



HERITAGE IMPACT STATEMENT

Tamworth Base Hospital -
Early Works & Main Works Package

Prepared for

RP INFRASTRUCTURE ON BEHALF OF NSW HEALTH

January 2023

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director	Fiona Binns, B Arts, M Arts (Curatorial Studies), M ICOMOS		
Consultant	Rebecca Zulaikha, B Fine Arts (Hons), B Landscape Architecture, Grad Cert Herit Cons		
Project Code	P0034037		
Report Number	01	09/12/2022	Draft Issue 1
	01	19/01/2023	Final Issue

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

Executive Summary.....	1
1. Introduction	3
1.1. Site Location	3
1.2. Methodology	4
1.3. Author Identification	4
1.4. The Proposal.....	4
2. Site Description	11
2.1. Mental Health Unit Building Site	11
2.2. South West Carpark Zone	15
2.3. Carpark A Zone 3 (Road)	17
3. Historical Overview	18
3.1. Area History	18
3.2. Site History.....	19
4. Heritage Significance.....	33
4.1. What is Heritage Significance?	33
4.2. Heritage Listing	33
4.3. Significance Assessment.....	34
4.4. Statement of Significance	36
5. Impact Assessment.....	37
5.1. Statutory Controls	37
5.1.1. Tamworth Regional Local Environmental Plan 2010	37
5.1.2. Tamworth Regional Development Control Plan 2010	39
5.2. Heritage NSW Guidelines	39
6. Conclusion and Recommendations	43
7. Bibliography and References	44
7.1. Bibliography	44
7.2. References.....	44
Disclaimer.....	45

FIGURES

Figure 1 – Locality map with the approximate location of the subject site outlined in red and the approximate location of the proposed works circled in blue.....	3
Figure 2 – Site plan showing overall proposed works. Proposed new Mental Health Unit shaded in purple.....	7
Figure 3 – Mental Health Unit – Demolition Plan.	8
Figure 4 – Mental Health Unit - Site Plan	8
Figure 5 – Mental Health Unit – Building Elevations.	9
Figure 6 – Mental Health Unit – Building Elevations.	9
Figure 7 – Carpark Plan South West Carpark A Zone 3.	10
Figure 8 – Carpark Plan South West Carpark A Zone 4.	10
Figure 9 – Map of the northern extent of the hospital with the site of the proposed mental health unit building outlined in blue and other main buildings indicated.	11
Figure 10 – View east showing the context of the subject site with the Rotary Hostel and Lodge (right) with the contemporary designed new Acute Services Building (left).....	12
Figure 11 – View south of the Rotary Lodge showing the new Acute Services Building beyond.	12
Figure 12 – View west from carpark towards the staff accommodation building.	12

Figure 13 – View south across the carpark showing the Rotary Lodge and new Acute Services Building beyond.	13
Figure 14 – View west of the Rotary Lodge.....	13
Figure 15 – View north-west of the Rotary Hostel.	13
Figure 16 – View north of the staff accommodation building.....	13
Figure 17 – View south across the carpark showing the Rotary Lodge and new Acute Services Building beyond.	14
Figure 18 – View west of the Rotary Lodge.....	14
Figure 19 – View north-west of the Rotary Hostel.	14
Figure 20 – View north of the staff accommodation building.....	14
Figure 21 – Map of the southern extent of the hospital with the site of the proposed Carpark outlined in blue and the original entry drive and associated avenue planting indicated in red.	15
Figure 22 – View north showing the original avenue planting of Canary Date Island Palms and overall context of the site of the proposed new carpark area.	16
Figure 23 – View looking east along existing roadway proposed for parallel parking (Carpark A South West – Road) from Dean Street.	17
Figure 24 – The Peel Street Hospital	19
Figure 25 – Early plan of the original hospital building. The plan is undated however certainly predates the 1906 alterations.	21
Figure 26 – Circa 1900 view of the hospital, prior to the 1906 additions.	22
Figure 27 – 1918 view of the hospital showing the Victorian nurses' quarters at left (now demolished) and the 1906 addition for the operating theatre at right.	22
Figure 28 – 1934 aerial view of the hospital site showing the original hospital building, the former kitchen wing, the isolation ward (renal unit) and the newly built Dean House. The grounds also feature a tennis court, gardens and what appear to be food crops. Smaller structures in the foreground have since been demolished, along with the structure at the top right-hand corner on Dean Street, which may be a residence.	23
Figure 29 – 1953 site plan produced by the District Works Office, Narrabri	24
Figure 30– 1957 aerial view.	25
Figure 31 – 1965 aerial presented by G.A Solomons Esq. on the opening of the newly built Johnston House (shown at right). The view also shows some additional development in the northeast and northwest quadrants.	26
Figure 32– 1968 site plan.	27
Figure 33 – 1982 site plan drawn by the Department of Public Works (plan room number NA4-337).	28
Figure 34 – 1983 aerial of the Tamworth base Hospital (with easterly aspect).	29
Figure 35– 1983 aerial of the Tamworth base Hospital (with more northerly aspect).....	30
Figure 36– Circa 2001 site plan.....	31
Figure 37– Circa 2001 site plan annotated to show the condition and construction dates.	32
Figure 38 – Extract of heritage map with the subject site shaded in ochre (I361).	33

TABLES

Table 1 – Provided Plans.....	5
Table 2 – Assessment of Heritage Significance	34
Table 3 – Assessment against the Tamworth Regional Local Environmental Plan 2010.....	37
Table 4 Heritage NSW Guidelines.....	39

EXECUTIVE SUMMARY

Urbis has been engaged by NSW Health Infrastructure to prepare the following Heritage Impact Statement (HIS) to accompany a Review of Environmental Factors (REF) for proposed works at Tamworth Base Hospital.

Tamworth Base Hospital is listed as a Heritage Item on Schedule 5 of the Tamworth Regional Local Environmental Plan 2010 as "Main Group of Hospital Buildings" (Item #I361) and located at 31 Dean Street (Lot 2 of Deposited Plan 533835; Lot 99 and part Lot 109 of Deposited Plan 753848). The "Main Block" is also listed on the Department of Health Section 170 Heritage Register and is listed on the (now defunct) Register of the National Estate. Urbis previously undertook a Heritage Assessment for the Hospital in 2009 and a Heritage Impact Statement in 2012 in conjunction with a proposed new Acute Services Building which has subsequently been constructed.

NSW Health Infrastructure are proposing an Early Works package on the site to upgrade the current hospital services. The proposed works will comprise of a new mental health unit building and four additional designated carparking areas, being Carpark A., which includes Zone 3 (Road) and Zone 4 (South), Carpark B (North West Zone 2) and Carpark D (North East Zone 1). Further details of the proposed works are included in Section 1.4.

Due to the nature of the proposed works and siting, it is noted that Carpark B and Carpark D will have no impact on the heritage item, significant buildings nor identified significant trees. This HIS will provide a heritage assessment of the potential heritage impact that the proposed mental health unit building, Carpark A (Zone 4 South) and Carpark A (Zone 3 Road) will have on the heritage item and its setting, in particular the impact on the identified significant avenue planting and significant trees that are proposed to be removed to facilitate the carparking zone.

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have no impact on the heritage significance of vicinity heritage buildings and trees. Key aspects of the proposal assessment are listed below:

- The three buildings, carpark and fourteen trees that will be required to be removed to facilitate the construction of the new mental health unit complex have been assessed, and are of no heritage significance. The buildings are minor, simple, single-storey structures built in later stages of the ad hoc development of the hospital (c. 1980-2000). The trees and carpark are not of any heritage significance. No elements proposed for demolition meet the threshold for significance and thus the demolition of the buildings, carpark and trees are justified from a heritage perspective.
- Due to the northern siting of the proposed mental health building, immediately behind the new Acute Services Building, the new building will not be visible to the heritage items, located to the south and west of the hospital. The adjacent, contemporary Acute Services Building will be a buffer between the proposed mental health building and the items of heritage significance on the site. Views to or from the significant buildings and trees, all of which are located to the south and west of the Hospital grounds and behind the new Acute Services Building, would not be impacted by the proposed works.
- The proposed new Mental Health Building, known as Banksia, is contemporary in design and will continue the contemporary layer of development established by the adjacent new Acute Services Building. The proposed building design, form and scale will add to and complement the contemporary setting of the northern extent of Tamworth Base Hospital guided by the design of the adjacent new Acute Services Building.
- The proposed upgrade to the existing roadway to facilitate the construction of the Carpark A (Zone 3 Road) will provide for parallel parking on both sides of the internal road. Whilst it is appreciated that the proposed new parking area is adjacent to Dean House and the 1938 addition which are identified as having some significance, it is removed from the earlier and more significant 1884 building. The roadway already provides unallocated parking and the proposed carparking spaces would have no impact on the significance of the buildings in proximity or on views towards the significant buildings.
- The potential impact of removing two *Phoenix canariensis* (Canary Island Date Palms) from the identified significant avenue planting has been mitigated by retaining the two Canary Island Date Palms that define the southwest corner of the site. The removal of two palms to facilitate the carparking zone will have minimal impact on the interpretation of the existing avenue planting, noting that the plantings are equally spaced and the location of the removed plantings is able to be interpreted.

The proposed works will have no impact on the heritage significance of heritage buildings, trees or the broader setting of the Tamworth Base Hospital.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

1. INTRODUCTION

Urbis has been engaged by NSW Health Infrastructure to prepare the following Heritage Impact Statement (HIS) to accompany a Review of Environmental Factors (REF) for proposed works at Tamworth Base Hospital.

Tamworth Base Hospital is listed as a Heritage Item on Schedule 5 of the Tamworth Regional Local Environmental Plan 2010 as “Main Group of Hospital Buildings” (Item #I361) and located at 31 Dean Street (Lot 2 of Deposited Plan 533835; Lot 99 and part Lot 109 of Deposited Plan 753848). The “Main Block” is also listed on the Department of Health Section 170 Heritage Register and is listed on the (now defunct) Register of the National Estate. Urbis previously undertook a Heritage Assessment for the Hospital in 2009 and a Heritage Impact Statement in 2012 in conjunction with a proposed new Acute Services Building which has subsequently been constructed.

NSW Health Infrastructure are proposing an Early Works package on the site to upgrade the current hospital services. The proposed works will comprise of a new mental health unit building and four additional designated carparking areas, being Carpark A., which includes Zone 3 (Road) and Zone 4 (South), Carpark B (North West Zone 2) and Carpark D (North East Zone 1). Further details of the proposed works are included in Section 1.4.

Due to the nature of the proposed works and siting, it is noted that Carpark B and Carpark D will have no impact on the heritage item, significant buildings nor identified significant trees. This HIS will provide a heritage assessment of the potential heritage impact that the proposed mental health unit building, Carpark A (Zone 4 South) and Carpark A (Zone 3 Road) will have on the heritage item and its setting, in particular the impact on the identified significant avenue planting and significant trees that are proposed to be removed to facilitate the carparking zone.

1.1. SITE LOCATION

The subject site is located at 31 Dean Street, Tamworth within the Local Government Area (LGA) of the Tamworth. The site is legally described as Lots 1, 8 and 9 of Deposited Plan 1181268, Lot 257 of Deposited Plan 753848 and Lot 7306 of Deposited Plan 1159338. Within the wider envelope of Tamworth Base Hospital, the subject site is located to the northern extent of development as shown in Figure 1.



Figure 1 – Locality map with the approximate location of the subject site outlined in red and the approximate location of the proposed works circled in blue.

Source: SIX Maps, 2022.

1.2. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Tamworth Regional Local Environmental Plan (LEP) 2010. The "Main Block" (1884) is also listed on the Department of Health Section 170 Heritage Register.

1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Jack Lee (Consultant) and Rebecca Zulaikha (Consultant). Fiona Binns (Associate Director) has reviewed and endorsed its content.

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

1.4. THE PROPOSAL

The proposed Early Works Package at the Tamworth Base Hospital site includes the following works:

- Demolition of three non-significant buildings to facilitate the construction of the new mental health unit building.
- Removal of a number of non-significant trees across the site to facilitate the proposed works. It is noted that as part of the REF requirement a tree will be planted across the site for every tree proposed to be removed.
- Removal of two identified significant *Phoenix canariensis* (Canary Island Date Palms) associated with the historical entry avenue planting to facilitate additional on-ground designated parking - Carpark A (South West Carpark).
- Construction of new mental health unit building.
- Construction of four additional carparking zones, including:
 - Carpark A Zone 3 (Road)
 - Carpark A Zone 4 (South)
 - Carpark B North West Zone 2.
 - Carpark D North East Zone 1.

The works associated with the construction of the mental health unit building will comprise of demolition of three (3) buildings, removal of vegetation including trees and shrubs and the demolition of the existing carpark, and construction of a new mental health building on the northern grounds of the Tamworth Base Hospital. Buildings proposed for demolition are indicated in red (see Figure 3) and includes the staff accommodation area and the Rotary Lodge, located to the north of the new Acute Services Building (ASB), and distanced from the original hospital buildings. The proposed new mental health building, known as the Banksia Unit, consists of a three-storey building with access to the south, an internal courtyard and basement link to the Emergency and Acute Services Building. The proposed building is of a similar contemporary design to the adjacent Acute Services Building and will continue the established contemporary layer of development across the hospital site.

The proposed South West Carpark A Zone 4 (South) will require the removal of two *Phoenix canariensis* (Canary Island Date Palms) that are part of the identified significant group of trees associated with the remnant early avenue planting of Date Palms. The trees proposed for demolition are referenced in the Tamworth Hospital Arboricultural Impact Assessment prepared by Civica, 11 November 2022.

The proposed Carpark A Zone 3 (Road) will provide for new parallel parking along the existing roadway and is in proximity to the identified significant building that is associated with the first phase of the hospital development in the late nineteenth century.

Due to the nature of the proposed works and siting, it is noted that Carpark B and Carpark D will have no impact on the heritage item, significant buildings nor identified significant trees. This HIS will provide a

heritage assessment of the potential heritage impact that the proposed mental health unit building, Carpark A 3 (Road) and Carpark A Zone 4 (South) will have on the heritage item and its setting, in particular the impact on the identified significant avenue planting and significant trees that are proposed to be removed to facilitate the carparking zone.

Urbis has been provided with drawing documentation prepared by Silver Thomas Hanley Architects (STH) and Landscape Architecture documentation prepared by Taylor Bremmer Landscape Architects. This HIS has relied on these plans for the impact assessment include in Section 5. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 1 – Provided Plans

Author	Drawing No.	Drawing Name	Revision	Date
STH	A00-001	Cover Sheet	C	01/12/2022
STH	A01-001	Existing Site Plan	F	16/12/2022
STH	A10-001	Demolition Plan	F	16/12/2022
STH	A12-001	Site Plan	F	16/12/2022
STH	A12-010	Shadow Diagrams	F	16/12/2022
STH	A20-100	Overall Floor Plan – Level 01	F	16/12/2022
STH	A20-200	Overall Floor Plan – Level 02	F	16/12/2022
STH	A20-300	Overall Floor Plan – Level 03	F	16/12/2022
STH	A20-500	Roof Plan	F	16/12/2022
STH	A22-100	Partition Plan – Level 01	F	16/12/2022
STH	A22-200	Partition Plan – Level 02	F	16/12/2022
STH	A22-300	Partition Plan – Level 03	F	16/12/2022
STH	A24-001	Partition Details	F	16/12/2022
STH	A27-100	Fire Management Plan – Level 01	F	16/12/2022
STH	A27-200	Fire Management Plan – Level 02	F	16/12/2022
STH	A27-300	Fire Management Plan – Level 03	F	16/12/2022
STH	A30-100	Reflected Ceiling Plan – Level 01	F	16/12/2022
STH	A30-200	Reflected Ceiling Plan – Level 02	F	16/12/2022
STH	A30-300	Reflected Ceiling Plan – Level 03	F	16/12/2022
STH	A50-001	Building Elevations	F	16/12/2022
STH	A50-002	Building Elevations	F	16/12/2022

STH	A51-001	Sections	F	16/12/2022
STH	A51-002	Sections	F	16/12/2022
STH	A51-003	Sections	F	16/12/2022
STH	A63-100	Finishes Plan – Level 01	F	16/12/2022
STH	A63-200	Finishes Plan – Level 02	F	16/12/2022
STH	A63-300	Finishes Plan – Level 03	F	16/12/2022
Taylor Brammer	L000-000	Cover Sheet EW	4	13.01.2023
Taylor Brammer	L06-000	Early Works Landscape Staging Plan	4	13.01.2023
Taylor Brammer	L06-002	Carpark Plan South West Carpark A Zone 3	4	13.01.2023
Taylor Brammer	L06-003	Carpark Plan South West Carpark A Zone 4	4	13.01.2023
Taylor Brammer	L06-004	Carpark Plan North West Carpark B Zone 2	4	13.01.2023
Taylor Brammer	L07-001	Planting Plan South West Carpark D Zone 1	4	13.01.2023
Taylor Brammer	L07-002	Planting Plan South West Carpark A Zone 4	4	13.01.2023
Taylor Brammer	L07-004	Planting Plan North East Carpark D Zone 1	4	13.01.2023
Taylor Brammer	L08-001	Plant Schedule EW	4	13.01.2023
Taylor Brammer	L09-001	Landscape Details EW	4	13.01.2023



Figure 2 – Site plan showing overall proposed works. Proposed new Mental Health Unit shaded in purple.

Source: Taylor Brammer, 2023.

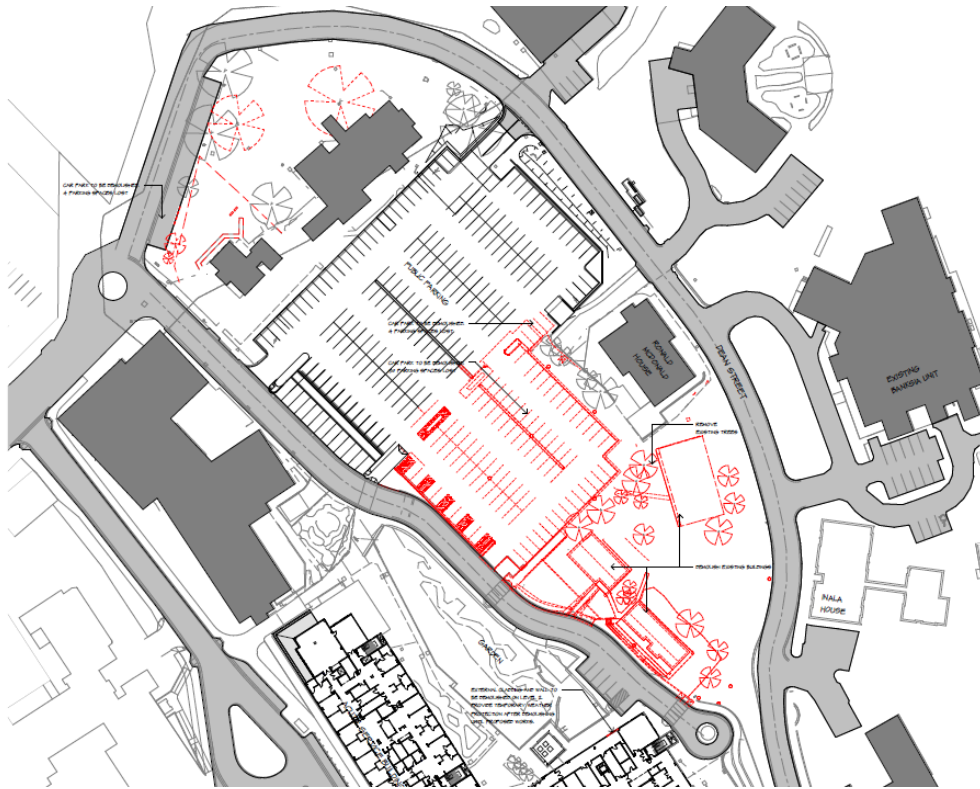


Figure 3 – Mental Health Unit – Demolition Plan.

Source: STH, 2022.

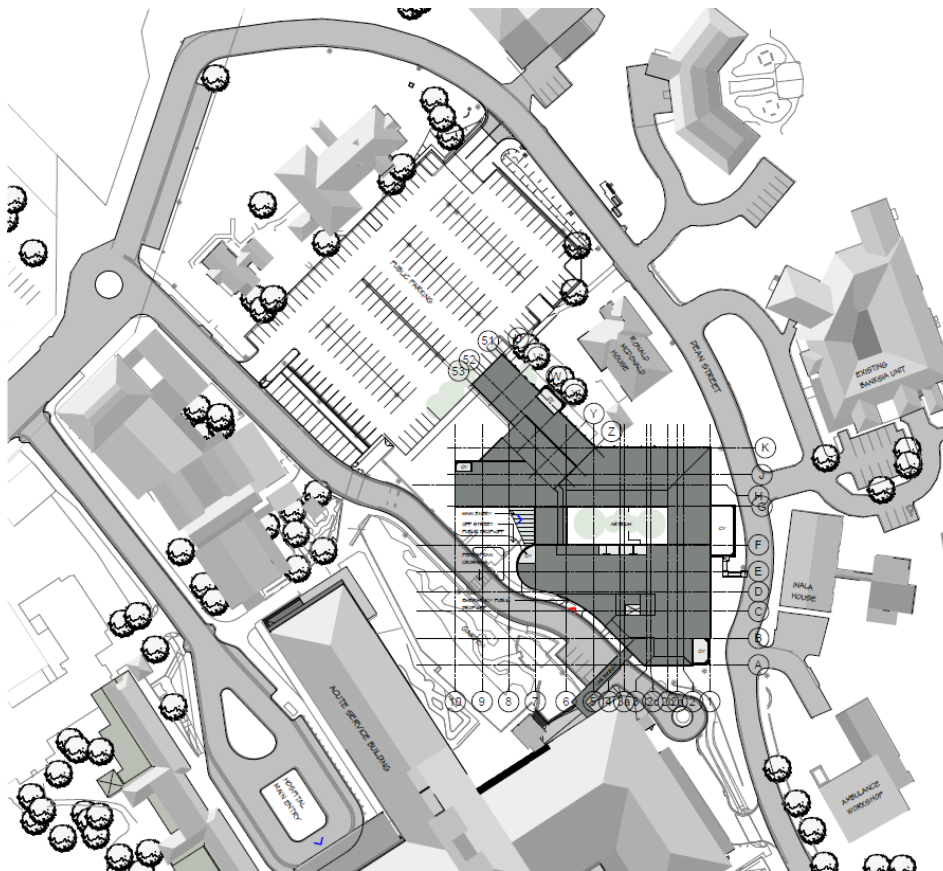


Figure 4 – Mental Health Unit - Site Plan

Source: STH, 2022.



Figure 5 – Mental Health Unit – Building Elevations.

Source: STH, 2022.



Figure 6 – Mental Health Unit – Building Elevations.

Source: STH, 2022.

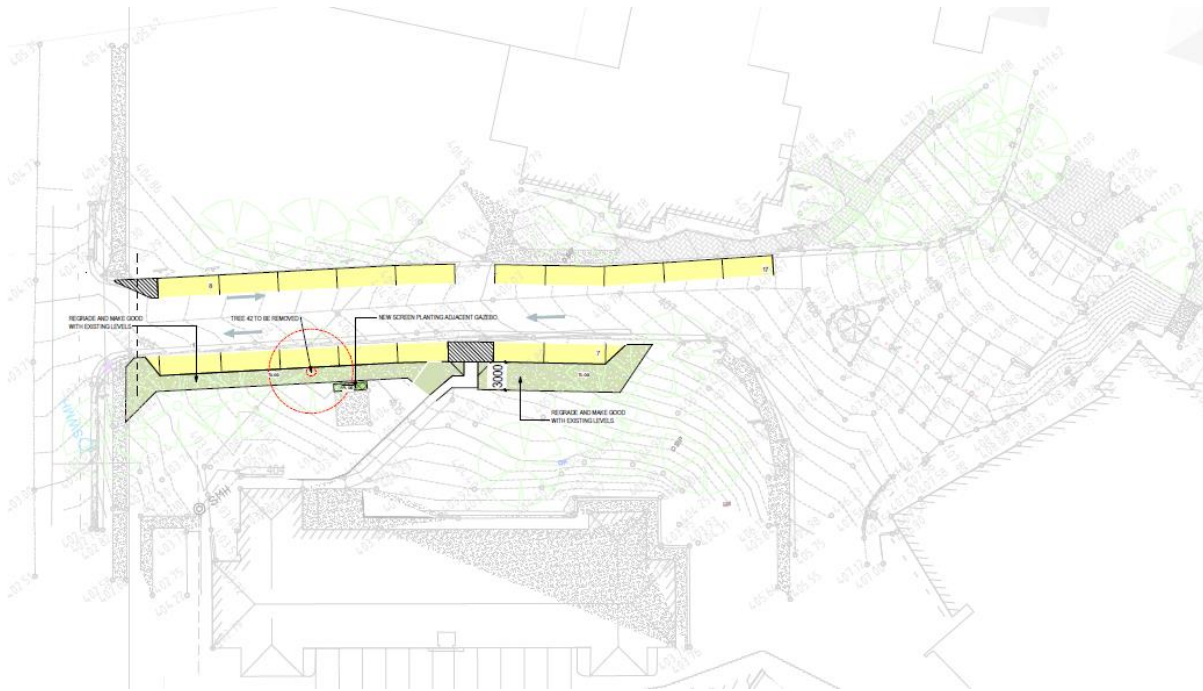


Figure 7 – Carpark Plan South West Carpark A Zone 3.

Source: Taylor Brammer, 2023.

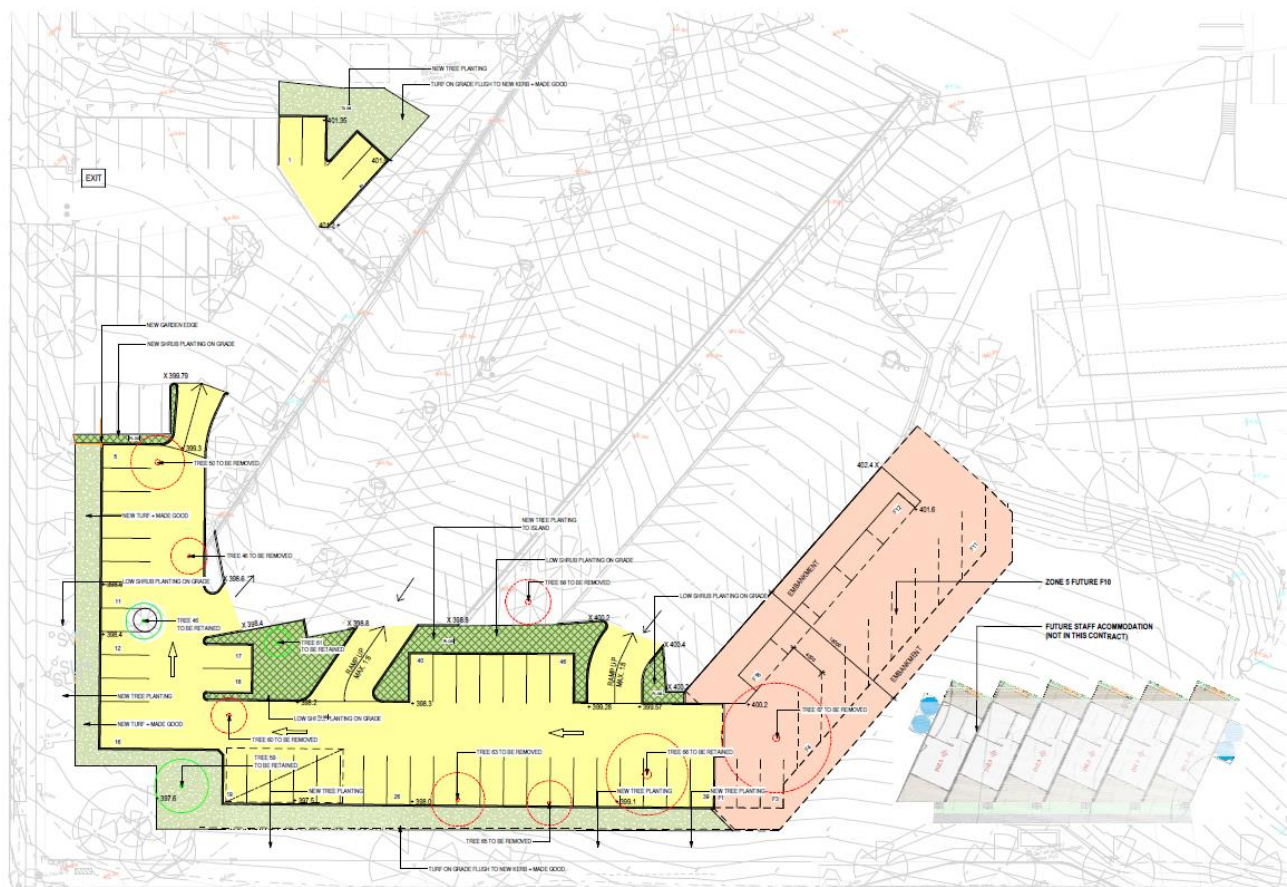


Figure 8 – Carpark Plan South West Carpark A Zone 4.

Source: Taylor Brammer, 2023.

2. SITE DESCRIPTION

The following site description describes the **two** specific areas of the subject site in which the works are proposed. For a description of the broader hospital and vicinity buildings, including the heritage significant Main building (1884) and Dean House (1934), refer to the site description provided by Urbis in the Heritage Assessment (2009) and the Heritage Impact Statement (2012).

2.1. MENTAL HEALTH UNIT BUILDING SITE

The site of the proposed mental health unit building is an irregular shaped area on a slight embankment surrounded by internal hospital roads to the north, east and south with Ronald McDonald House and carpark to the west. The new adjacent four-storey Acute Services Building sits directly to the south of the subject site. The site consists of three small, single-storey buildings, a small carpark to the east and landscaping throughout which includes several trees, shrubs and lawn.

The three buildings on the site are:

- Building 11 (staff accommodation) constructed c. 1980 and located on the northern boundary. Building 11 is a simply designed, single-storey hipped roof building with corrugated steel cladding, blonde bricks and aluminium framed windows
- Rotary Hostel built between 1983 and 2000 and located on the south-western boundary.
- Rotary Lodge built between 1983 and 2000 and located on the south-eastern boundary. Both Rotary buildings are of simple design; single-storey gabled roof buildings clad with terracotta tile, blonde bricks and aluminium framed windows.

All three buildings are utilitarian, face brick buildings of late twentieth century construction, and are of no heritage significance.

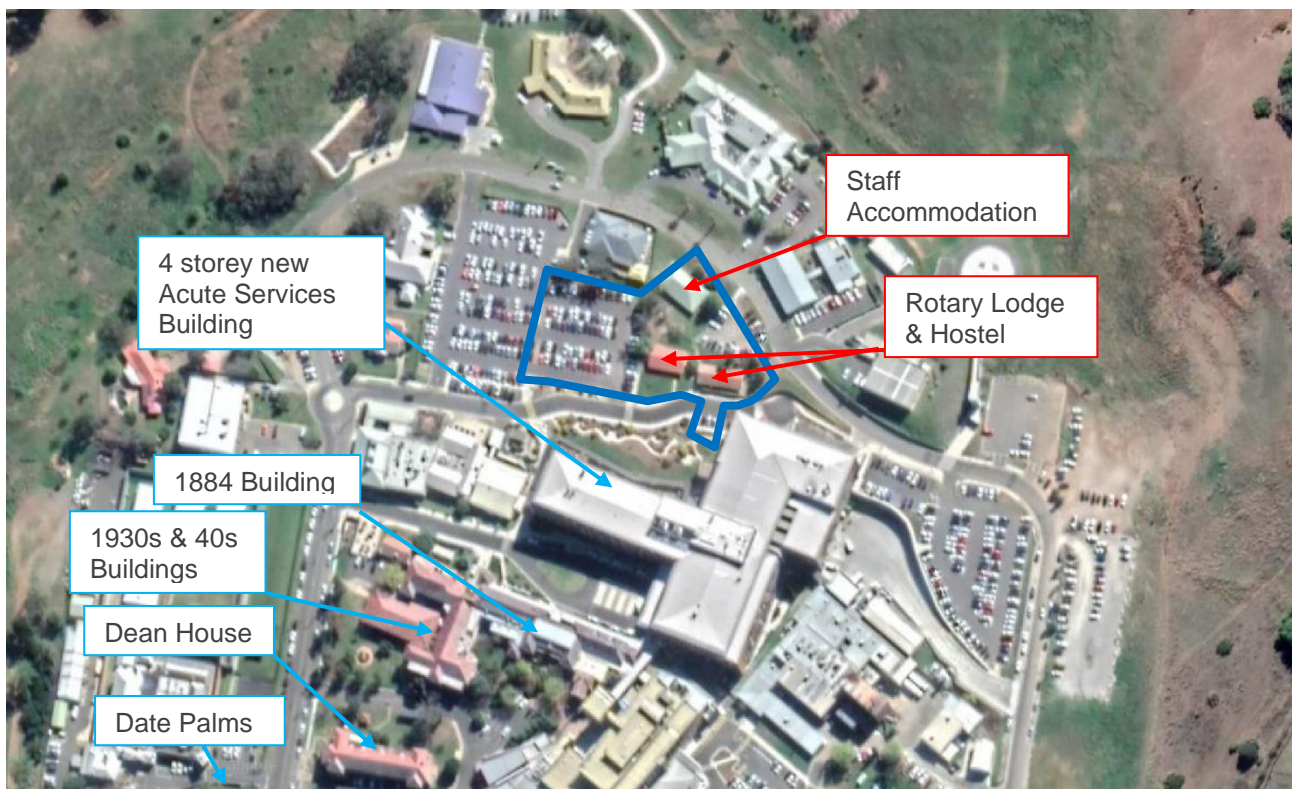


Figure 9 – Map of the northern extent of the hospital with the site of the proposed mental health unit building outlined in blue and other main buildings indicated.

Source: SIX Maps, 2021.



Figure 10 – View east showing the context of the subject site with the Rotary Hostel and Lodge (right) with the contemporary designed new Acute Services Building (left).

Source: Root Partnerships.



Figure 11 – View south of the Rotary Lodge showing the new Acute Services Building beyond.

Source: Root Partnerships.



Figure 12 – View west from carpark towards the staff accommodation building.

Source: Root Partnerships.



Figure 13 – View south across the carpark showing the Rotary Lodge and new Acute Services Building beyond.

Source: Root Partnerships.



Figure 14 – View west of the Rotary Lodge.

Source: Root Partnerships.



Figure 15 – View north-west of the Rotary Hostel.

Source: Root Partnerships.



Figure 16 – View north of the staff accommodation building.

Source: Root Partnerships.



Figure 17 – View south across the carpark showing the Rotary Lodge and new Acute Services Building beyond.

Source: Root Partnerships.



Figure 18 – View west of the Rotary Lodge.

Source: Root Partnerships.



Figure 19 – View north-west of the Rotary Hostel.

Source: Root Partnerships.



Figure 20 – View north of the staff accommodation building.

Source: Root Partnerships.

2.2. CARPARK A ZONE 4 (SOUTH)

The site of Carpark A is located on the south west part of the Tamworth Hospital site at the corner of Dean and Johnston Street. The area proposed site for Carpark A currently comprises of four separated zones of parking and road islands that contain turf and planting. The strong diagonal entry road that comes off the intersection of Johnston and Dean Streets represents the location of the original entry drive. The road from the front gate to the hospital entrance was first paved in 1916 by volunteer council employees free of charge. The road was then re-surfaced in 1937 with bitumen donated by Shell, Vacuum, Texaco and the Atlantic Union Oil Company together with Sulcor Quarry.¹ The work was undertaken by volunteers from the engineer's branch of Tamworth Council, supervised by Mr. Cross, the engineer.²

The group of 22 *Phoenix canariensis* (Canary Island Date Palms) are a remnant of the original avenue planting that defined the entry drive. The trees have a range of 7-9m heights and a spread of 5-8m. It is likely that the trees were originally planted in c1920,³ which would make them roughly contemporary to the first paving of the drive in 1916. The existing carpark provides row parking lots that accommodate the remnant alignment of the avenue planting. The trees are significant as a distinctive landmark element that sharply delineates the main approach to the hospital.⁴

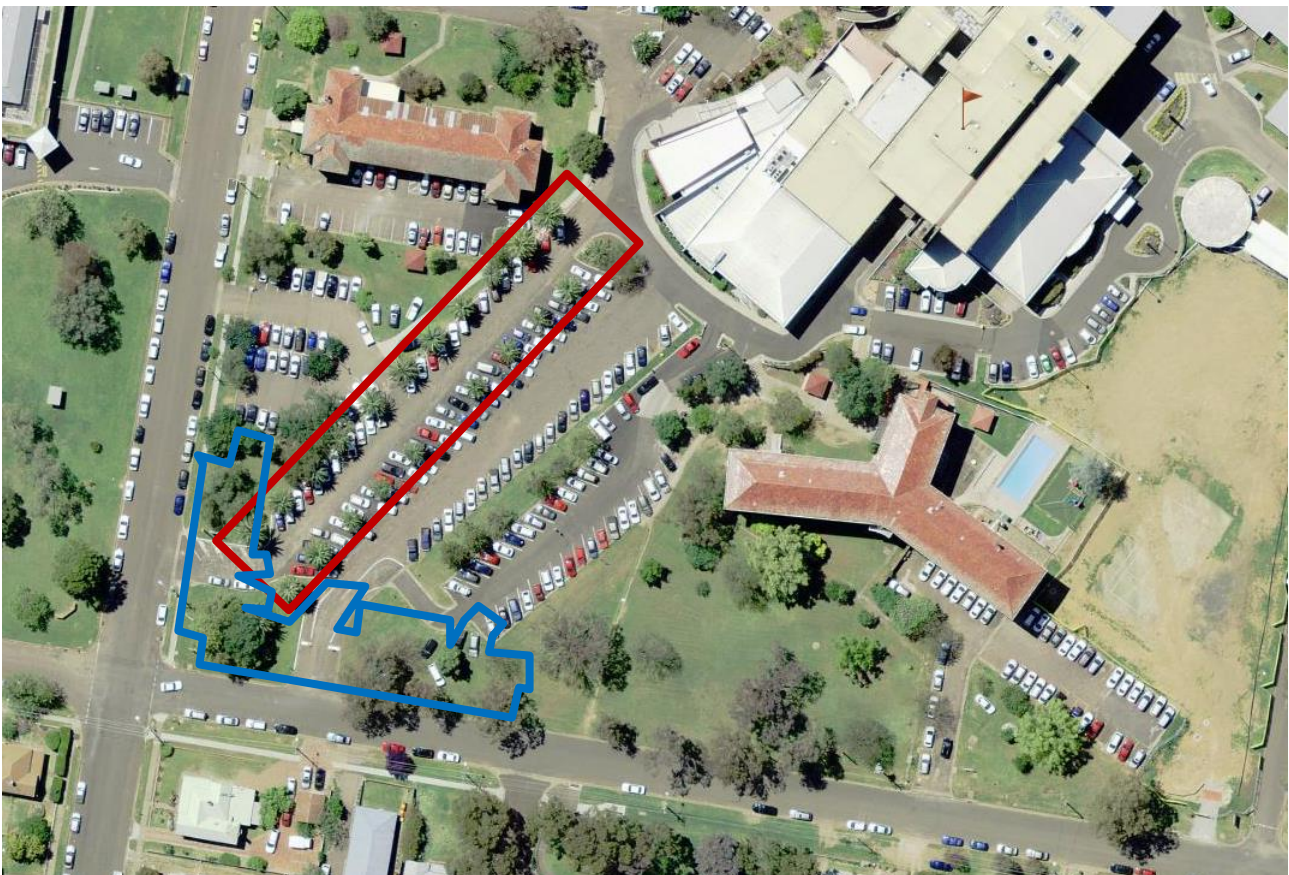


Figure 21 – Map of the southern extent of the hospital with the approximate site of the proposed Carpark outlined in blue and the original entry drive and associated avenue planting indicated in red.

Source: Root Partnerships.

¹ Hobden, Jim, From Bark Hut to Base Hospital: A History of Tamworth Hospital 1840-1983. Published by Tamworth Base Hospital Centenary Committee. 1983. pg 87

² Ibid.

³ Tamworth City Council Register of Significant Trees, Registration sheet No. NT 001

⁴ Tamworth City Council Register of Significant Trees, Registration sheet No. NT 002



Figure 22 – View north showing the original avenue planting of Canary Date Island Palms and overall context of the site of the proposed new carpark area.

Source: Root Partnerships.

2.3. CARPARK A ZONE 3 (ROAD)

Carpark A Zone 3 is located on an internal road that runs in an east west direction and located between Dean House to the south and the 1938 addition to the north.



Figure 23 – View looking east along existing roadway proposed for parallel parking (Carpark A South West – Road) from Dean Street.

Source: Google Streetview, 2016.

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

The early history of white settlement in Tamworth and nearby areas is inextricably bound to the ambitions and activities of the Australian Agricultural Company - often known by the simpler title of the A.A. Company.

Part of the momentum for its formation can be attributed to the findings of Commissioner J.T. Bigge who, in 1819, conducted a detailed investigation into conditions in the NSW colony. Bigge's inquiries (three comprehensive reports in total) were set against the background of needs such as that of moving the colony out of its convict phase and the wool industry's importance to the British economy. He recommended that, as a matter of urgency, joint stock ventures should be established to develop fine-wool growing, and that settlers be given economic incentives to open up and settle new areas. In suggesting these directions, Bigge's had been particularly impressed by the example of John Macarthur's application of capital to breeding merino sheep. The company was formed in London in December 1824, and incorporated by Royal Charter for the "cultivation and improvement of wastelands in the colony of New South Wales and other purposes amongst which was the production of fine merino wool as an article of export to Great Britain".

The AA Company was given an initial land grant of one million acres (405,000 hectares) in an unsettled area of its choice – subject to certain conditions. In return for the land grant, the company was to be responsible for the health, education, public worship, maintenance of law and order and general administration in its area. It was also required to allow for public through-roads and to provide gainful employment to a number of the Colony's convicts. 313,298 acres (121,410 hectares) which extended from the southern bank of Peel River at what was to become Tamworth as far as Nundle, Attunga and Duri.

Something of the "natural setting" of early urban Tamworth can be understood from the written descriptions of John Crawford, the first teacher at the National School, in 1855. He mentioned the screams of possums and the gaze of native bears from trees, proliferations of Bathurst burrs growing as tall as men after rain, and stumps everywhere (even the location of some buildings being referenced by their proximity to well-known stumps)⁵.

The early Tamworth hospitals

The first hospital in Tamworth was a small slab hut with a bark roof and earth floor, and is believed to have opened in the late 1840s. This became known as the Ebsworth St hospital. However by the 1850s the demand for hospital accommodation had increased because of the increase in the workforce of the Australian Agricultural Company (a large employer in the area), and because of the increasing number of travellers and those using Tamworth as a base to work the diggings gold at nearby Peel, Bingara and Rocky River.

Following a public meeting in 1854, the Tamworth hospital and Benevolent Society was formed with the aim of facilitating the erection of a modern hospital. During 1854 a site was secured in Peel St – possibly as a gift from John Gill who held all the surrounding land in the area. Funds for the hospital building were raised both locally and with Government assistance, and the building was constructed of brick with a shingle roof, and contained four small wards. Two other buildings associated with the hospital were constructed nearby (one being a mortuary).

The hospital affairs were controlled by the Hospital and Benevolent Society until 1862 when the hospital was incorporated as Tamworth District Hospital.

The Peel St Hospital was recorded as being "in a very pitiable and deplorable condition" in 1884, and "inadequate" and "in a deplorable state" in January 1885. It was abandoned in October 1885.

⁵ Carey, Jim. Tamworth and Districts Early History:

<http://www.tamworth.nsw.gov.au/data/portal/00004792/content/16693001160356172810.pdf>

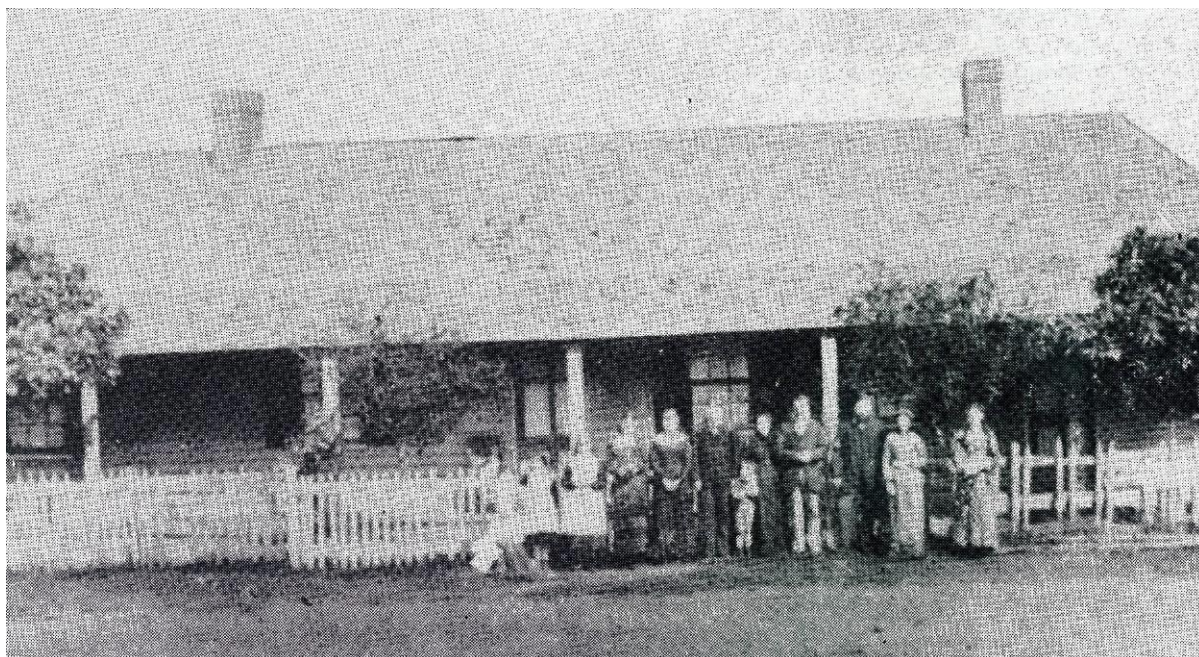


Figure 24 – The Peel Street Hospital

Source: *From Bark Hut to Base Hospital: A History of Tamworth Hospital 1840-1983*, p. 106.

3.2. SITE HISTORY

In 1881 an application was submitted to the Government for a ten acre block opposite the newly constructed gaol, which was approved, and the site was made over to the Trustees of the Benevolent Society. In 1883 plans for the new hospital were developed by JW Pender, an architect from West Maitland, and in late 1883/early 1884 construction was commenced by Burke and Wilson. The building was completed by October 1884; however, the hospital did not commence operation until October 1885 due to a lack of furniture and equipment.

Alterations were noted as early as 1887, when roof repairs were made to the original hospital building, and in 1889, when the original building was first repainted. In 1906, a donation saw the addition of the operating theatre to the front of the main 1884 building. Various other alterations and expansions are recorded throughout the early 1900s, and alterations took place in 1910 (the nature of the additions is unknown however they were noted as “extensive”) in association with the ongoing need to increase the hospitals patient capacity, with further alterations to the male ward in 1911, and the nurses’ quarters in 1914.

The early hospital site provided its own fruit and vegetables and kept their own fowls. A dairy was first established in 1924, however the advent of the Second World War and regulations in pasteurisation brought an end to the dairying activities.

While a number of early Victorian and early 20th century structures have been noted in the historical development of the site, including the 1866 mortuary, the early isolation block, the former RMO’s residence (in front of the main building) and the detached laundry and new nurses’ quarters (both dating to 1900), these structures have long since been demolished and the following history principally considers the remaining site buildings.

The isolation ward (renal unit) was constructed in 1922, followed by Dean House in 1934, built by the Department of Public Works to provide on-site accommodation for the nursing staff. The private and intermediate wards (front section of current wards 8, 9 and 10) were constructed circa 1938 however it is not known whether the construction built on or demolished an earlier structure (the former nurses’ quarters circa 1900) which is known to have been on that site. It is likely that the 1938 works were contemporary to the construction and development of the Children’s Ward and Obstetric block which was opened in 1942. The children’s ward was modified in 1946 with verandah enclosures to allow for expansion of patient facilities, the Pixie O’Harris murals were painted in 1951, and the ward was substantially modified again in 1979. The new kitchen wing was constructed circa 1951 and the TB ward with associated nursing accommodation was constructed circa 1956 (now Palliative Care and Clinics buildings, though each have been substantially

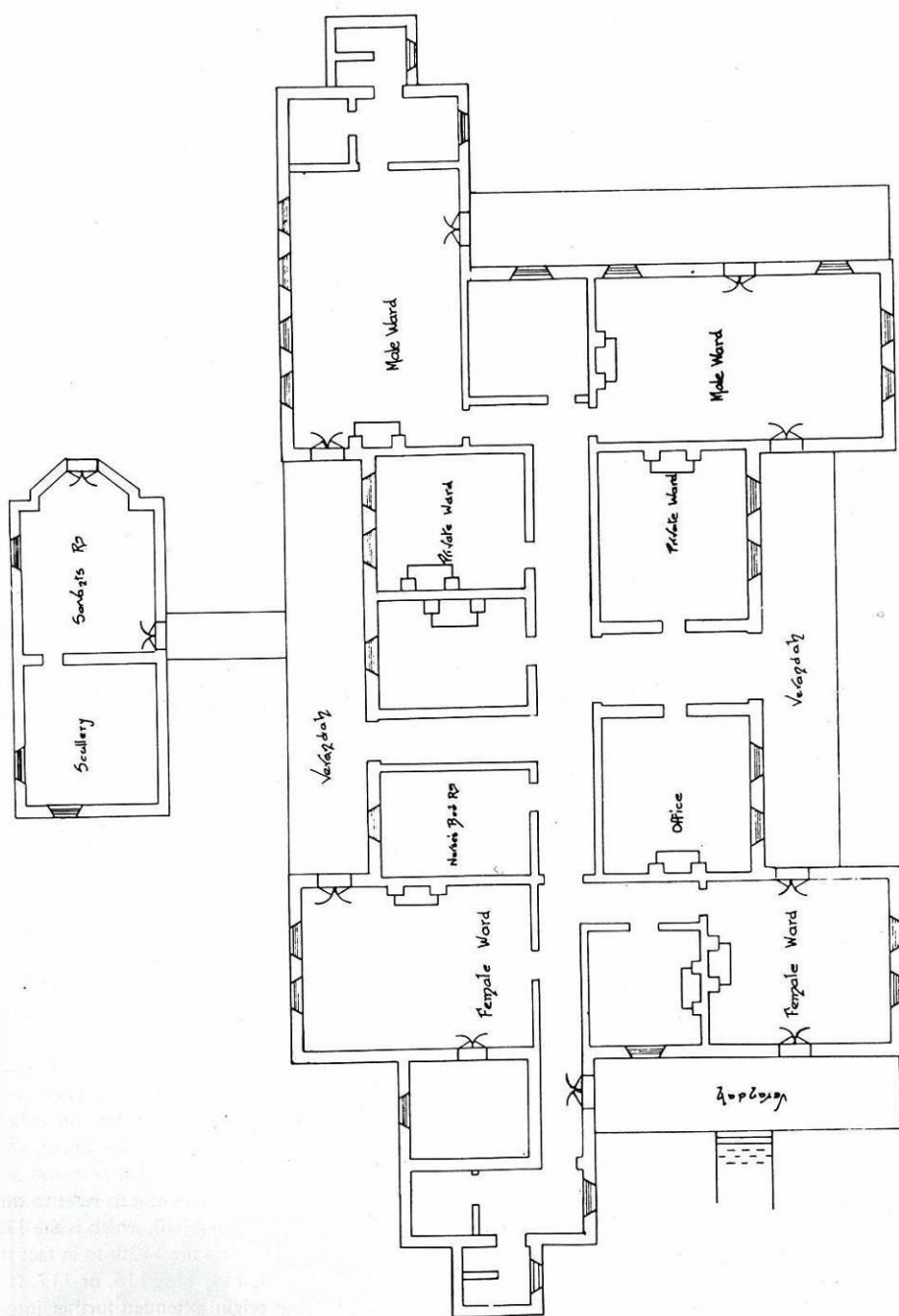
modified). The nurses training school (now Physiotherapy department) was constructed in the early 1960s, to the north west of the TB ward, on the opposite side of the road.

Johnston House, a prominent and large building on the site, was constructed for nursing staff in 1965. The building replaced various temporary quarters around the site and provided a second purpose-built facility following on from Dean House. The building comprised 108 bedrooms with lounge and study facilities, recreational areas and terraces. The Medical Superintendents cottage was constructed the same year (now used as accommodation for the diabetes centre), and the imposing Brudelin Wing was constructed in 1973. Facilities were expanded with the development of the new laundry and boiler house (circa 1968 and extended in 1979), the rehabilitation pool (circa 1970), the circular blood bank (1979 with later extension) and the Ambulance workshop (begun in 1979.) The dental clinic and pathology buildings were also built in the 1970s.

Post 1970s works also included expansion of the hospital site into the north eastern and north-western quadrants of the site. More recent works have included the development of the Diabetic Centre, the CADE and Banksia Mental Health Units and probably the Koolkuna building and the UDRH building (in front of the Brudelin wing) all of which were likely to have been constructed in the 1990s. The Rotary Hostel and Lodge were also constructed some time between 1983 and 2000. The PADP shed and Ronald MacDonald House accommodations were constructed since 2000. It is understood that the PADP shed was only recently completed (circa 2009).

The site has a long association with the Government Architects Branch and Public Works who have designed and constructed a number of site buildings, however it is also noted that throughout the site development, the hospitals own tradesmen have been actively involved in building works. In the Victorian period, works to the hospital grounds were undertaken by prison labour.

The expansion and development of the site is demonstrated in the following collection of site maps, aerials and plans and an existing site plan has been provided which indicates dates for the various site buildings (Figure 29).



.. Plan of Main Building

Plans embracing the first hospital building on the present site. It is not clear what remodelling and extending had taken place since the opening in 1884 but these plans would cover the period prior to 1906 because the operating theatre constructed in that year has not been shown.

Figure 25 – Early plan of the original hospital building. The plan is undated however certainly predates the 1906 alterations.

Source: From *Bark Hut to Base Hospital: A History of Tamworth Hospital 1840-1983*. page 106.



Figure 26 – Circa 1900 view of the hospital, prior to the 1906 additions.

Source: *From Bark Hut to Base Hospital: A History of Tamworth Hospital 1840-1983*. page 52.

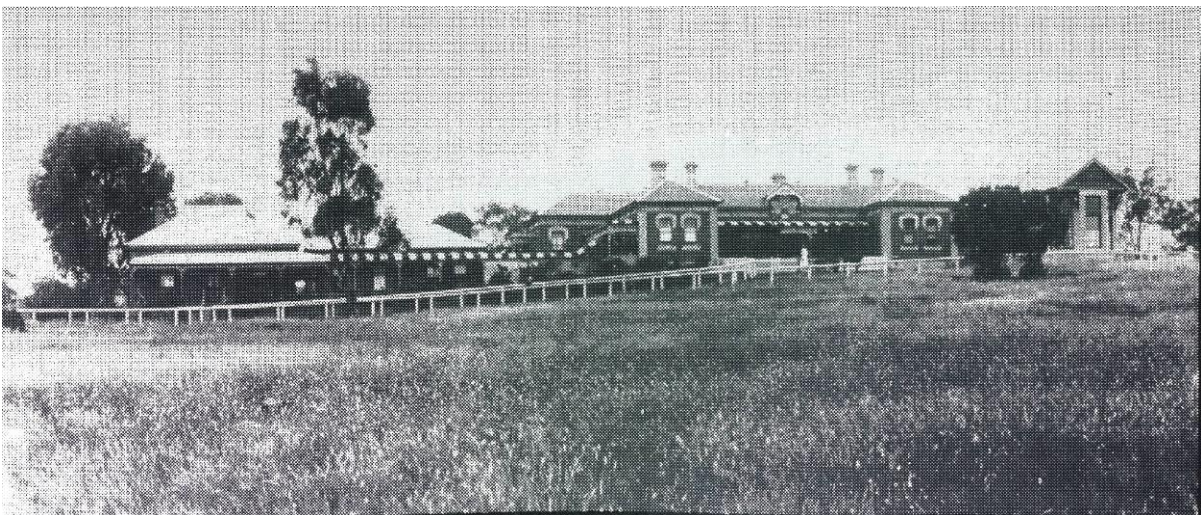


Figure 27 – 1918 view of the hospital showing the Victorian nurses' quarters at left (now demolished) and the 1906 addition for the operating theatre at right.

Source: *From Bark Hut to Base Hospital: A History of Tamworth Hospital 1840-1983*. page 7.

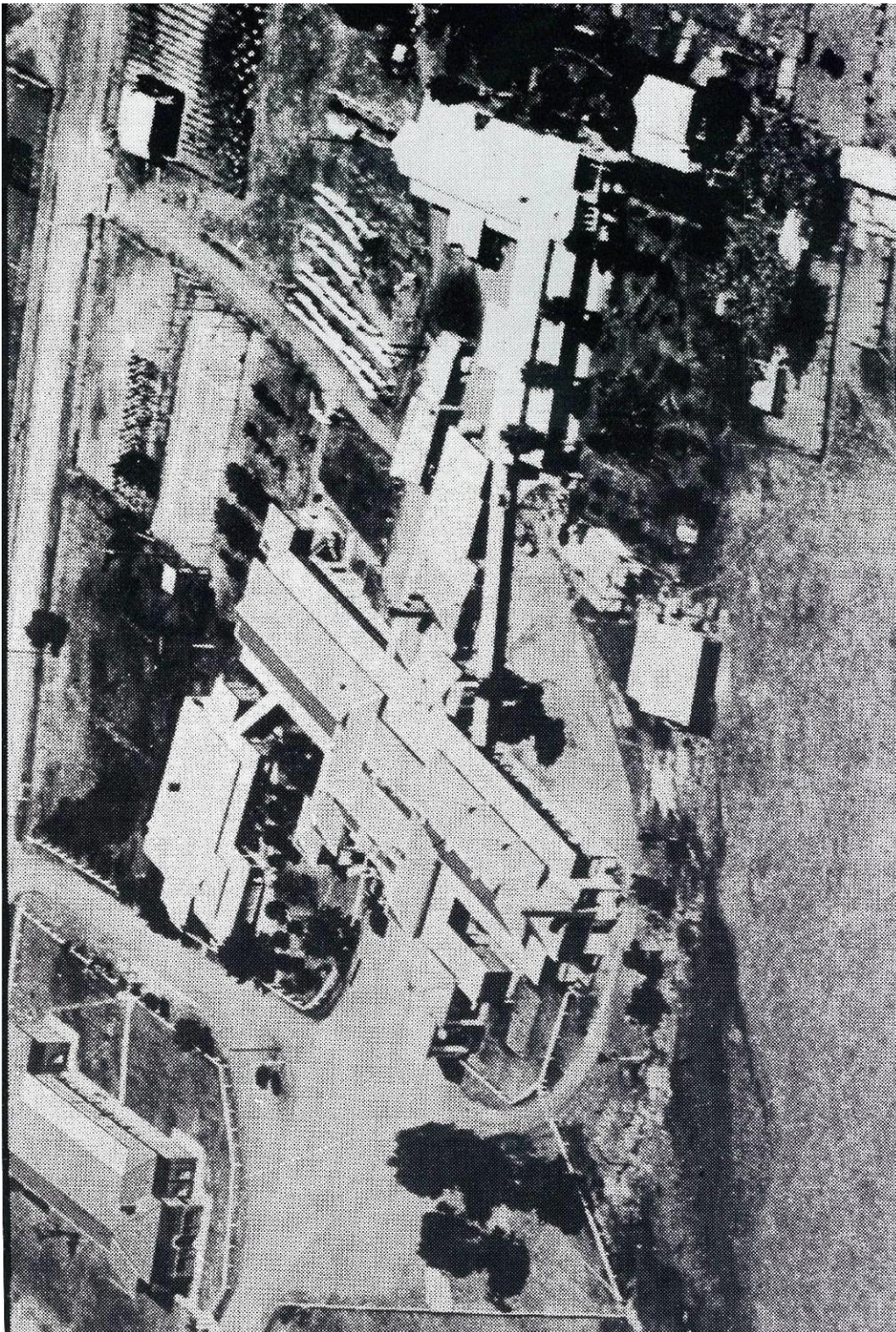


Figure 28 – 1934 aerial view of the hospital site showing the original hospital building, the former kitchen wing, the isolation ward (renal unit) and the newly built Dean House. The grounds also feature a tennis court, gardens and what appear to be food crops. Smaller structures in the foreground have since been demolished, along with the structure at the top right-hand corner on Dean Street, which may be a residence.

Source: *From Bark Hut to Base Hospital: A History of Tamworth Hospital 1840-1983*, page 35.



Figure 30– 1957 aerial view.

Source: *From Bark Hut to Base Hospital: A History of Tamworth Hospital 1840-1983*. page 5.

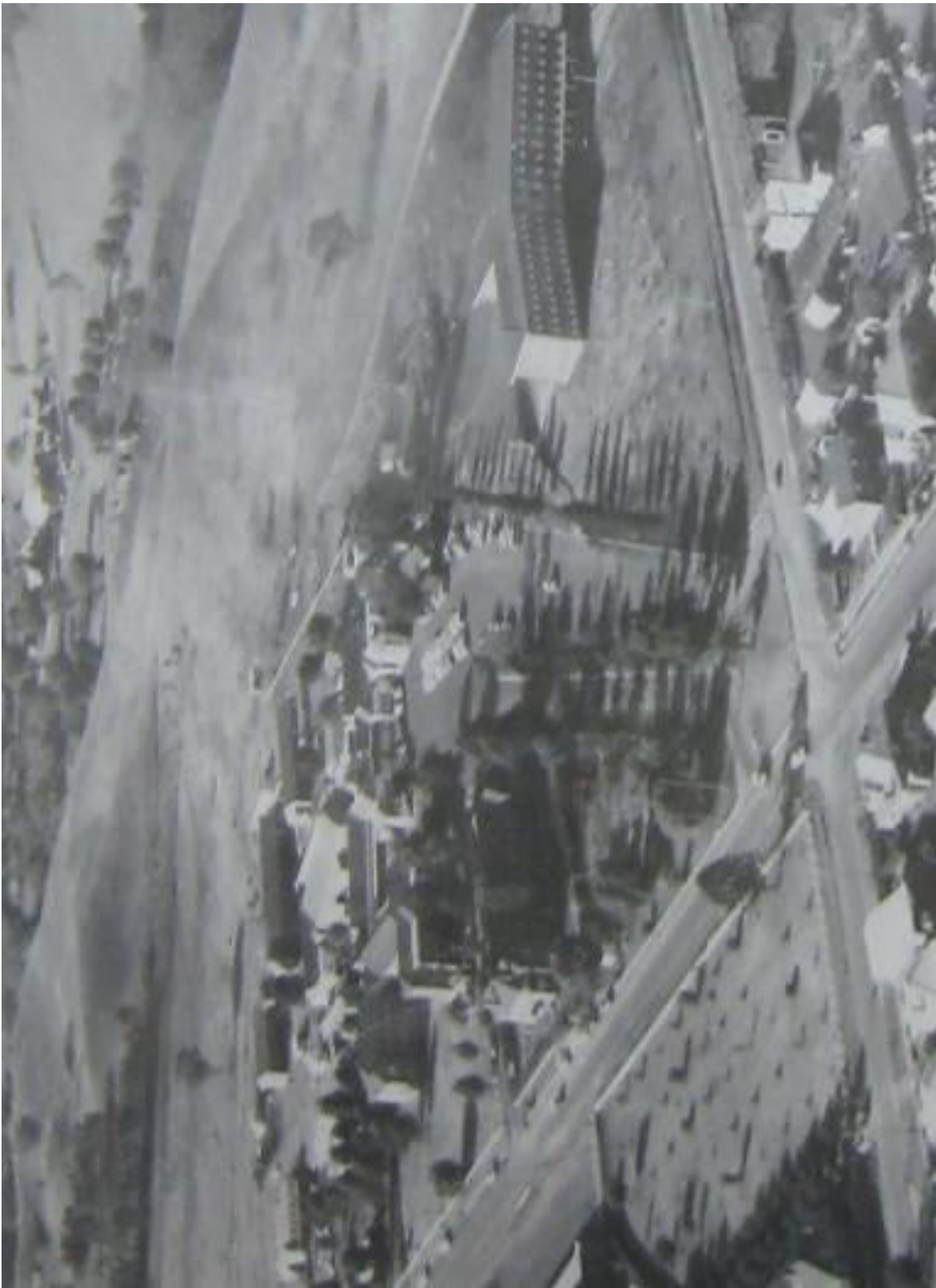


Figure 31 – 1965 aerial presented by G.A Solomons Esq. on the opening of the newly built Johnston House (shown at right). The view also shows some additional development in the northeast and northwest quadrants.

Source: Tamworth Hospital archive.

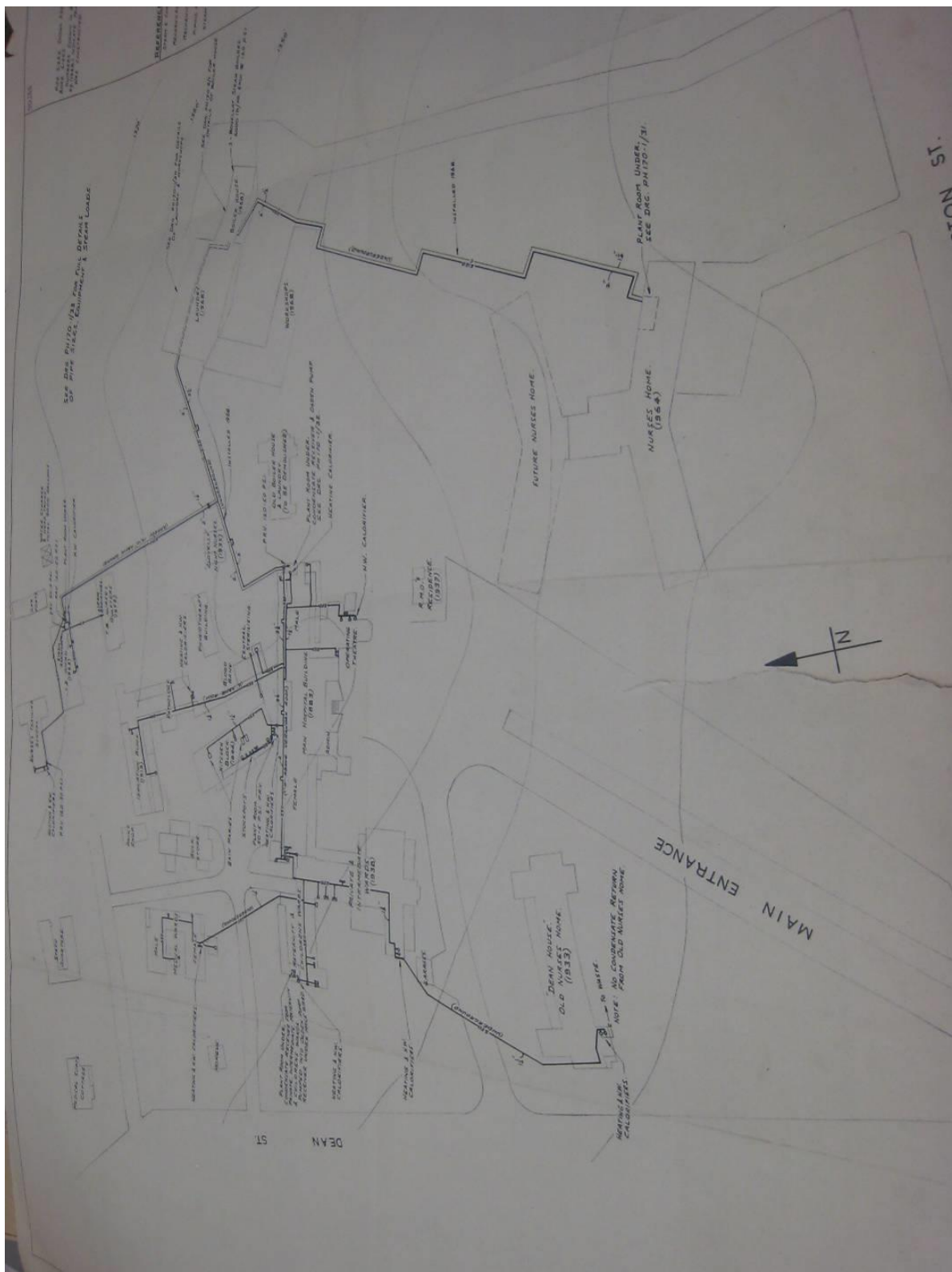


Figure 32– 1968 site plan.

Source: Tamworth Hospital.

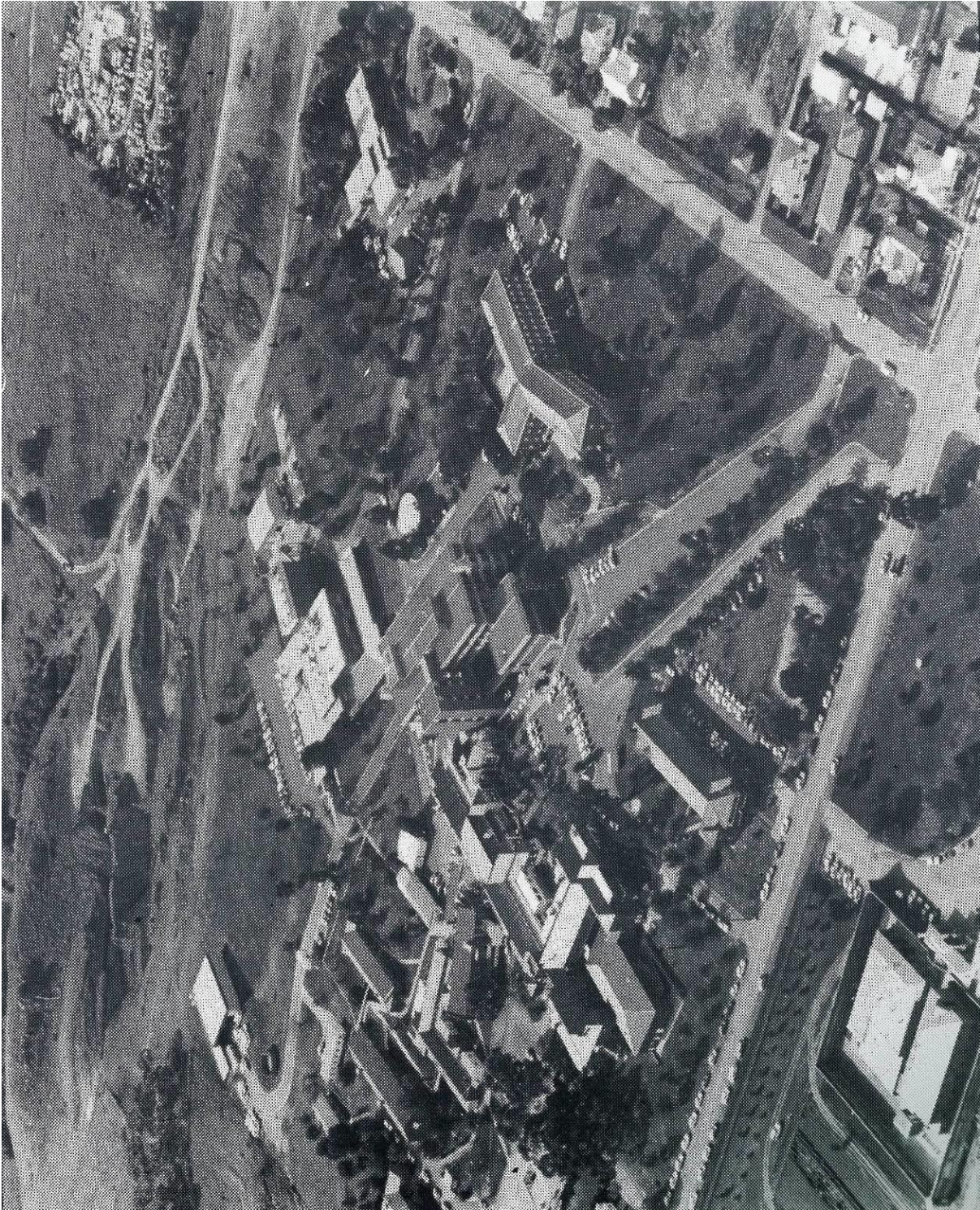


Figure 34 – 1983 aerial of the Tamworth base Hospital (with easterly aspect).

Source: *From Bark Hut to Base Hospital: A History of Tamworth Hospital 1840-1983*. page 20.



Figure 35– 1983 aerial of the Tamworth base Hospital (with more northerly aspect).

Source: *From Bark Hut to Base Hospital: A History of Tamworth Hospital 1840-1983*. page 22.

J216 TAMWORTH BASE HOSPITAL SITE PLAN

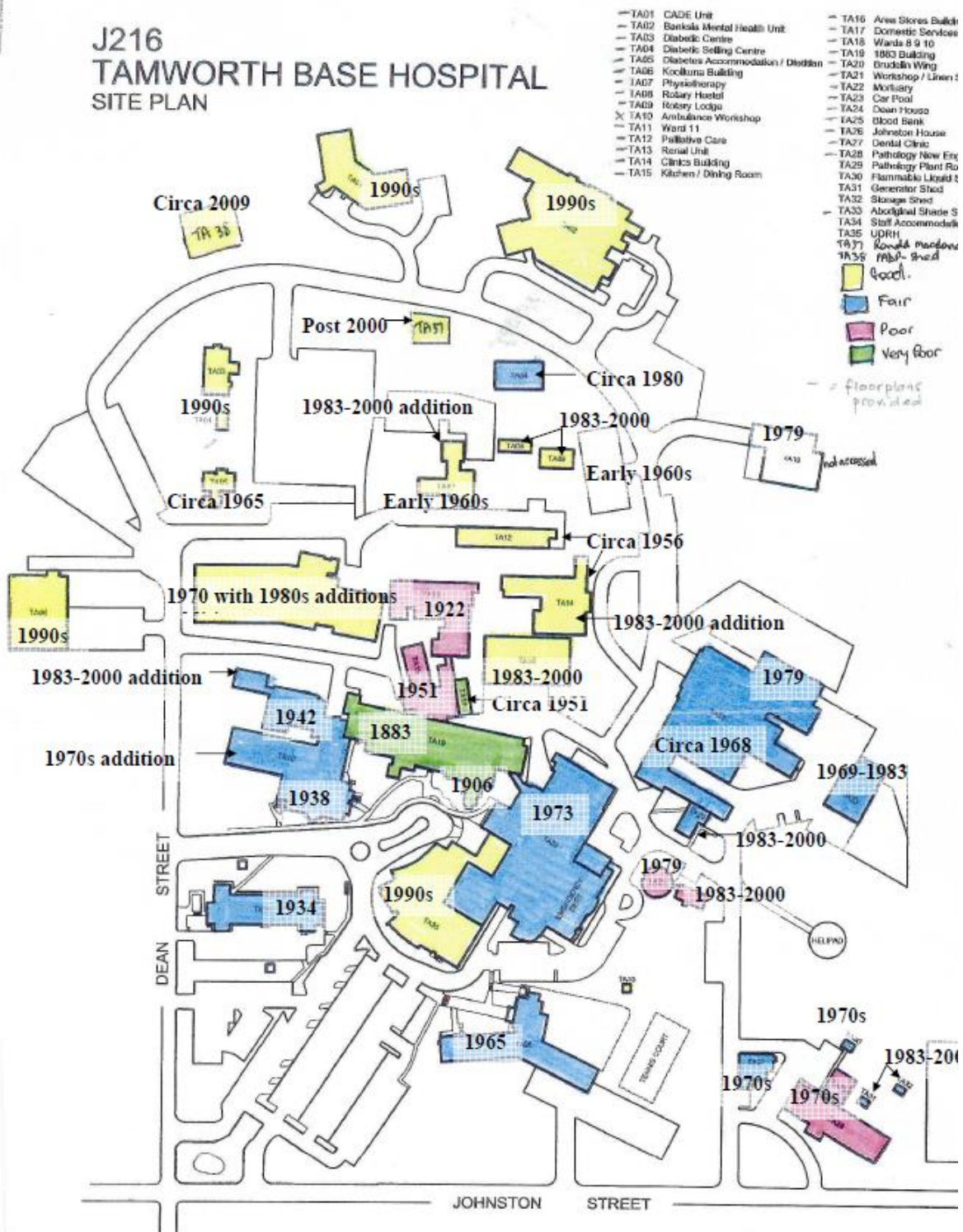


Figure 37– Circa 2001 site plan annotated to show the condition and construction dates.

Source: Site plan provided by Tamworth Base Hospital

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

4.2. HERITAGE LISTING

The subject site is located within the Tamworth Base Hospital at 31 Dean Street, Tamworth, which is a listed heritage item (Item No. 361) on the *Tamworth Regional LEP 2010*. It is also listed on the NSW Department of Health Section 170 Register and “Main Hospital Block, 31 Dean St”, is listed on the (now defunct) Register of the National Estate. A number of significant trees have also been listed on the Tamworth Council “Significant Tree Register” including the avenue of Date Palms along Moffitt Drive and three other specimens located near Dean House, the Physiotherapy Unit and Renal Unit respectively.

The structures, trees and the setting of the subject site, located at the northern extent of the hospital grounds, are of a later development in the history of the hospital and are of no heritage significance. The listing of the Tamworth Base Hospital and the provided Statement of Significance on the NSW State Heritage Register “surviving Victorian institution, important both historically and architecturally”⁶ refers to the Main Hospital Buildings dating from 1884 and developments dating from the 1930s including Dean House and significant trees, none of which are within the subject site.

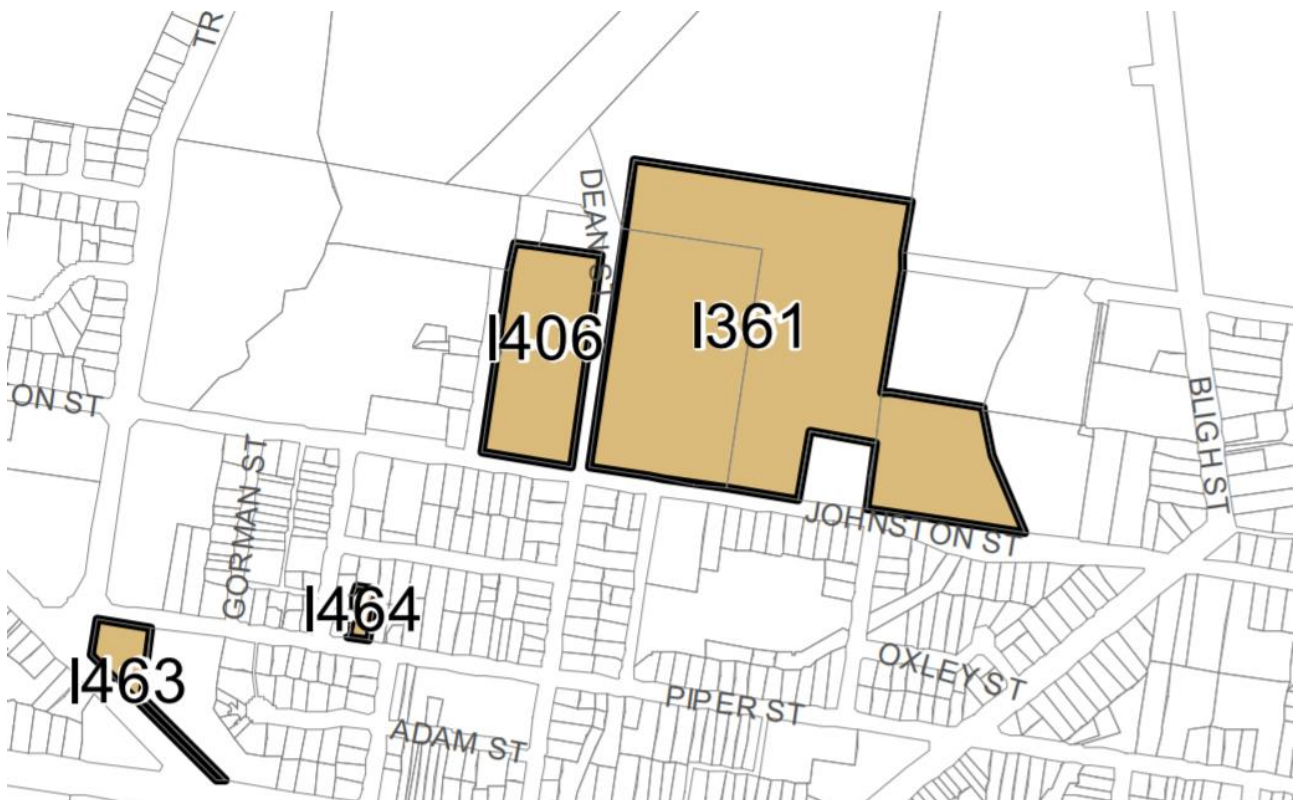


Figure 38 – Extract of heritage map with the subject site shaded in ochre (I361).

Source: *Tamworth Regional LEP 2010, Heritage Map HER_004C*.

⁶ Main Group of Hospital Buildings, NSW State Heritage Register, <<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2470105>>.

4.3. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 2 – Assessment of Heritage Significance

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<p>The Tamworth Base Hospital has historic significance at a local level for its establishment in 1881 and its consistent use as a hospital since that period. The site has therefore been a focus of the Tamworth community for over 150 years.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input checked="" type="checkbox"/> maintains or shows the continuity of a historical process or activity <input checked="" type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	<p>The site has local associational significance for links to Brudelin and other local identities who have been instrumental in establishing and donating to the hospital.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> shows evidence of a significant human occupation <input type="checkbox"/> is associated with a significant event, person, or group of persons <input type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/> provides evidence of people or events that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
C – Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	<p>The original hospital building (1884) has aesthetic significance at a state level for its original design by JW Pender and for subsequent additions by WL Vernon (1906). In addition, the site contains representative examples of buildings from the 1920s, 30s and 50s and significant trees.</p>
<u>Guidelines for Inclusion</u>	<u>Guidelines for Exclusion</u>

<ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement <input checked="" type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input type="checkbox"/> exemplifies a particular taste, style or technology <input type="checkbox"/> 	<ul style="list-style-type: none"> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement <input type="checkbox"/>
D – Social Significance <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	The site is of social significance as a provider of hospital services for over 150 years.
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place <input checked="" type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative <input type="checkbox"/>
E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	The potential archaeological resource requires further investigation. It is acknowledged that the site is highly altered and disturbed, however there are few basements, and some resources may survive which may be of significance.
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/>
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	The site is not rare.
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> 	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> is not rare <input checked="" type="checkbox"/> is numerous but under threat <input type="checkbox"/>

<ul style="list-style-type: none"> ▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> ▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/> ▪ is the only example of its type <input type="checkbox"/> ▪ demonstrates designs or techniques of exceptional interest <input type="checkbox"/> ▪ shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> ▪ <i>cultural or natural places; or</i> ▪ <i>cultural or natural environments.</i> 	<p>The site is representative of institutional sites in continual use, in that there are a variety of building types on the site. However, it is unusual that there has not been a masterplan or overarching architectural or planning vision for the development of the site.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ is a fine example of its type <input type="checkbox"/> ▪ has the principal characteristics of an important class or group of items <input type="checkbox"/> ▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> ▪ is a significant variation to a class of items <input type="checkbox"/> ▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/> ▪ is outstanding because of its setting, condition or size <input type="checkbox"/> ▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> ▪ is a poor example of its type <input type="checkbox"/> ▪ does not include or has lost the range of characteristics of a type <input type="checkbox"/> ▪ does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

4.4. STATEMENT OF SIGNIFICANCE

The Tamworth Base Hospital has historic significance at a local level for its establishment in 1881 and its consistent use as a hospital since that period and as a focus of the Tamworth community for over 150 years. The site has local associational significance for links to Brudelin and other local identities who have been instrumental in establishing and donating to the hospital.

The original hospital building has aesthetic significance at the local level for its original design by JW Pender and for subsequent additions by WL Vernon.

5. IMPACT ASSESSMENT

Below, the potential impact of the proposal is assessed against the applicable heritage-related statutory and non-statutory planning controls which relate to the site and the proposed development.

The “Main Group of Hospital Buildings” is listed on the 2010 Tamworth Regional Local Environmental Plan. It is also listed on the NSW Department of Health Section 170 Register as well “Main Hospital Block, 31 Dean St”, is listed on the (now defunct) Register of the National Estate.. A number of significant trees have also been listed on the Tamworth Council “Significant Tree Register” including the avenue of date palms along Moffitt Drive and three other specimens located near Dean House, the Physiotherapy Unit and Renal Unit respectively.

The impact assessment addresses the impact of the proposed Mental Health Unit building and Carpark A (Zone 3 Road) on the heritage buildings and identified significant buildings in the vicinity and the impact of the proposed South West Carpark on the avenue of Date Palms, which are identified as having significance.

5.1. STATUTORY CONTROLS

Whilst this HIS has been prepared to assess any potential impact of the proposal in accordance with the requirements of the State Environmental Planning Policy

5.1.1. Tamworth Regional Local Environmental Plan 2010

The table below provides an assessment of the proposal against the relevant provision for heritage conservation as found in the *Tamworth Regional LEP 2010*.

Table 3 – Assessment against the Tamworth Regional Local Environmental Plan 2010

Clause	Response
<p>(1) Objectives</p> <p>The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of the Tamworth Regional Council Area,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p>	<p>The proposed mental health unit building will not involve the demolition of any buildings or trees with heritage significance. The proposed new mental health building, known as Banksia, is located in the northern section of the Tamworth Base Hospital, and north of the recent four-storey Acute Services Building. The proposed works will not be in the sightline of the areas of heritage significance. Any views to or from the heritage significant buildings and trees, all of which are located to the south and west of the Hospital grounds and behind the new Acute Services Building, would not be impacted by the proposed works. The setting of the proposed building will continue the pattern of the contemporary layer of development established by the adjacent new Acute Services Building, retaining new development to the northern section of the site.</p> <p>The proposed upgrade to the existing roadway to facilitate the construction of the Carpark A (Zone 3 Road) will provide for parallel parking on both sides of the internal road. Whilst it is appreciated that the proposed new parking area is adjacent to Dean House and the 1938 addition which are identified as having some significance, it is removed from the earlier and more significant 1884 building. The roadway already provides unallocated parking and the proposed carparking spaces</p>

Clause	Response
	<p>would have no impact on the significance of the buildings in proximity or on views towards the significant buildings.</p> <p>The proposed upgrades to the carpark on the southwest corner of the hospital site will require the removal of the two (second from the corner on both sides of the roadway) of the Canary Island Date Palms, that are part of the early avenue planting (c.1920s). The Tamworth City Council Register of Significant Trees identifies the avenue trees as a distinctive landmark element that sharply delineates the main approach to the hospital. The potential impact of removing two of the total 22 trees has been mitigated by retaining the trees located furthest to the south west corner of the site, thereby maintaining the corner landmark and viewline towards the heritage listed hospital building from the south west corner of the site. Retention of the two plantings at the end of the avenue ensures that the extent of the original avenue remains able to be interpreted.</p> <p>The heritage significance of the Tamworth Hospital will not be impacted by the proposed works, and the broader environmental heritage of the Tamworth Regional Council Area will likewise be conserved.</p>
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area.</p>	<p>Consent is required as the proposal seeks to demolish three buildings and trees within the grounds of the Tamworth Base Hospital which contains heritage listed buildings and trees.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared</p>	<p>This Heritage Impact Statement has been prepared to assist the consent authority on the effect of the proposed works on the heritage significance of vicinity heritage buildings and trees.</p>

Clause	Response
under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This Heritage Impact Statement, which includes a heritage assessment of the “Main Group of Hospital Buildings”, is considered to be the suitable document for the subject application and is considered to satisfy the provisions of this clause. This Heritage Impact Statement makes reference to reports previously provided by Urbis: Heritage Assessment (2009) and the Heritage Impact Statement (2012).</p>

5.1.2. Tamworth Regional Development Control Plan 2010

There are no provisions in the Tamworth Regional DCP 2010 that apply to the subject site.

5.2. HERITAGE NSW GUIDELINES

The proposed works are addressed in relation to relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 4 Heritage NSW Guidelines

Clause	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>The proposal seeks to construct a new mental health unit building to the northern section of the site, away from existing heritage assets. The proposed building is of a similar contemporary design to the adjacent new Acute Services Building and will continue the established contemporary layer of development in this location of the site.</p> <p>The proposed upgrade to the existing roadway to facilitate the construction of the Carpark A (Zone 3 Road) will provide for parallel parking on both sides of the internal road. Whilst it is appreciated that the proposed new parking area is adjacent to Dean House and the 1938 addition which are identified as having some significance, it is removed from the earlier and more significant 1884 building. The roadway already provides</p>

Clause	Discussion
	<p>unallocated parking and the proposed carparking spaces would have no impact on the significance of the buildings in proximity or on views towards the significant buildings.</p> <p>The proposed upgrades to the south west carpark will require the removal of two Date Palms that are associated with the early avenue planting. The removal of the two Date Palms has been mitigated by retaining the two furthest to the corner, thereby ensuring that the existing avenue planting that defines the south west entry to the hospital is maintained and that the extent of the original avenue planting continues to be legible. The avenue contains regularly spaced plantings and the location of the removed plantings are able to be interpreted.</p> <p>The proposal, in overall terms, respects the heritage significance of the site by concentrating new development away from existing heritage buildings which will be retained and separated from the curtilage of the items by other later buildings on the site.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>The existing buildings located on the site of the proposed new mental health unit building are simple, single-storey masonry buildings constructed between 1980-2000 and possess not heritage significance and are not worthy of conservation. The trees on the subject site have also not been assessed as possessing any heritage significance.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>A row of four trees adjacent to the Mental Health Unit site are to be conserved.</p> <p>The proposed removal of two of the total 22 Date Palm trees to facilitate the expansion of the carpark on the south west part of the site could be considered to have a negative impact on the identified significant avenue planting. However, the impact has mitigated by minimising the trees required to be removed to only two specimens, and will retain the two trees that are closest to the south west corner, thereby ensuring that the avenue planting will continue to be legible and that the south west corner of the hospital site is still defined by the beginning of the avenue planting.</p> <p>The proposal has been informed by the heritage assessment and therefore there is no requirement to currently assess solutions as the current proposal has been the result of a process of master planning the site</p>

Clause	Discussion
<p>Demolition of a building or structure</p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>since 2009. The proposal satisfies both the heritage and functional aspects of the hospital use.</p> <p>The options for the site have been explored over many years and have had regard to the heritage assessment of the site.</p> <p>The site of the proposed new mental health unit building contains only elements assessed to have no heritage significance.</p> <p>The significant buildings of the hospital are retained and conserved</p> <p>No alternative options have been considered as the proposed building requires the demolition of structures on the site. It is not considered appropriate to retain the buildings as they have no heritage significance and do not meet the threshold of significance for retention.</p> <p>This report has been prepared by recognised heritage consultants and the significance assessment was carried out prior to the proposed plans being prepared.</p>
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p>	<p>The "Main group of Hospital Buildings" (not explicitly defined but refers to the late Victorian and early twentieth century buildings) are the heritage items on this site. The entire site was never properly assessed when the listing was made and there is no other detailed assessment except for the 2009 Urbis report. The nature of hospitals is that change over time occurs with the changing technology of health care and services. Tamworth Base Hospital was never a planned hospital site and has grown over time in an uncoordinated manner. This has led to the alteration and addition to buildings as was seen necessary to upgrade the medical services.</p> <p>The new mental health building, Banksia, of three floors is set behind the new Acute Services Building, which itself is set behind the heritage significant Main Building. The proposed new mental health building will not be visible to the heritage items (all of which are located to the south and west). The heritage items will be retained and separated from the curtilage of the items by other later buildings on the site. There will be no impact on fabric, setting or views to any heritage items with the proposed new mental health building.</p> <p>All hospital buildings on the site are seen as a complex of different styles and periods and the current proposal does not diminish the contribution the identified buildings</p>

Clause	Discussion
<p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>make in heritage terms. The proposal is to erect a new three storey mental health building to the rear of the recent Acute Services building, which is at the rear of the Main Building, separated by a road. The proposed mental health building will not impact on the presentation and understanding of the Main Building as it sits behind the new Acute Services Building and is not visible from the heritage item.</p> <p>The heritage significant trees (row of date palms) are further south from the subject site and not impacted by the proposed works.</p> <p>The proposed new mental health building continues the established new contemporary architectural language of the hospital. It is designed to be complementary to the adjacent new Acute Services Building, continuing the contemporary layer of development at the north side of the hospital without impacting on any of the heritage significant areas of the hospital.</p>
<p>Tree removal or replacement</p> <p>Does the tree contribute to the heritage significance of the item or landscape?</p> <p>Why is the tree being removed?</p> <p>Has the advice of a tree surgeon or horticultural specialist been obtained?</p> <p>Is the tree being replaced? Why? With the same or a different species?</p>	<p>The proposed works associated with the new mental health unit building involve the removal of fourteen (14) trees which have been approved by an arborist for removal. None of the trees are of heritage significance.</p> <p>A row of four trees adjacent to the mental health unit building are to be conserved. Refer to the Arborist's report.</p> <p>As discussed above, the proposal includes the removal of two of the total 22 Date Palm trees associated with the avenue entry planting to facilitate the expansion of the carpark on the south west part of the site. Any potential impact has been mitigated by minimising the avenue trees required to be removed to only two specimens, and retaining the two trees that are furthest to the south west corner, thereby ensuring that the avenue planting will continue to be legible and that the south west corner of the hospital site is still defined by the beginning of the avenue planting.</p> <p>Across the entire site, the proposal includes the removal of trees to facilitate new carparking zones. It is recommended that trees to be removed are transplanted on site where possible and otherwise provide for a replacement tree with a similar canopy at maturity to be planted in an appropriate location on the site in order to maintain the green canopy across the site.</p>

6. CONCLUSION AND RECOMMENDATIONS

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have no impact on the heritage significance of vicinity heritage buildings and trees. Key aspects of the proposal assessment are listed below:

- The three buildings, carpark and fourteen trees that will be required to be removed to facilitate the construction of the new mental health unit complex have been assessed, and are of no heritage significance. The buildings are minor, simple, single-storey structures built in later stages of the ad hoc development of the hospital (c. 1980-2000). The trees and carpark are not of any heritage significance. No elements proposed for demolition meet the threshold for significance and thus the demolition of the buildings, carpark and trees are justified from a heritage perspective.
- Due to the northern siting of the proposed mental health building, immediately behind the new Acute Services Building, the new building will not be visible to the heritage items, located to the south and west of the hospital. The adjacent, contemporary Acute Services Building will be a buffer between the proposed mental health building and the items of heritage significance on the site. Views to or from the significant buildings and trees, all of which are located to the south and west of the Hospital grounds and behind the new Acute Services Building, would not be impacted by the proposed works.
- The proposed new Mental Health Building, known as Banksia, is contemporary in design and will continue the contemporary layer of development established by the adjacent new Acute Services Building. The proposed building design, form and scale will add to and complement the contemporary setting of the northern extent of Tamworth Base Hospital guided by the design of the adjacent new Acute Services Building.
- The proposed upgrade to the existing roadway to facilitate the construction of the Carpark A (Zone 3 Road) will provide for parallel parking on both sides of the internal road. Whilst it is appreciated that the proposed new parking area is adjacent to Dean House and the 1938 addition which are identified as having some significance, it is removed from the earlier and more significant 1884 building. The roadway already provides unallocated parking and the proposed carparking spaces would have no impact on the significance of the buildings in proximity or on views towards the significant buildings.
- The potential impact of removing two *Phoenix canariensis* (Canary Island Date Palms) from the identified significant avenue planting has been mitigated by retaining the two Canary Island Date Palms that define the southwest corner of the site. The removal of two palms to facilitate the carparking zone will have minimal impact on the interpretation of the existing avenue planting, noting that the plantings are equally spaced and the location of the removed plantings is able to be interpreted.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

7. BIBLIOGRAPHY AND REFERENCES

7.1. BIBLIOGRAPHY

NSW Department of Finance and Services, Spatial Services, available at: <<https://maps.six.nsw.gov.au/>>

Google Maps 2020, Aerial view of subject site, available at:
<<http://maps.google.com.au/maps?hl=en&tab=wl>>.

7.2. REFERENCES

Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, Angus and Robertson, Pymble.

Australia ICOMOS 1999, The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, Burwood.

Heritage Office and Department of Urban Affairs & Planning 1996, NSW Heritage Manual, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, Assessing Heritage Significance, Heritage Office, Parramatta.

[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

DISCLAIMER

This report is dated 19 January 2023 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of RP Infrastructure on behalf of NSW Health (**Instructing Party**) for the purpose of to assess the heritage impact on the vicinity heritage items (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

