



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

12 March 2025

Health Infrastructure NSW
1 Reserve Road
St Leonards NSW 2065

To whom it may concern,

REQUEST FOR REF MITIGATION MEASURES AMENDMENT – MANNING HOSPITAL

Urbis have been engaged by Mace Group on behalf of Health Infrastructure NSW to prepare this request to make amendments to the Heritage mitigation measures as per the Review of Environmental Factors for Manning Base Hospital Demolition Works (dated 21 February 2025).

EXISTING HERITAGE MITIGATION MEASURES

The following mitigation measures, as they relate to Heritage, were included as part of the REF to manage and reduce impacts resulting from the demolition of the original structure and elements of the former Nurses Quarters (Building 9) and Victorian Fever Ward (Building 9), as follows:

Demolition of Building 9 (former Nurses' accommodation) is to be conducted first to sections of the building that have been identified as being non-significant in order to expose original fabric that has been covered or hidden. This is to be completed in consultation with a nominated heritage consultant.

Demolition of Building 8, The Fever Ward shall be conducted first to sections of the building that have been identified as being non-original (c.1932, c.1967, c.1990 and other twentieth century additions) in order to expose original fabric that has been covered or hidden. This is to be completed in consultation with a qualified heritage consultant.

A full archival recording of Building 8 is to occur:

(i) prior to any demolition works to the building in order to capture all exposed original and non-original fabric in its current context; and

(ii) the recording shall include measured drawings after the non-original structural elements and additions have been removed and the remaining original fabric is exposed. Measured archival drawings aim to create a set of architectural drawings of the remaining heritage fabric and would include a site plan, floor plans, elevations, detail drawings and a 3D photogrammetry recording. in accordance with the Heritage Office guidelines How to Prepare Archival Records of Heritage Items (1998) and Photographic Recording of Heritage Items using Film or Digital Capture (Heritage Office 2006);

*The photographic archival recordings of Building 8 and 9 is to occur in accordance with the Heritage Office guidelines *How to Prepare Archival Records of Heritage Items* (1998) and *Photographic Recording of Heritage Items using Film or Digital Capture* (Heritage Office 2006);*

Prior to demolition of the Fever Ward the original fabric of the building, any significant features of the original fabric (ie the sandstone plaque, chimney features and potentially window elements) are to be salvaged with consultation with the nominated heritage consultant and stored carefully for later use in heritage interpretation at the hospital site.

A heritage interpretation plan (HIP) and strategy are to be prepared for the Fever Ward and the former Nurses Quarters that formalises and develops the interpretation strategies selected with consultation from HI and the project architect, prior to construction works and integrated into the finalised construction and landscape plan; and

An historical archaeological assessment of the site be conducted for this site.

The above mitigation measures were developed from the recommended mitigation measures prepared by EMM as part of the following reports:

- EMM, *Manning Base Hospital Redevelopment – Stage 2, Final Heritage Report – REF/Part 5 Assessment* (July 2023); and
- EMM, *Manning Base Hospital Redevelopment – Stage 2, Final Heritage Report* (August 2023).

DISCUSSION

Urbis have been engaged to address the above-mentioned mitigation measures (excluding the preparation of a historical archaeological assessment). Following engagement by Health Infrastructure NSW, Urbis have reviewed these mitigation measures and would like to make a request to amend a portion of the mitigation measures, as it relates to the recommendation to undertake a 3D photogrammetry recording of the Victorian Fever Ward (Building 8).

The Victorian Fever Ward has been approved to be demolished as part of the Manning Base Hospital Demolition Works. The building is not listed as a heritage item under any statutory instrument, however, as recognised by EMM in their impact assessment:

...the former Victorian Fever Ward was constructed in c1897 as is the last remaining nineteenth century building at the hospital site associated with the hospital's earliest phases of development. The remaining original structure and elements of the Victoria Fever Ward retain their high significance and are considered to be of local heritage significance.

Due to the recognised significance of the Victorian Fever Ward, EMM recommended that a Photographic Archival Recording, measured drawings, a Heritage Interpretation Strategy and Plan and salvage of significant material be undertaken to mitigate the impacts of the result of the approved demolition. However, as part of the recommended Photographic Archival Recording, EMM also recommended to undertake a 3D photogrammetry recording of the building.

While the preparation of a 3D photogrammetry recording of the building would be advantageous for recording and documenting the building for posterity, the building will already be recorded sufficiently through the other aforementioned mitigation measures. The Heritage Office guidelines *How to Prepare Archival Records of Heritage Items* (1998) and *Photographic Recording of Heritage Items using Film or Digital Capture* (2006), do not include the recommendation to prepare a 3D photogrammetry recording, given that such recordings did not become more prevalent until the mid-2010s. Instead, a

photographic archival recording is a typical requirement where a place or object is proposed to be either partially or fully demolished, along with a set of scale drawings of the building. 3D Photogrammetry recordings are also rarely required when a heritage listed building is proposed to be demolished.

While it is acknowledged that the Victorian Fever Ward does have significance to the overall Manning Hospital site, the mitigations measures to record, document, interpret and salvage fabric is considered to be sufficient to capture the building prior to its demolition. The additional requirement of a 3D photogrammetry recording is not considered to be necessary in this instance, particularly given that the building is not listed as a heritage item.

PROPOSED MITIGATION MEASURE AMENDMENT

We recommend that the mitigation measures, as they relate to Heritage in the REF, are amended to remove the requirement for a 3D photogrammetry recording, as below:

(ii) the recording shall include measured drawings after the non-original structural elements and additions have been removed and the remaining original fabric is exposed. Measured archival drawings aim to create a set of architectural drawings of the remaining heritage fabric and would include a site plan, floor plans, elevations, and detail drawings and a 3D photogrammetry recording. in accordance with the Heritage Office guidelines How to Prepare Archival Records of Heritage Items (1998) and Photographic Recording of Heritage Items using Film or Digital Capture (Heritage Office 2006);

Please do not hesitate to contact the undersigned should you wish to discuss any aspect of this letter.

Kind regards,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

Keira Kucharska
Senior Heritage Consultant
+61 2 8424 5137
kkucharska@urbis.com.au