas that facilitated and services. The drawings indicate that considerable excavation work would have taken place at the time. The depth of the pit well in this regard is of particular note.
(Source: City Archives, Sydney City Plan no. 1 August 2008)



Figure 14:
Image of the foundation stone of the O'Brien Wing, then the *Quadrilateral Block*, rising November 1878, and headed by the motto *Ad Majorem Dei Gloriam*, which characterised the particular *monastic* identity of the Sisters of Charity.
(Source: Graham Brooks & Associates, July 2008)



Figure 15:
Sister Mary Froude de Sales O'Brien, one of the original founders. A French-educated Irish woman, who maintained with the other four an opposition to being incorporated into the *Servicist* identity and program of the Sydney diocese, and an assertion of the independence of the Congregation and its works.
(Source: St. Henry's Hospital Archives, July 2008)



Figure 16:
Front entrance way of the O'Brien Wing, showing signs of deterioration, but characterised by the clean horizontal lines and gleamed stone of the modern wing design.
(Source: Graham Brooks & Associates, July 2008)

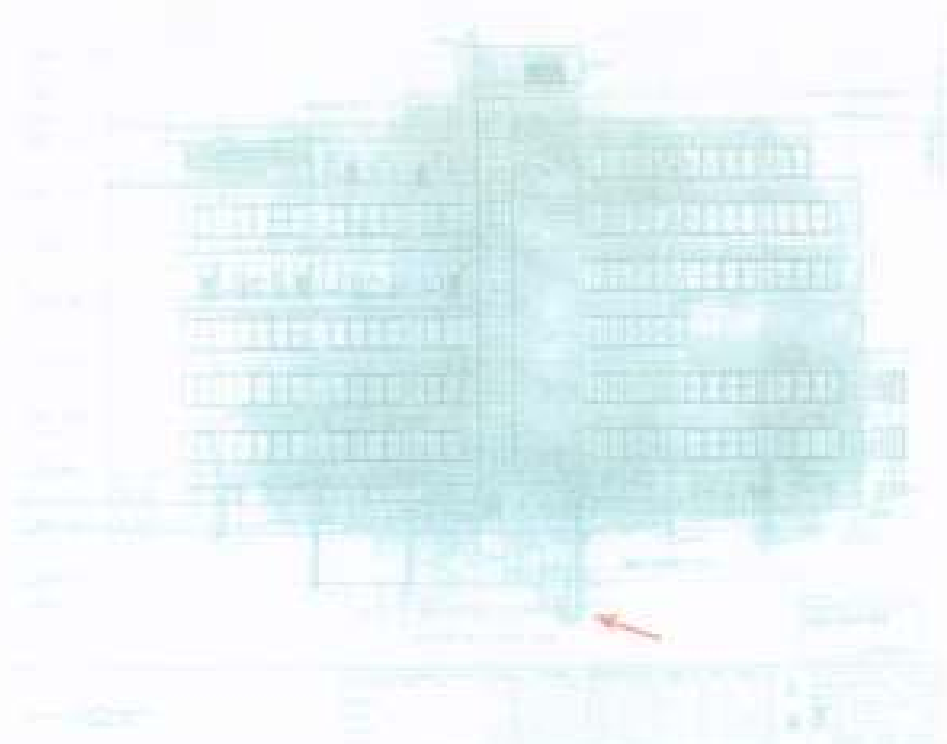


Figure 14
The east elevation of the proposed new building (1937100) showing the service tower atop the building and the depth of the basement excavation, the lift well and other service arrangements below ground level.
(Source: City Engineer, Sydney City Town Hall, August 2006)

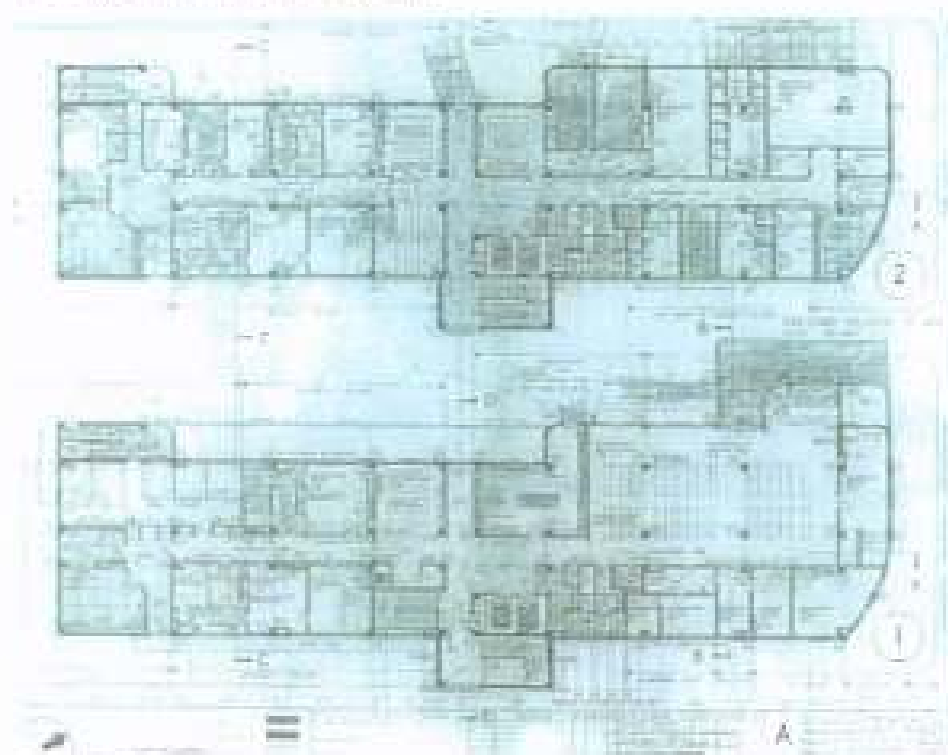


Figure 15
The ground floor and first floor plans of the proposed new building (1937100). The ground floor shows the outpatient waiting area to the right (north side) and the consulting rooms to the left (south side).
(Source: City Engineer, Sydney City Town Hall, August 2006)

2.2 Relationship to the de Lacy Building

The current building, the O'Brien Wing, is related imaginatively to the rest of the de Lacy Building, which is the conceptual main building of the Hospital complex, and which forms the main spine. The de Lacy Building was probably commenced in 1885 as indicated by the date of the laying of the cornerstone by Archbishop Polding. It had substantial additions and adaptations through to the mid 1920s when the current three level structure was completed. The mid 1920s building is the general current presentation of the west facade (Victoria Street) of the Hospital. The O'Brien Wing is connected by walkways at the rear to the earlier main building.



Figure 17: Photograph of the original Hospital, now the de Lacy Building, taken ca. 1880. This building was substantially extended and modified during the next 40 years, to gradually take on the current, National form. (Source: St. Vincent's Hospital Archives, July 2008)



Figure 18: Photograph of the original Hospital (now the de Lacy Building), taken since 1967. It appears by the time it has been paper rendered. The view is looking south along Victoria Street towards Police Street. The stone pillar boundary markers are clearly seen at the corner of the property. The next building visible up the hill is the Sisters of Mercy Convent. (Source: St. Vincent's Hospital Archives, July 2008)



Figure 19: The plaque on the corner of Barker and Victoria Streets marks the location of the original foundation stone for the St. Vincent's Hospital complex when it was transferred from 'Temple's' to 'Paddy Point' by his wife in the late 1820s. (Source: Graham Brooks & Associates, July 2008)



Figure 20: Internal reception area of the de Lacy Building, which was fully located over some decades, and now presents as a significant contributor to the history and character of the Hospital. (Source: Graham Brooks & Associates, July 2008)



Figure 21: Early photographs indicate stone boundary markers at the corner of Barker and Victoria Streets. The intention is to repair, restore and replace these stone pillars in their appropriate context, as part of the proposed redevelopment work. (Source: Graham Brooks & Associates, July 2008)



Figure 22
Photograph taken between 1900 and 1910, from Burton Street, across Green Park towards the front of the main hospital building (now the de Lacy Building). This street lamp appears to be gas. Sydney streets did not become electrified until the first decade of the twentieth century. The building has already been extended to the south so that the original double wing facade has now become triple wing. It is at this time evidently becoming an eclectic mixture of styles – an original Free Classical central wing, with prominent columns, heavy capitals, north and south wings, and a classical verandah, with steep-sided corrugated iron roof cladding. Boundary marker bearing pillars are in evidence at the corner of the park. These are also in photos in earlier photographs of the precinct from the 1870s, and they correspond in style to the boundary pillars on the opposite corner at the St. Vincent's site. The tram lines do not seem to be in present at the time the photo was taken.
(Source: St. Vincent's Hospital Archives, July 2009)



Figure 21
This view of the hospital was used for some years on the front cover of the Annual St. Vincent's Hospital Reports. It was taken soon after completion of the new additions and modifications, from that it shows three sets of boundary pillar markers in the precinct. The older gas style lamp and still evident.
(Source: St. Vincent's Hospital Archives, July 2009)



Figure 23
View, across Green Park towards the main hospital building (now the de Lacy). The original Convalescent Building is seen to the north.
(Source: IPICAH Medical Library Database, August 2009)

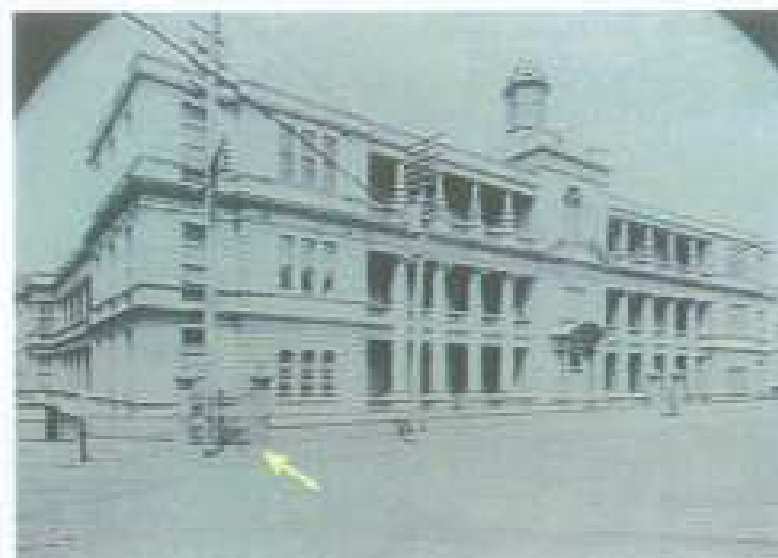


Figure 24
By the mid-1880s, the de Lacy Building is presenting in quite a different fashion. In this view, taken from the northwest, the Bellenden design has now been incorporated into the whole building, with bold use of column work and general strong symmetrical classical form. The building is now three stories high. The stone pillar boundary markers are clearly seen at the corner of Burton and Victoria Streets. A lamppost is also seen at the main entrance way. The corner is now characterised by numerous overhead electrical wires.
(Source: St. Vincent's Hospital Archives, July 2009)



Figure 25
Looking east, along Burton Street. This image is taken during the 1940s and the required offset of the Outpatients block (the current subunit Children Wing) can be observed above the de Lacy building at the rear. Extensions to the de Lacy building, in its rear (east) side and above its former level can also be seen. Note that by this time the main block has along Burton Street.
(Source: IPICAH Medical Library Database, August 2009)

Physical assessment

3.0

The subject building, the Cohen Wing of St Vincent's Hospital, Darlinghurst, is a modernist style building designed during 1937/38. The Foundation Stone was laid in December 1938 and the building was opened in 1941. The building presents a combination of dark red face brick with grey concrete columns, concrete ceilings and segmental windows. The windows are aluminium timber and steel framed. In general, the building has been maintained at a high level and therefore apart from incidental deterioration of non-used elements and redundant areas, such as perimeter and superficial concrete fragmentation, the general form and the visible face of the building from streets is as being in a sound state of repair.

When the subject building opened in 1941, it represented state of the art medical care, housed within a part of the old building. The Hospital's Annual General Reports indicate that it was "considered a legend". Externally, the building displayed the clean lines and horizontal definitions of the modernist style. Its interior configurations were purpose built rather than an adaptation, and were suited exactly to the principles, procedures, practices and equipment that was the then contemporary expression of the hospital system. The outpatients block was conveniently situated on the main line, fitted a large reception and waiting area, it featured a number of consulting rooms, and it contained within itself ready access to a range of associated services such as Consulting Theatres, X-ray and Mortuary, Post-mortem and so forth. The general quality of the building therefore was of a high standard in both its performance and structure, as well as its fit-out.

However, it is appreciated that the built fabric of health care facilities had to respond to consistently evolving responses to developments in medical technology, changes in social need and legislative considerations, or established sites that are often physically constrained. Flexibility and adaptability of interior configurations for instance has become a pre-eminent consideration in health care construction, and it is clear that the subject building no longer meets this need.

Some contemporary efficiencies of operation require for instance larger scale modern services, greater electrical capacity, integrated environmental, larger and more efficient elevators, contemporary, large-scale medical equipment, information technology, capacity and coding and so forth. For the subject building moreover, the level of adaptations, modifications and so forth in renovating junctions have had a disproportionately high bearing upon its viability, ordinary functionality and requisite maintenance.



Figure 26
An image taken at the former entrance area to the subject building, the former Outpatients Block, and now the Cohen Wing, showing evidence of deterioration of finish on steel frames and concrete, how the modernist curved glass surface, the slender concrete column work, and the horizontally oriented window openings. (Source: Graham Brooks & Associates, July 2008)



Figure 27
An image of the side area of the subject building where the street wall (Barton Street) and showing the close proximity of the subject building to the old Lane Building. It also indicates the generally good state of repair of the face brick and concrete work. (Source: Graham Brooks & Associates, July 2008)

© The City of Sydney Council
Barton Street, Cammermole
Sydney, NSW 2000



Figure 28:
View of the subject building, the O'Brien Wing, taken from Sullivan Street (north). This image shows the combinations of flat and curved surfaces, and the generally clean lines of the building, offset at intervals by staggered surfaces, the use of the flat concrete bands to delineate setbacks and some floor levels, and the white, painted concrete walls along the ground window openings.
(Source: Graham Brooks & Associates, July 2008)



Figure 29:
This image illustrates one of the many junctions between the subject building and the surrounding buildings, such as Red de Lacy and the Canal. Over some decades, these junctions have been created in a manner that often has had to address unimagined events and interior layouts. Such junction points will require care of address in the proposed new redevelopment.
(Source: Graham Brooks & Associates, July 2008)



Figure 28:
View of the southwest corner of the building taken from Sullivan Street. This image illustrates the nature and the proportions for the architectural units.
(Source: Graham Brooks & Associates, July 2008)



Figure 30:
Illustrating the continuity of the intersections between the buildings and some of the various necessary openings and service relationships.
(Source: Graham Brooks & Associates, July 2008)

4.2 Assessment of Significance

In order to ascertain whether or not the subject building meets the St Vincent's Hospital Complex significance and degree of heritage significance criteria, implications for the proposed redevelopment will need to be considered. The following assessment has been carried out. The assessment is based upon the information provided by the NSW Heritage Office for ascertaining whether or not an item possesses heritage significance and if so, whether it is of state significance.

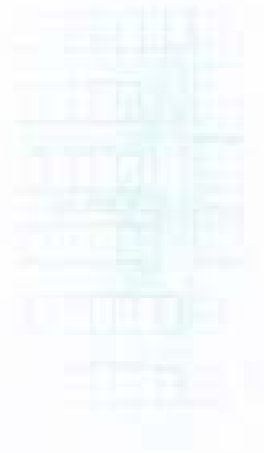
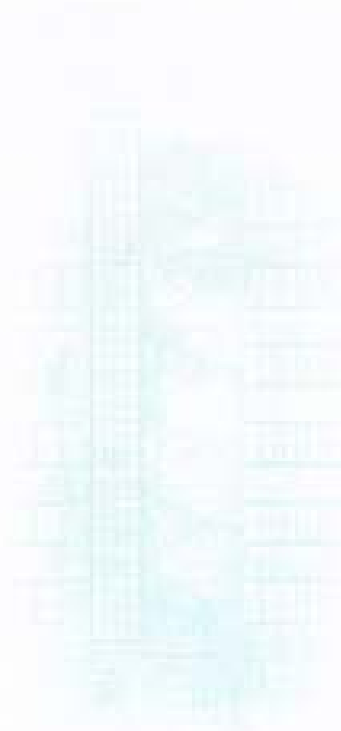
Criterion 1 – Historical Significance

Whether the place has a close association with the history or natural history (geographical, geological, biological or scientific) of the State, or is a cultural production of early colonial significance.

Guideline for inclusion: Where the item provides evidence of a significant human activity or is associated with a significant activity of historical value. Where the item is an important testimony of the historical process or activity.

Guideline for Exclusion: Items the item has evidence of unimportant, unexceptional, or not sufficiently important, activities or processes. Where the item is evidence of routine or professional use of public functions importance of the item is deemed that it can no longer provide evidence of a particular significance.

The subject property, known as the O'Brien Wing (formerly Outpatients Block) of the St Vincent's Hospital Darlinghurst, reflects something of the ongoing evolution of this hospital site, and of health care generally, in the State of NSW. In particular its construction represented an emergence of buildings specifically designed and constructed for integrated and multi-disciplined health care. It was a major private work, undertaken at a significant time between the Depression and the early stages of the Second World War. However, while it may be said to have a general significance to this evolving story, the building itself has only a moderate heritage value under this category since, in our opinion, it is more properly seen as part of a larger site, and a much wider context of philosophical initiatives and physical expressions in health care services.



The subject property, known as the O'Brien Wing (formerly Outpatients Block) of the St. Vincent's Hospital Darlinghurst, was at the time of its design and construction a state of the art facility in a state of the art building. Its interior configuration was purpose built and externally the building displayed the clean lines and horizontal delineations of the modernist style, with asymmetrical proportions, combinations of flat and curved surfaces, smart and slim-line concrete structure and articulations, large window areas, slim-line framing and so forth. Since that time however the building has had substantial interior modifications as part of the changing response to medical evolution, and notably a large number of external additions. Its physical situation along Burton Street, a main public transport route, initially lent the building a landmark quality. In recent decades however it has been necessarily hampered in on three sides by significantly larger developments which eclipse it. The subject building, in our opinion, has a moderate degree of significance under this category.

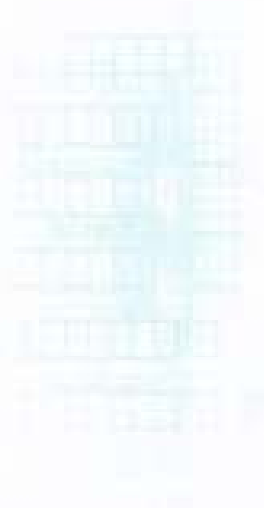
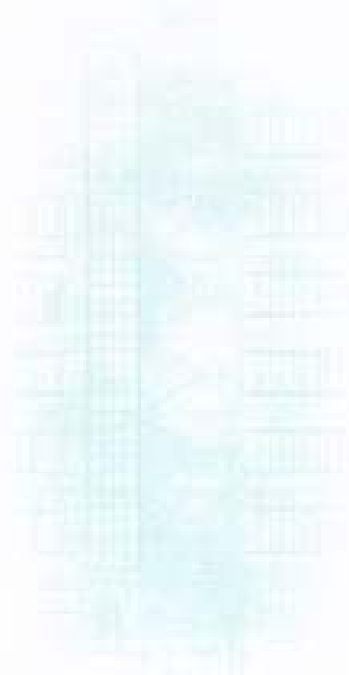
Criterion C – Social Significance

An item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (these associations are significant). OR has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (these associations are significant).

OR defined for inclusion: When an item is important for its association with an identifiable group or a tradition or a community sense of place.

Guidelines for Evaluation: When an item is very important to the community for a clearly defined and stated social preference or adopted narrative.

The subject property, known as the O'Brien Wing (formerly Outpatients Block) of the St. Vincent's Hospital Darlinghurst, was for some years located on a major public transport route of the tramway system, and would have been an evident landmark of the local area. Moreover, it was closely associated the provision of emergency and outpatient medical care, in often acute circumstances, in a notably colourful community. However, in our opinion the building itself, since it functioned as part of a more generalised sense of place and service provision, achieves little to moderate recognition under this category.



O'Brien Wing of St. Vincent's Hospital
Burton Street, Darlinghurst
St. Vincent's Hospital Plots

Criterion E – Technical Research Significance

An object may be of technical research significance if it provides for an understanding of NSW's culture or history. Architectural significance, DP's significance to NSW's architectural history, and the understanding of the object's structure or history, may be of technical significance.

Guidelines for inclusion: Where an object has the potential to provide a better understanding of NSW's culture or history or of technological information. Where it is an important component of a heritage area or place, or provides evidence of past human culture, or is a unique artefact.

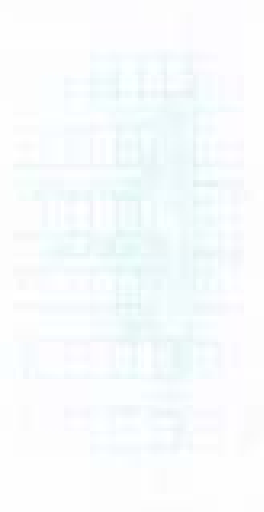
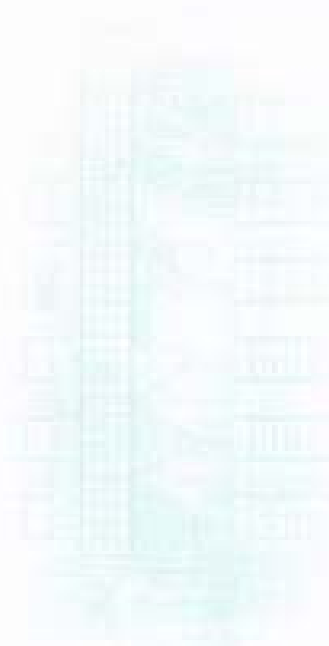
Guidelines for Exclusion: Where the knowledge gained would be irrelevant to science, human history or culture. Where the item has the archaeological or research potential, or only contains information that is readily available from other sources or of archaeological area. Where the knowledge gained would be irrelevant to research in science, human history or culture.

The subject property, known as the O'Brien Wing (formerly Outpatients Block) of the St Vincent's Hospital Darlinghurst has been subject to ongoing change since its establishment sixty five years ago, in both usage and configuration. Being an active part of a rapidly changing field, it now has almost no potential to yield technical and research information about its medical activity at any particular point during this time. Moreover as a style that is good but representative example of modernist architecture and is therefore, in our opinion, not likely to yield any further insights into this style.

Criterion F – Rarity

An item contained in a common rare or endangered aspect of NSW's cultural or natural history, (state significance), or contained in a common rare or endangered aspect of the area's cultural or natural history (local significance).

Guidelines for inclusion: Where an item provides evidence of a different system, way of life or process or demonstrates a process, custom or other human activity that is in danger of being lost, or where it provides uniquely accurate evidence of a significant human activity. It is the only example of its type. Where an item demonstrates unique or exceptional of exceptional interest or shows rare evidence of a significant human activity important to a community.



Guidelines for Evaluation: What an item is representative of
under this category of value

The subject property, known as the O'Brien Wing (formerly Outpatients Block) of the St. Vincent's Hospital Carlinghurst is, in our opinion, not a rare building in style or cultural contribution, or in contribution to any significant human activity which stands in danger of loss. Therefore, in our opinion it achieves little significance under this category.

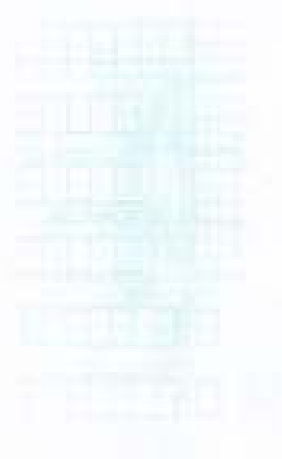
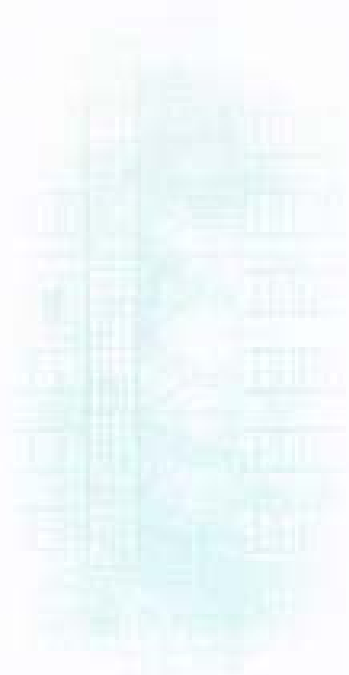
Criterion 2 – Representativeness

An item is representative of demonstrating the broader characteristics of a class of NSW's cultural heritage places of cultural or natural environment / state significance. OR
is important in demonstrating the broader characteristics of a class of the area's cultural heritage places of cultural and natural environment / state significance.

Guidelines for inclusion: What an item is a fine example of its type or has the broader characteristics of an important class or group of items. What an item has attributes (such as a distinctive use of the building's cultural significance (social, design, technical or artistic) or is a significant variation to a class of items, which is outstanding because of its setting, location or type or may be part of a group, which collectively illustrates a representative type. What an item is outstanding because of its integrity of the item or when it is rare.

Guidelines for Exclusion: What an item is not a fine example of its type or does not illustrate or has lost the essence of the broader characteristics of a type. An item that does not demonstrate the broader characteristics of a class of items or when it is not.

The subject property, known as the O'Brien Wing (formerly Outpatients Block) of the St. Vincent's Hospital Carlinghurst is representative in two ways: Firstly, it is a good and characteristic, but not outstanding example of a larger-scale public building in the modernist style; and secondly it is representative of an evolving response of the health care system to social, legislative, technological and medical changes. In our opinion, the subject building achieves a moderate significance under this category.

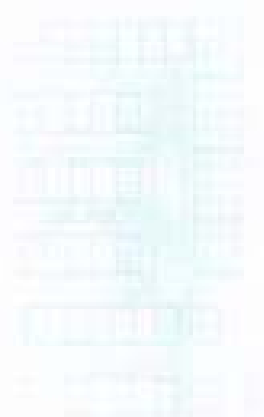
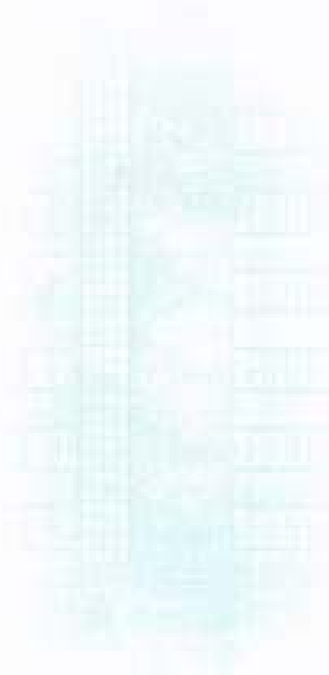


4.3 Statement of Significance

The subject property, known as the O'Brien Wing (formerly the Outpatients Block) of the St Vincent's Hospital Daringhurst, was designed in 1937/38 and opened as the St Vincent's Hospital Outpatients Block in 1941. It replaced previously existing hospital facilities. The building is representative of the modernist idiom of that era and also represented an emergence of buildings specifically designed and constructed for integrated and multi-disciplined health care. For some decades it had a recognised part in the life of the local and wider community, particularly for outpatient services in emergency medicine. In its early years it had some measure of landmark quality, until it necessarily became hemmed in on three sides by significantly larger developments which eclipsed it.

The subject building has however been subject to considerable modification in both usage and configuration since its inception. In that way it has been part of the evolving story of site, as the hospital has responded to community and medical changes in its ongoing provision of a wide range of health care services. The buildings current inability to meet the standards of contemporary health care provision renders it substantially redundant.

In our opinion, the subject building is most properly to be seen as part of the story of association with the conceptual and strategic general works of the St Vincent's Hospital Complex and the Sisters of Charity. In our opinion therefore, the proposed demolition and redevelopment of this site may be seen as the continuation of the story of place.



Legislative Considerations

5.1 Planning Controls Affecting the Proposed Development

Source: U.S. Census Bureau, 1993. Reproduced with permission.



Responses

In our opinion, the proposed demolition and re-development of the listed C&G building forms the Cupenanga Block of the St. Vincent's Hospital complex and not involve the demolition or destruction of any specifically listed or listed heritage fabric. The proposed however is listed adjacent to the heritage listed Leary Building and it is also co-forms listed with a group listed site being the St. Vincent's Hospital Group in the Local Environmental Plan (South Sydney) Amending LEP 2022 (Listing Number 1114) Outlined 26 July 2020 (Appendix 10). The general aims of heritage conservation as highlighted above, therefore, are in process of consideration for the Initiative Re-development Plan.

While the proposed demolition and re-development is not situated within a conservation area nor proximate to any heritage-listed building, nevertheless, the initiative plan should aim to be sympathetic to the general aesthetic and heritage qualities of the precinct. Other specific Development Instruments, which are under the direct purview of the Director General of Planning, are outside the scope of the Heritage Assessment Report.



5.2 Heritage Impact Assessment

This assessment is based upon three separate components, as outlined below:

- An assessment based upon the physical inspection of the site (refer to Section 3 of this report)
- An assessment based upon the Statement of Cultural Significance (refer to Section 4 of this report)
- An assessment based upon the relevant legislation (refer to Section 5 of this report)

The report has also deemed that the this assessment must measure the impact (both) of the proposed redevelopment would have upon individual elements, as well as the general presentation of the surrounding precinct.

Response

Having inspected the site and examined all physical and graphic material in detail, the development proposal in our opinion, could be managed in such manner as to ensure that it would have no material negative impacts on the group listed heritage item, being the St. Vincent's Hospital complex, nor on the particular specifically heritage listed item within that complex, the Laundry Building.

Nonetheless, in our opinion, the proposal would have an adverse impact upon the historic, historic and general presentation of the surrounding precinct. Mitigation is thus in our opinion (and ours) to be effected through increased public engagement and improved aesthetic quality.



are and required to address these issues raised in the 1996 Heritage Office guidelines for the evaluation of statements of heritage impact. In response to our 26 September 2007 letter the 2008 team are required to address the following issues:

1. How is the impact of the proposed development on the heritage significance of the heritage item to be mitigated?
2. Will the new development be required to be adjacent to a heritage item?
3. How does the heritage siting around the heritage item contribute to the perception of its heritage significance?
4. How does the new development affect views to and from the heritage item? What has been done to minimise negative effects?
5. Is the development sited on any known or potentially significant archaeological deposits? If so, have appropriate measures been considered? Why have they not been?
6. Is the new development sympathetic to the heritage item? In what way (e.g. form, style, proportions, etc.)?
7. Will the skyline visually dominate the heritage item? How has this been minimised?
8. Will the public and users of the item perceive the new development as significant?

Taking the questions together we respond as follows: (1) our opinion: the proposed demolition and replacement would not have any direct negative impact on the cultural significance of the group heritage item or the individually listed item within the group heritage item. It is seen as part of the long history of development of a site for long-standing specific purposes of place, and therefore constitutes continuity of use. The site has been significantly contaminated with its current form and/or degraded, and there is therefore no major loss of the retention of principal views. Moreover the immediate streetscape would have little foreseen negative variation, given the same containment of site. It is further noted that no other heritage item presents outside the site in the immediate vicinity. The current building, the O'Brien wing, when it was constructed between 1933 and 1941, entered significant excavation work at some depth, and it is therefore unlikely that new archaeological material is to be found. It is our opinion that the new development could be managed in such manner that new components will be compatible to existing adjacent heritage items. However, Graham Brooks and Associates are not involved with the preparation of the proposed project.



Conclusion and Recommendations

The Queen Victoria building of the infirmary was a ground floor and basement level was designed in 1877-18, and opened as the St Vincent's Hospital Outpatients Block in 1891. It replaced previously existing hospital facilities. The building achieved a state of the art at the time of its inception, was considered in its modern account. It represented an ensemble of buildings specifically designed and constructed for integrated and multi-disciplined health care. For some decades it had a recognised part in the life of the local and wider community, particularly for outpatient services in emergency medicine. In recent years it had some measure of landmark quality, until it necessarily became hemmed in on three sides by significantly larger developments which edged it.

Over some decades it has been subject to considerable modification in form, usage and configuration. As new challenges in the provision of contemporary health care services have had a disproportionately high bearing upon its viability, efficiency, functionality and required maintenance. In this way it has been part of the evolving story of care, as the hospital has responded to community and medical changes in an era defined one that is physically contained. In our opinion therefore the subject building is most properly to be seen as part of the story of association with the conceptual and strategic general works of the St Vincent's Hospital Complex and the Sisters of Charity. In our opinion therefore the proposed demolition and redevelopment of this site may be seen as the conclusion of the story of care.

The current proposal provides an opportunity for a continued evolving process which would in our opinion be consistent with the historical mission of life taking, representing for contemporary and future generations a continuation of care in place. As the subject building in our opinion contains little building fabric which commands a strong aesthetic presence, nor a strong legibility in the local context, our recommendation is that it be thoroughly documented in terms of images, history and description of use and layout.

In our opinion the proposal would not involve the demolition or destruction of any significant heritage fabric, and the redevelopment process could be managed in such manner as to ensure that there would be no material negative impact on the heritage value of the group listed site, or the specifically listed as Laid Building, or the immediate precinct. Surplus the site, in addition it has the capacity to lend energy to the precinct through increased public engagement and improved streetscape quality.



Editorial