

21 March 2016

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms McNally,

**Request for Modification to MP06_0051 in accordance with Section 75W of the
Environmental Planning and Assessment Act 1979
Royal North Shore Hospital**

In April 2007, a Concept Plan (MP06_0051) was approved for the Royal North Shore (RNS) Hospital site allowing for consolidation of the future hospital and redevelopment of other areas of the site. Since that time considerable redevelopment has occurred on the RNS site, including a new acute hospital, community health building and a new clinical services building, among others.

In 2011, Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) was repealed. However where an approved Concept Plan was in place prior to that repeal, the project to which the Concept Plan applied because a *transitional Part 3A project* by virtue of clause 2(1)(b) of Schedule 6A of the EP&A Act. Clause 3C of that Schedule further allowed for the continuance of Section 75W to allow modifications to transitional Part 3A projects.

The purpose of this application is to modify Condition C2.1 of MP06_0051 to allow the demolition of Building 7 (Diabetic Unit) and Building 9 (Lanceley Cottage). The request for the modification is made in accordance with the provisions of Condition C2.2 of the above approval.

Description of the Proposal

As part of the ongoing development of the RNS Hospital, the zone that Buildings 7 and 9 sit, is noted as a future mental health precinct and therefore, in time, will require the demolition of buildings 7 and 9 for the establishment of this precinct. It is currently proposed to utilise this zone to house a temporary childcare centre that is currently located in the southern portion of the site, which needs to be relocated to enable the development of the southern campus.

Both of the buildings identified for demolition are listed on the S170 register of NSW Health but have no other statutory listing. The two buildings are isolated in the north eastern corner of the site off Herbert Street and Building 7 close to the Westbourne Street corner. A recent amendment to the Willoughby Local Environmental Plan (WLEP) listed the purpose built hospital buildings in the centre of the site as locally significant. Buildings 7 and 9 were not included on the Council's heritage listing.

Assessment

A Heritage Impact Statement has been prepared by Weir Phillips Heritage which draws on the earlier studies of the site over a number of years. While the report acknowledges the significance of Building 9, it concludes that in the current setting, it is not a significant example of Federation architecture, noting that Willoughby has several better examples which are located within an appropriate streetscape. These have in fact been listed in the WLEP by Council as heritage items in recognition of their architecture and context.

Building 7 has been assessed as significantly modified and while having some significance as part of the North Sydney Brick and Tile Company, "lacks integrity as an example of a Federation period and style building"¹.

A full assessment of both of the buildings and the impact of their demolition on heritage significance is contained within the attached Heritage Impact Assessment. The Assessment concludes that:

"All options for retaining these buildings have been considered. Others have determined that the buildings are not suitable for adaptive re-use by the Hospital and that the land upon which they stand is required by the Hospital for other purposes.

Building 7 has been heavily modified; its associations with the North Shore Brick and Tile Company can be recorded in other ways than through the retention of the building. Building 9 is a fine example of a Federation period dwelling. Its demolition is supported only because it cannot be adaptively re-used by the Hospital; is on land required for Hospital purposes; and because it lies within a degraded setting. Allowing development to occur on this corner of the site alleviates the pressure to redevelop more significant buildings on the site.

NSW Health Infrastructure has obligations under the NSW *Heritage Act 1977* when it is proposed to demolish heritage items listed on their s170 Register.

170A Heritage management by government instrumentalities

(1) *A government instrumentality must give the Heritage Council not less than 14 days written notice before the government instrumentality:*

- (a) *removes any item from its register under section 170, or*
- (b) *transfers ownership of any item entered in its register, or*
- (c) *ceases to occupy or demolishes any place, building or work entered in its register.*

An archival recording should be carried out of Buildings 7 and 9 and their setting (including the fence outside Building 9) to NSW Heritage Division standards. The archival recording of Building 9 should take place after the de-mountable units are removed from around the building to allow a proper recording of the exterior to take place. If the original decorative plaster ceilings remain above the existing ceiling panels, it would be desirable that these panels be removed to expose the original ceilings for recording.

As much fabric as possible should be carefully removed from Building 9 and offered to a reputable salvage yard. Fabric that can be salvaged includes, but is not limited

¹ Weir Phillips heritage 2014 pp49
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to, fireplace surrounds, windows, doors, coloured glass, decorative timberwork and the iron work of the front fence and gate.

Prior to any new construction works, any standard excavation permits required under the NSW Heritage Act 1977 (see Sections 138-140) should be sought.

Opportunities for the interpretation of Buildings 7 and 9 should be considered in any new development."

Modification requested

In order to allow the redevelopment of the RNS Hospital to continue, Health Infrastructure requests that the following modifications to MP06_0051 be approved:

Amend Condition C2.1 to delete items (b) and (c)

Add new Condition C2.3:

The demolition of building 7 and Building 9 is approved in accordance with the Heritage Impact Statement dated November 2014 by Weir Philips Heritage, subject to the following:

- (a) An archival recording should be carried out of Buildings 7 and 9 and their setting (including the fence outside Building 9) to NSW Heritage Division standards. The archival recording of Building 9 should take place after the de-mountable units are removed from around the building to allow a proper recording of the exterior to take place. If the original decorative plaster ceilings remain above the existing ceiling panels, it would be desirable that these panels be removed to expose the original ceilings for recording.
- (b) As much fabric as possible should be carefully removed from Building 9 and offered to a reputable salvage yard. Fabric that can be salvaged includes, but is not limited to, fireplace surrounds, windows, doors, coloured glass, decorative timberwork and the ironwork of the front fence and gate.
- (c) Prior to any new construction works, any standard excavation permits required under the *NSW Heritage Act 1977* (see Sections 138-140) should be sought.
- (d) Opportunities for the interpretation of Buildings 7 and 9 should be considered in any new development.

If you require any additional information please contact Leoné McEntee on 9978 5420 or 0410 432 505. We would be happy to meet with your Department to discuss the proposal at any time.

Yours sincerely
Health Infrastructure



Sam Sangster
Chief Executive