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URBIS

HERITAGE IMPACT STATEMENT

St George Hospital, Kogarah

Prepared for
BESIX WATPAC
6 December 2024

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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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EXECUTIVE SUMMARY

Urbis has been engaged by BESIX Watpac to prepare the following Heritage Impact Statement (HIS) to accompany a Review of Environmental Factors (REF) Approval Pathway for proposed works to the property located at 16 Kensington Street, Kogarah (St George Hospital; hereafter referred to as the 'subject site').

As per the REF, the proposed works include internal and external works, as well as the demolition of non-listed buildings including Buildings within the St George Hospital Precinct : 32 (Sleep Lab demountables), 9 (Pelvic Floor demountables) 14 (Renal Care Centre), 17 (Banksia Building – store/landscape pain clinic), 19 (Rose Cottage – Day Rehab), and the Chapel Street Precinct : 40 (Older Adult Health), 28 (Eye Clinic) and 36 (Residential Accommodation).

The internal works are constrained to the Pediatrics unit in the L2 Burt Nelson Wing, Back of House refurbishment, the existing Ambulatory care unit, multifaith unit and patient unit, the Prichard Wing Sexual Health, Antenatal and Gynaecology Building, the Renal Department at Level 4 Tower Block, the Surgical unit on Level 6 of the Tower Ward Block and the palliative care unit and Radiology area in Level 3 of the ACB. External works are predominantly confined to civil and landscape works to the east of Burt Nielsen Wing and South of the Hydrotherapy pool.

Further details of the proposed works are included in Section 5.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of St George Hospital, Kogarah. A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have no impact on the St George Hospital and Chapel Street Precinct. Key aspects of the proposal assessment are listed below:

- The proposed works to the subject site will provide an upgrade of the St George Hospital facilities and precincts, forming Stage 3 of works. The proposed additions aim to refurbish many existing hospital buildings and contain external work for minor extensions to the new Clinical waste building, services upgrades and landscaping works.
- The proposed works include the demolition of non-listed heritage items which do not contribute to the heritage value of the subject site. Given the addition of these items within the late 20th to early 21st century, the buildings provide necessary amenities and do not contribute to the heritage values of the vicinity heritage items.
- The heritage items in the vicinity, being the Kogarah Fire Station (Item I172), the Former Kogarah Presbyterian Church and Hall (I178), St Patrick's Catholic Church (Item I165) and the two Houses and Garden's on Chapel Street (Item I164 and Item I173), will not be impacted by the proposed works. The proposed demolition of the non-listed buildings will not impact the identified significance of the items nor do they contain any historical association or relationship.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

RECOMMENDATIONS

- Prior to the issue of a Construction Certificate, a Photographic Archival Recording should be undertaken of the exterior place and must be prepared in accordance with the Heritage NSW Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.

1. INTRODUCTION

1.1. BACKGROUND & PURPOSE

*This Heritage Impact Statement has been prepared by Urbis on behalf of the Health Infrastructure NSW (the **Applicant**) to assess the potential environmental impacts that could arise from the refurbishment works at St George Hospital at 16 Kensington Street, Kogarah (the **site**).*

This report has been prepared to assess the Heritage Impact of the proposed works on St George Hospital and vicinity heritage items.

This report accompanies a Review of Environment Factors that seeks approval for the refurbishment of the existing St George Hospital, which involves the following works:

- *Internal refurbishment works within existing hospital buildings.*
 - *Burt Nielson Wing Level 1 – Fluoroscopy*
 - *Burt Nielson Wing Level 2 – Paediatrics and CYF*
 - *Clinical Services Building & Services Block Ground Floor – Back of House*
 - *Ward Block Level 2 – Multi-faith, Patient Transit and AAU*
 - *Tower Ward Block Level 4 – Renal*
 - *Tower Ward Block Level 6 – Surgical*
 - *Prichard Wing Various Levels – Sexual Health, Antenatal and Gynaecology*
 - *Acute Services Building Level 7 – Palliative Care*
- *Minor extension for a new Clinical Waste building within the hospital campus and new covered walkways*
- *Services upgrade/ modification works & new services installations including but not limited to lighting, hydraulics, mechanical, fire and stormwater and drainage*
- *Demolition of existing buildings within the hospital campus and wider precinct*
- *Civil & Landscaping works adjacent to Belgrave Street for continuation of the Ambulatory Care main entry forecourt area*

For a detailed project description, refer to the Review of Environmental Factors prepared by Ethos Urban.

1.2. SITE LOCATION

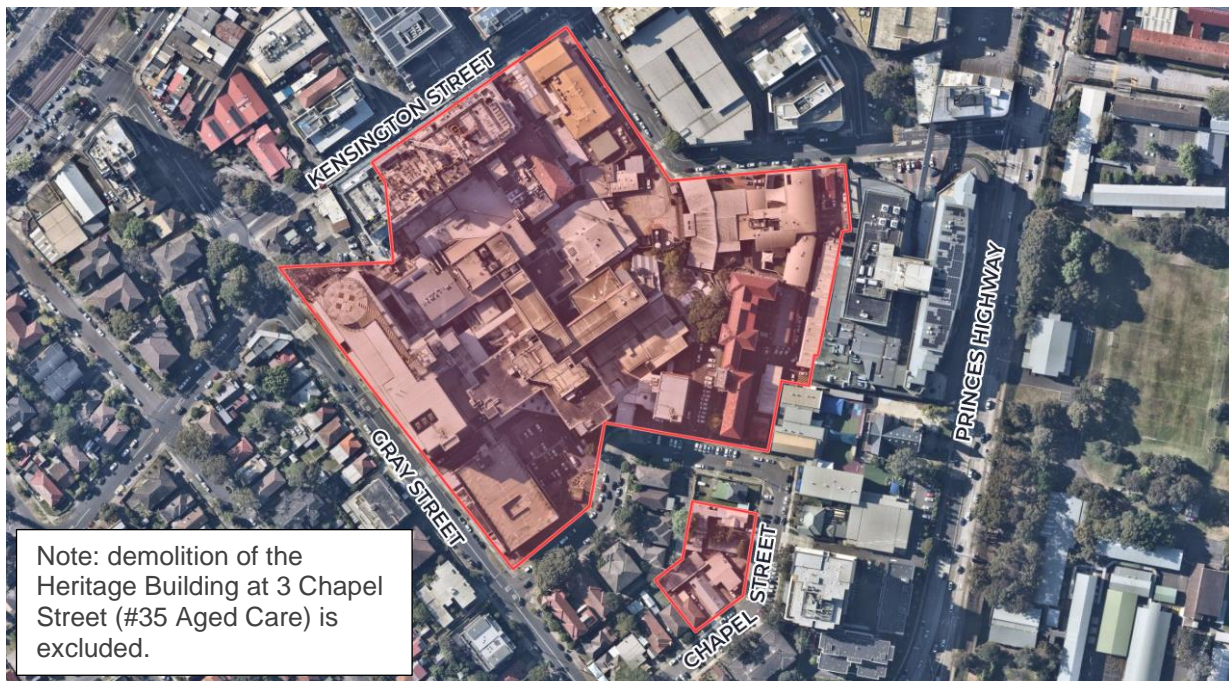
The subject site is located in the suburb of Kogarah in the block bound by Kensington, South, Chapel and Gray Streets. It is located within the local government area (LGA) of Georges River, as well as the Metropolitan Local Aboriginal Land Council.

2. SITE DESCRIPTION

2.1. SITE SETTING & LOCATION

The subject site is located in the block bound by Kensington, South, Chapel and Gray Streets and is located within the local government area (LGA) of Georges River. The site encompasses the following lots:

Lot, DP	Street Address
Lot 12, DP 800476	16 Kensington Street, Kogarah
Lot 1, Section F, DP 976627	16 Kensington Street, Kogarah
Lot 18, DP976627	5 Chapel Street, Kogarah
Lot 17, DP84115	7 Chapel Street, Kogarah
Lot 1, DP 85610	9 Chapel Street, Kogarah
Lot 15, DP76471	11 Chapel Street, Kogarah
Lot 1-8, DP 1130879	18 Kensington Street, Kogarah



The Site

ⓘ NOT TO SCALE

Figure 2 Extract of Aerial diagram of the subject site outlined in red.

Source: Nearmap and marked by Ethos Urban

Kensington Street, to which St George is located on, runs in a northeast – southwest direction and is characterised by contemporary buildings interspersed with Victorian, Inter-War and Federation style buildings. The area surrounding and including the St George Hospital is classified by the *Georges River Local Environmental Plan 2021* as SP2 – Infrastructure. However, along Gray Street and Kensington Street,

residential houses and units are interspersed throughout the area, alongside commercial and retail establishments.

To the east of St George Hospital, the St George Private Hospital is located alongside St Patrick's Catholic Church and School. On the eastern side of the Princes Highway are Moorefield Girls High School, St George School, James Cook Boys High School, and St George TAFE College. As such, the area surrounding St George Hospital features a wide variety of buildings, predominantly contemporary. To the southwest of the hospital is the Kogarah South Heritage Conservation Area, consisting primarily of residential houses and heritage-listed items. Although not located in the direct vicinity of the hospital, it must be noted that some visual curtilage of the St George Hospital is already present.



Figure 3 View south-east towards site area from Kensington Street, Prince William Wing indicated.



Figure 4 View south-west towards corner of Kensington Street and Gray Street, Kogarah Fire Station indicated.

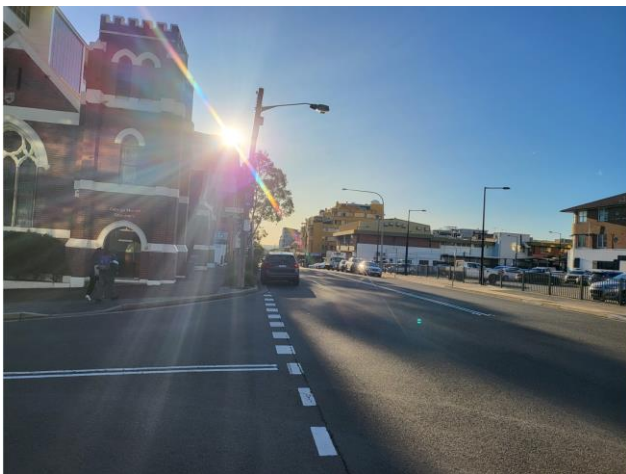


Figure 5 View north-east along Kensington Street from corner of Kensington Street and Derby Street.

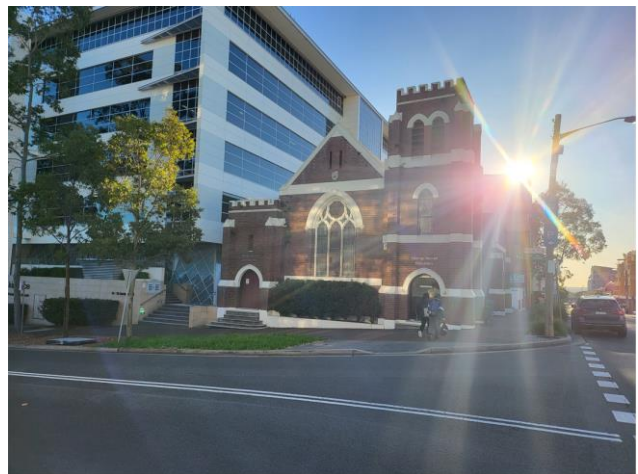


Figure 6 Former Kogarah Presbyterian Church and Hall.



Figure 7 View south-east towards site area from northern side of Kensington Street, Prince William Wing indicated.



Figure 8 Prince William wing from northern side of Kensington Street.

2.2. SUBJECT SITE DESCRIPTION

2.2.1. St George's Hospital

The following site description was extracted from Ethos Urban:

The St George Hospital is located on Kensington Street, Kogarah, within the Georges River Council Local Government Area (LGA) on Bidjigal Country. The hospital site is approximately 12 kilometres south of the Sydney CBD and has an area of approximately 5.16 hectares.

The hospital is located in a cluster of health and education uses within the Kogarah town centre. It comprises a number of buildings associated with the hospital campus situated around an internal road network.

St George Hospital is within proximity of transport services and key road links, including Kogarah Railway Station approximately 350 metres to the north of the site and Princes Highway to the east of the site. An aerial image of the site is shown at Figure 2.

St George Hospital is located west of the Princes Highway and bounded by Gray Street to the southwest Kensington Street to the north-west, and segments of Belgrave Street, South Street and Chapel Street to the south and east. The main entry to the hospital is from Gray Street, with adjacent access to a multi-level car park.

The works that involve demolition and erection of new additions and buildings, and have the potential for heritage impacts are primarily contained to the eastern portion of the subject site as well as the southern portion along Chapel Street.



The Site

NOT TO SCALE

Figure 9 Extract of Aerial diagram of the subject site

Source: Nearmap and marked by Ethos Urban

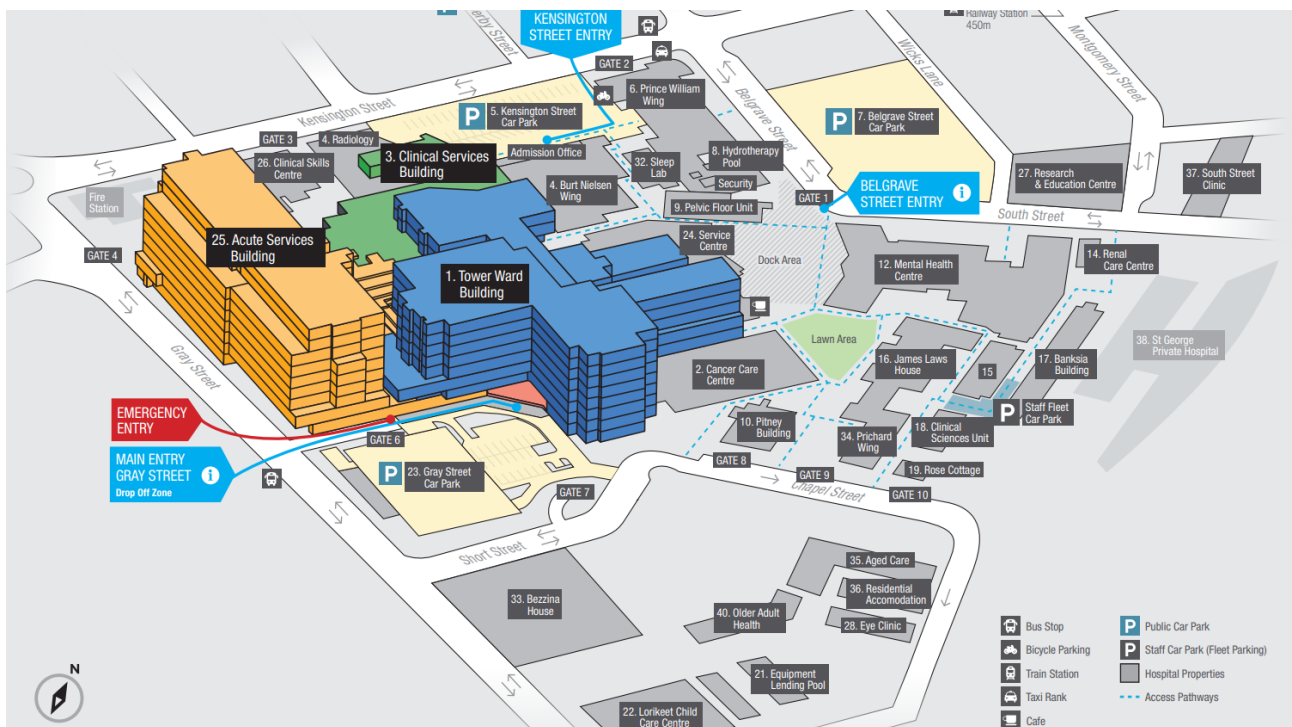





Figure 10 Existing St George Hospital Campus map with building names identified.



Source: South-eastern Sydney Local Health District




2.2.2. Non-listed items for demolition

As further discussed in the Proposal in Section 5, a number of buildings within the Hospital grounds are posed for demolition. The following table below provides a description of the buildings and an accompanying photograph taken by Jacobs Architects.

Table 1 Description of non-listed items included for demolition on the St George Hospital Grounds.

Building	Description	Photograph
Building 32 - Sleep Lab Demountable	<p>Building 32, the Sleep Lab Demountable, is located between Buildings , 4 and 9 toward the Kensington Street Entry.</p> <p>The demountable building is constructed of steel and has remained a temporary structure used by the Hospital since its placement. A green band and verandah is characteristic of the demountable. The construction date of the demountable coincides with the development of the hospital and may be dated to approximately 2015 as per Google Street view.</p>	
Building 9 - Pelvic Floor Demountable	<p>The Pelvic Floor demountable is located between buildings 24, 32 and 8 toward the Belgrave Street Entry.</p> <p>The demountable building has remained a temporary structure used by the Hospital. Prior to its construction, the buildings previously located on the site were demolished to make way for the demountable. As such, the current Building 9 was constructed in 2017, as per Google Street View.</p>	
Building 14 - Renal Care Centre	<p>Building 14, the Renal Care Centre, is located on South Street with Building 12 located to the west of the building.</p> <p>Building 14 is a federation bungalow style building constructed of brick and adorned with blue timber in the gables to create a half-timbered effect. The roof and front verandah of the building uses corrugated iron with a concreted entrance. The verandah contains half blue timber and half brick columns. The windows of the building are characteristic of the period and constructed using timber. The construction of this building is thus likely</p>	

Building	Description	Photograph
	<p>dated to the late 19th to early 20th century and already appears in the historical aerials by 1943. However, an extension at the rear is evident in 1991 and has likely been modified for Hospital purposes.</p>	
<p>Building 17 - Banksia Building – Store/Landscape Pain clinic</p>	<p>The Banksia building is a series of demountable buildings located on the boundary between St George Public Hospital and St George private Hospital.</p> <p>The demountable building first appears within the aerial records in 1991 and has remained a temporary structure used by the Hospital and was altered as part of the Health and Infrastructure Plan 2018 whereby the Banksia Building demountable was proposed as the new physical location of the outpatient service and staff offices</p>	 <p>Building 17, Banksia Building (Store/Landscape Pain clinic)</p>
<p>Building 19- Rose Cottage- Day Rehab</p>	<p>Building 19, being Rose Cottage, is located toward Chapel Street with building 34 located west of the building and Building 18 located north.</p> <p>Building 19, similar to that of Building 14, is a Federation Bungalow constructed with brick. Terracotta tiling is used for the open gabled and hipped roof with timber panelling adorning the gables. The verandah constructed of brick with timber columns extend to the front bottom of the front verandah. The windows are constructed of timber with timber grates. Similar to Building 14, the building is likely dated between the late 19th to early 20th century and already appears in the historical aerials by 1943.</p>	 <p>Building 19, Rose cottage (Day rehab)</p>

Building	Description	Photograph
Building 40 - Older Adult Health)	<p>Building 40, being the Older Adult Health Building, is a demountable on Chapel Street with Building 35 to the north, and buildings 36 and 28 to the north-east.</p> <p>The demountable building first appears within the aerial records in 2004 and has likely been used for Hospital purposes since its erection.</p>	 <p>Building 40. Older Adult health</p>
Building 28 - Eye Clinic	<p>Building 28, being the Eye clinic, is a demountable located on Chapel Street with buildings 35 and 36 located northwest, building 40 located west and building 21 to the south.</p> <p>Similar to Building 40, the demountable building was constructed in approximately 2004 with the previous building demolished to make way for the Eye clinic demountable.</p>	 <p>Building 28. Eye Clinic</p>
Building 36 – Residential Accommodation	<p>Building 36, being residential accommodation, is a demountable located on Chapel Street between Buildings 35 to the north, and 28 to the south.</p> <p>Similar to Buildings 40 and 28, the demountable was constructed in approximately 1998 with the previous building demolished to make way for the Residential Accommodation Building.</p>	

3. HISTORICAL OVERVIEW

The following historical overview provides a brief history of Kogarah and the State George Hospital site. Focus has been placed on 3 Chapel Street, Kogarah.

The following information has been extracted from Urbis' Heritage Impact Statement on St George Hospital in 2021.

3.1. AREA HISTORY (POST EUROPEAN SETTLEMENT)

Kogarah is derived from an Aboriginal word meaning rushes or place of reeds. Historically, it has also been written as 'Coggera', 'Cogerah' and 'Kuggerah', but the current spelling was settled when the railway line came through the area in the 1880s.

The first grants of land in the area now known as Kogarah Municipality were taken up by the Townson Brothers in 1808 and James Chandler in 1822. The Townson brothers, Jonathon and Robert, were granted a large amount of land which covered a great part of present Kogarah. James Chandler, a merchant, arrived in the Colony in 1820 and purchased 100 acres near Kingsgrove. He was later granted 1200 acres adjoining his earlier purchase and named his estate 'Bexley' after his English home, Bexley Heath.

Growth of the area increased in the 1840s with settlers taking up small blocks and establishing themselves; planting market gardens, orchards and vineyards. The opening of the railway in 1884 resulted in a new link between areas south of the Cooks River and Sydney.

By 1890, most businesses had moved to the vicinity of the railway station and tramway terminal. Railway Parade had grown from just two houses in 1886 to contain a hotel, bank, butcher, three real estate agents, a post office and a variety of other businesses.

3.2. ST GEORGE HOSPITAL

The following information has been extracted from Urbis' Heritage Impact Statement on St George Hospital in 2021.

The area that included the St George Hospital and surrounding lots was originally part of the land granted to Simeon Henry Pearce and James Pearce by the Crown on the 10th June, 1853. SGH was constructed in 1894, and was opened as a "Cottage Hospital", designed to give fairly limited first aid to those seriously ill or suffering from bodily injuries. It consisted of separated wards and was staffed by nurses under the control of a matron. In its first years, the hospital contained only eight beds.



Figure 11 Parish Map, County Cumberland Parish St George. Undated, showing the Pearce Grants identified in red.

Source: HLRV

The north-western corner of the subject site on which the Clinical Skills Centre building is positioned was located directly to the north-west of the early boundary of the SGH site originally contained residential dwellings, which are present in the 1912 subdivision plan of the area (see Figure 12 - Figure 14). Land Titles records and the Sands Directory from the early twentieth century recorded this area as being privately owned by individuals. Church Street appears to have been developed as part of the same subdivision and development during the early twentieth century.

By 1914, the St George Cottage Hospital had grown considerably; it became a District Hospital in 1924. By 1936, it had become highly competitive, being one of the top hospitals in metropolitan Sydney. This was recognised when, by the 1960s, it had become a teaching hospital with specialised departments. By this time, it was known as 'St George Hospital'. The north-western portion of the SGH site was acquired by the Methodist Church in 1972 before being resumed as part of SGH in 1986. In the late 1980s, following a grant of more than \$200 million dollars, the hospital was to begin its transformation into a world class tertiary teaching hospital, providing the people of Southern Sydney with specialist health care services. The St George Private Hospital, located to the immediate east, was completed in 1995.¹

Since 2014, St George Hospital has undergone major redevelopment. Stage 1 comprised of a new and expanded Emergency Department and was completed in 2014. The Second stage saw the construction of the Acute Services Building (ASB) which included additional operating theatres, day surgery and recovery spaces, a sterilising Department, a new Integrated ICU with 52 beds, cardiac catheter labs, and an additional 128 new inpatient beds. Stage 2 was completed in 2017. Stage 3 began commencement in 2021 and includes the refurbishment of six existing operating theatres and three procedure rooms in the Clinical Services Building, and relocation of a number of services to make way for construction of the new Ambulatory Care building on Kensington Street.

Furthermore, Stage 3 includes the demolition of Prince William Wing, refurbishment of some existing services, the completion of a forecourt and its landscaping, and is due to be completed in late 2026. With this redevelopment, a substantial portion of the Hospital continues to undergo development.

¹ Emergency Department, St George Hospital, Kogarah: Heritage Impact Statement, Urbis 2012.

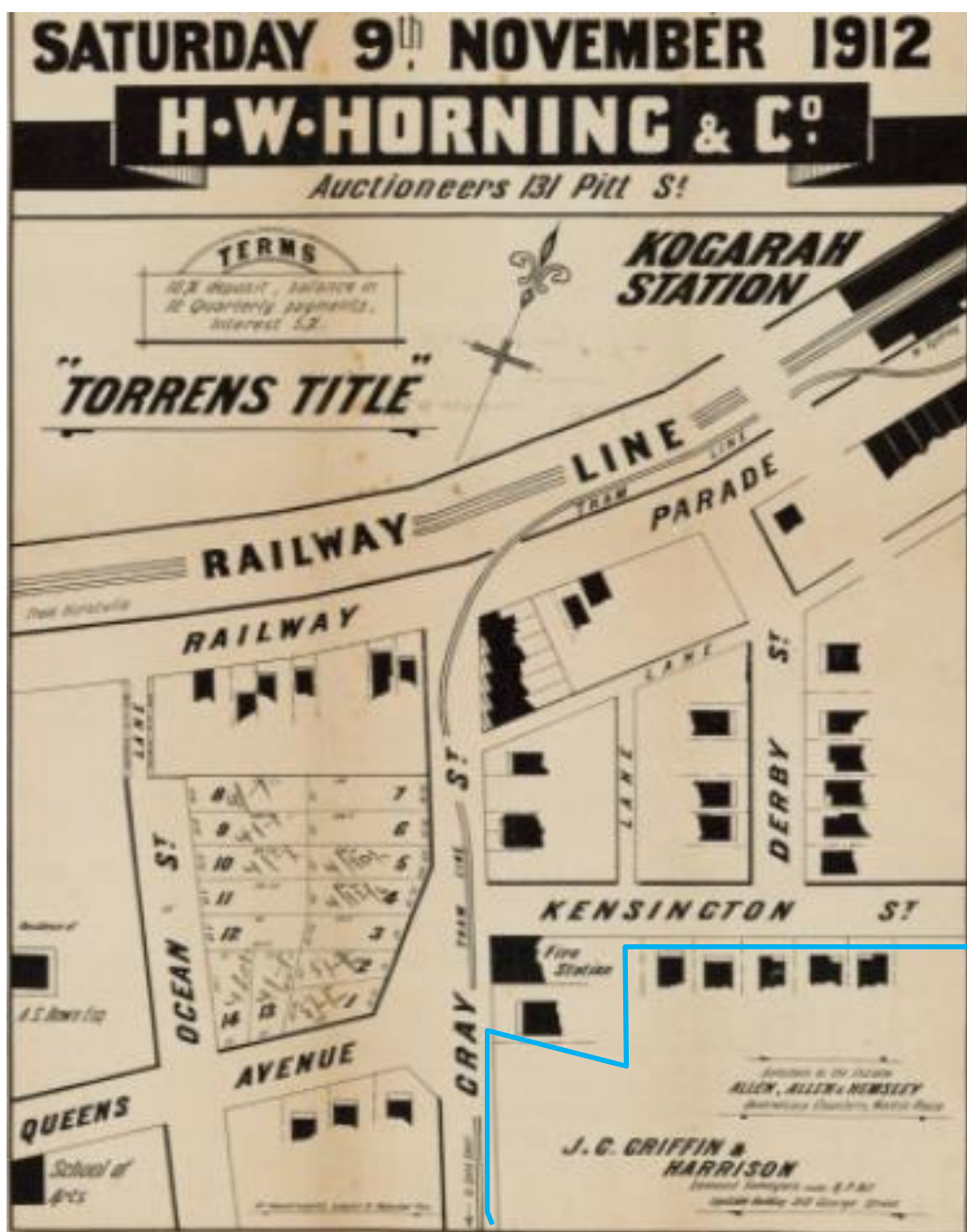


Figure 12 Kogarah subdivision Plan, 1912. Showing approximate location of SGH site (outlined in blue)

Source: State Library of NSW, 177-Z/SP/K8/173.

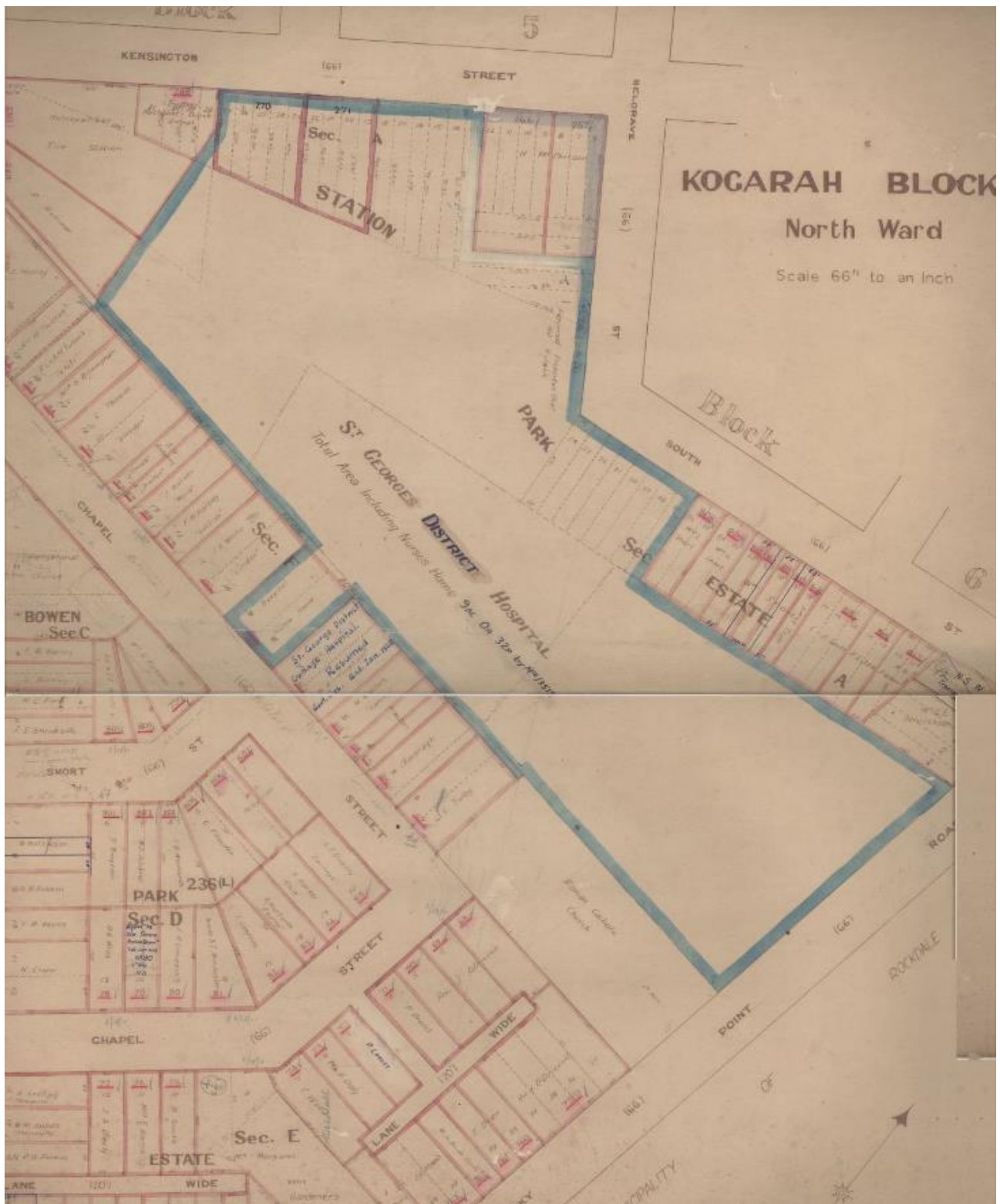


Figure 13 Kogarah Council Block Plan 7, North Ward, Kogarah NSW, c1918, H. Robinson. Showing approximate location of SGH site (outlined in blue).

Source: Georges River Local History Library.

BOWEN PARK! BOWEN PARK!

IN THE TOWNSHIP OF KOGARAH.

Almost at the Station Gates, and in the centre of this Growing Suburb.

BOWEN PARK fronts the two main roads in Kogarah, viz., KOGARAH AND ROCKY POINT ROADS.

BOWEN PARK is on the **highest point in Kogarah**, 100 feet above the station, and slopes gently to the east. It is of rich loamy soil, no rocks, gullies, or Swamps, but every inch good available land. **BOWEN PARK** has all 66 feet Streets, and Lanes at rear of Business Sites, and is surrounded by the various Churches, Stores, Business Premises, Hotels, Bank, Public School, and Residences of Messrs. Moore, Carruthers, Bowen, South, Hermann and others.



KOGARAH BAY FROM TOWNSON'S POINT, SUTHERLAND HOUSE IN THE DISTANCE.

BOWEN PARK commands the best view to be obtained in the whole district, comprising a panoramic view of the Ocean, Bay, George's River, with the meadows at its base, and the distant ranges of Port Hacking. It is only **about 50 yards from the Railway Line and about 200 yards from the Station**. Coaches for Sandringham and Woniara pass it on the main Road every hour.

BOWEN PARK is well known as the **old Kogarah Racecourse**, and on portion of it are the old Half-way House and the Roman Catholic Chapel (soon to be replaced by a substantial edifice).

The returns for the ILLAWARRA LINE are unprecedented, and it is the first line in the Colony that from its opening HAS RETURNED A PROFIT.

Trains leave Sydney for Kogarah at 6.35, 7.28, 9.11, 10.50, a.m.; 12.57, 3.25, 4.35, 5.21, 6.20, 7.55, 9.55, p.m.;
Returning at 7.22, 8.24, 9.59, 11.44, a.m.; 1.44, 4.14, 5.26, 6.16, 7.14, 8.40, 10.40, p.m.

Saturday Additional—12.5, 1.57 p.m.; Returning at 3.22 p.m. Sunday—9.0 a.m.; 1.10, 2.35, 4.25, 6.33, 9.20 p.m.; Returning at 9.52 a.m.; 2.0, 3.49, 5.14, 8.14 p.m.

Figure 15 Extract of 1885 notice and description of sale of the Bowen Park Estate.

Source: Trove, Richardson & Wrench & J.L.Holmes & Co, <http://nla.gov.au/nla.obj-230240762>

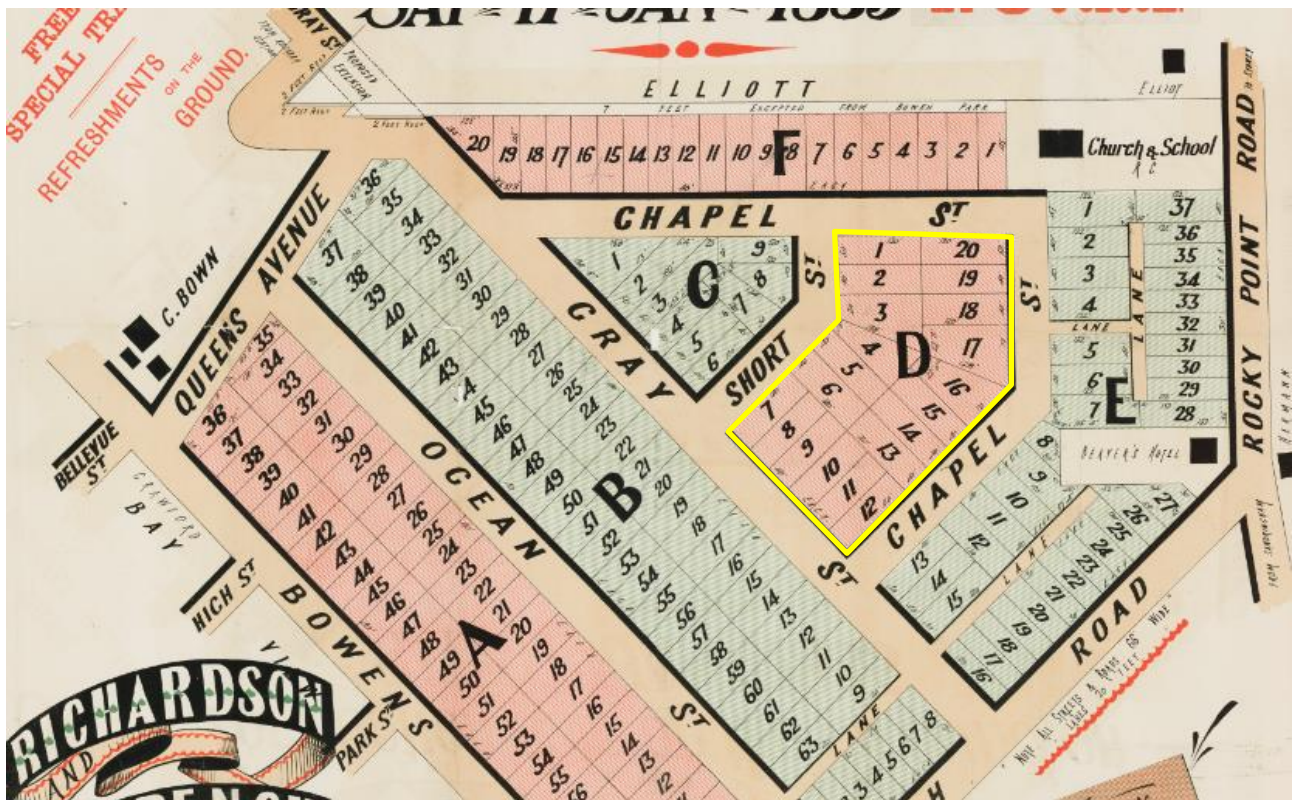


Figure 16 Extract of 1885 map of the Kogarah Township, Bowen Park with the Chapel Street Precinct outlined in yellow.

Source: State Library of NSW, Call Number: Z/SP/K8, File Number : FL901726
https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9017261&change_ing=



Figure 17 Extract of 1885 map of Bowen Park, Kogarah Township with the Chapel Street Precinct outlined in yellow.

Source: State Library of NSW, Call Number: Z/SP/K8, File Number: 9028593

As evident within the below aerial photographs, Chapel Street has remained a predominantly residential area and has maintained its curtilage, size and boundaries from 1943 to approximately 1998. From 1988 onwards, many of the properties, such as 3 Chapel Street, was extended and additional demountable buildings placed. From the 2000s onwards, many of the sites began to be used in association with the St George Hospital.

3.4. HERITAGE ITEMS IN THE VICINITY

3.4.1. 'House and Garden' – Item I164

3 Chapel Street Kogarah, originally was referred to as Lot 19 in Section D, and 5 Chapel Street as Lot 18 in Section D of the Bowen Park Estate, following the Crown Grant to Pearce and Pearce.

By 1889, Lot 19 was purchased by Elizabeth Dorothy and Andrew Allan until 1895 when it would be transferred to Henry Barker. From this moment onwards, the subject site would be under the proprietary ownership of multiple individuals.

As per the SANDS Postal Directory, in 1913 Frederick William Hartley was the proprietary owner and likely resident of the property, following Henry Barker. Therefore by 1913, the dwelling was in use and constructed. By 1919, the property was once more owned by Henry Barker, as evident above. On January 1, 1929, Harold Clive Barker and Charles Woolnough both became owners. In March 5, 1938, the property was owned by the Commercial Bank of Australia Ltd. By March 15, 1939, Henry Thomas Peters had taken ownership and in 1940, Arthur Dalgety Bridges became the owner, followed by Daniel Purdy Horwood in 1941.

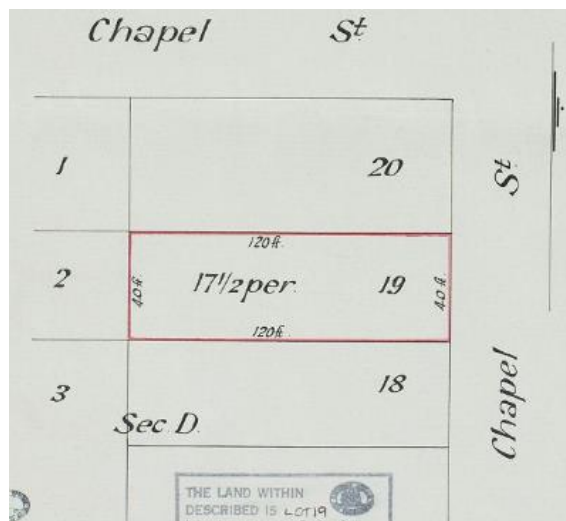


Figure 18 Extract of the land title of the subject site in 1941, with the proprietary owner being Daniel Purdy Horwood.

Source: NSW Land Registry Services, Land Records, Vol.5262, Fol.79.

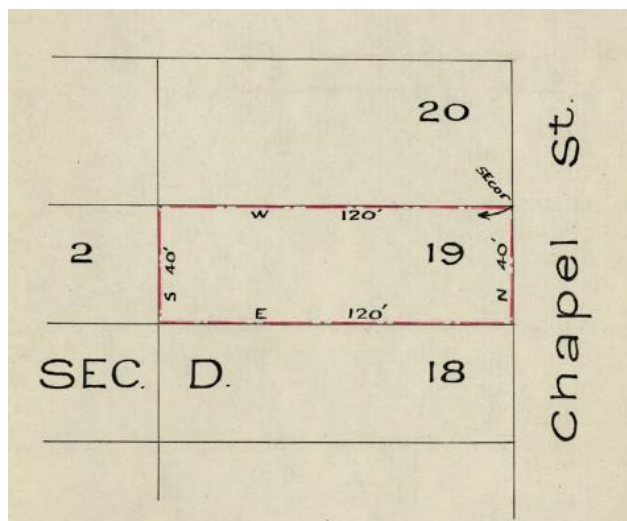


Figure 19 Extract of Primary Application No.34876 of the subject site, undated

Source: NSW Land Registry Services, Land Records, Primary Application No.34876.

In 1959, Alice Horwood and Morman Alfred Horwood became joint tenants. In 1969, Morman Alfred Horwood became the sole owner. By 1975, Ruby Abernethy Turner of Kogarah owned the property. Finally, in 1982, Franco Gino Polesel and Lucina Polesel became joint tenants.

Based on the historical research outlined herein, we have identified the construction date of 3 Chapel Street to be approximately 1913. This is substantiated by the SANDS Register with the earliest date on the postal directory being Frederick William Hartley in 1913.

No recorded alterations and additions were recorded by Georges River Council to 3 Chapel Street, Kogarah.

3.4.2. 'House and Garden' – Item I173

The following history of the Parish Centre has been extracted from the State Heritage Inventory listing as follows:

Within the Bowns Park Estate Est 1885. It is assumed from local information that this residence was associated with the school and church.³

3.4.3. Kogarah Fire Station – Item I172

The following history of the Kogarah Fire Station has been extracted from the State Heritage Inventory listing as follows:

Within the Barnes Park Estate established 1885. Kogarah Fire station is historically significant as it reflects the establishment and growth of the Kogarah town centre by 1910. It is representative of a rare example of its Federation Arts and Crafts style.

Designed and built in 1906, to replace the volunteer fire brigade that had been operating in the area since 1895, by Government Architect W L Vernon. It is similar in style and design to Randwick, Glebe, Leichhardt and Woollahra, although with different detailing.⁴

3.4.4. St Patrick's Catholic Church – Item I165

The following history of the Parish Centre has been extracted from the State Heritage Inventory listing as follows:

Within the Bowns Park Estate Est 1885. It is assumed from local information that this residence was associated with the school and church.⁵

3.4.5. Former Kogarah Presbyterian Church and Hall – Item I178

The former Presbyterian Church was built around 1890 in the Victorian Gothic architectural style. It became a church hall when a new Soldiers Memorial Presbyterian Church was built adjacent to it in 1928. When the office building currently located to the rear was constructed in c2009, the church became a medical centre, and the hall was converted for use as a physiotherapy and sports clinic.⁶

3.5. NON-LISTED ITEMS FOR DEMOLITION

As aforementioned above, several non-listed buildings are proposed for demolition both within the St George Hospital area and Chapel Street.

In using historical aerials and Streetview, the following dates of construction may be ascertained for each of the buildings:

- c1890 – 1915: Building 14 (Renal Care Centre) and 19 (Rose Cottage)
- 1991: Building 17 (Banksia building demountable)
- c1998: Building 36 (Residential Accommodation)
- 2004: Building 28 (Eye clinic) and 40 (Older Adult Health)
- 2015: Building 32 (Sleep Lab demountable)
- 2017: Building 9 (Pelvic Floor Lab demountable)

³ NSW Heritage Inventory, 'Parish Centre' <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1870563>

⁴ NSW Heritage Inventory, 'Kogarah Fire Station' <<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=4690031>>

⁵ NSW Heritage Inventory, 'Parish Centre' <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1870563>

⁶ NSW Heritage Inventory, 'Former Kogarah Presbyterian Church and Hall' <<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1870649>>

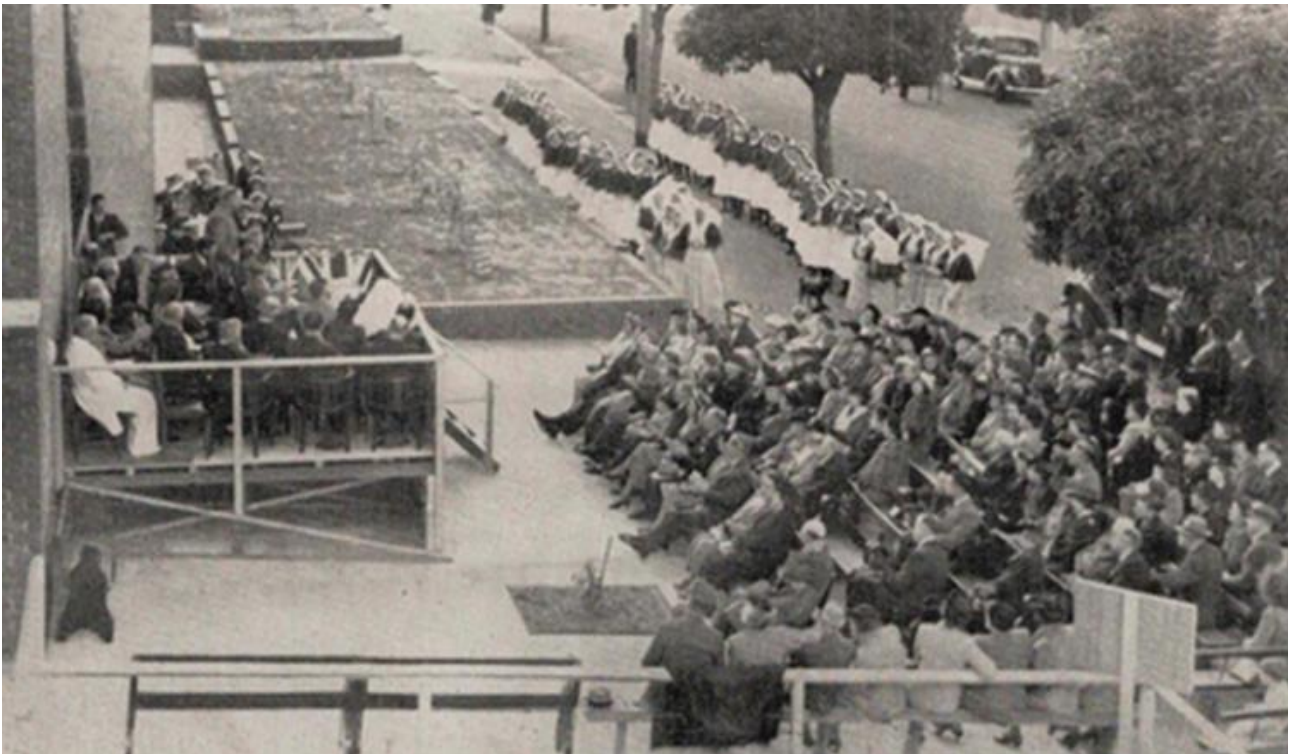


Figure 20 1918 photograph of the Official Opening Ceremony of the Prince William Wing.

Source: South Eastern Sydney Local Health District, <https://www.seslhd.health.nsw.gov.au/st-george-hospital/1948-prince-william-wing>

As evident in the aerial image of the Hospital in 1978, Buildings 6, 14 and 19 are the only proposed buildings for demolition which are depicted.

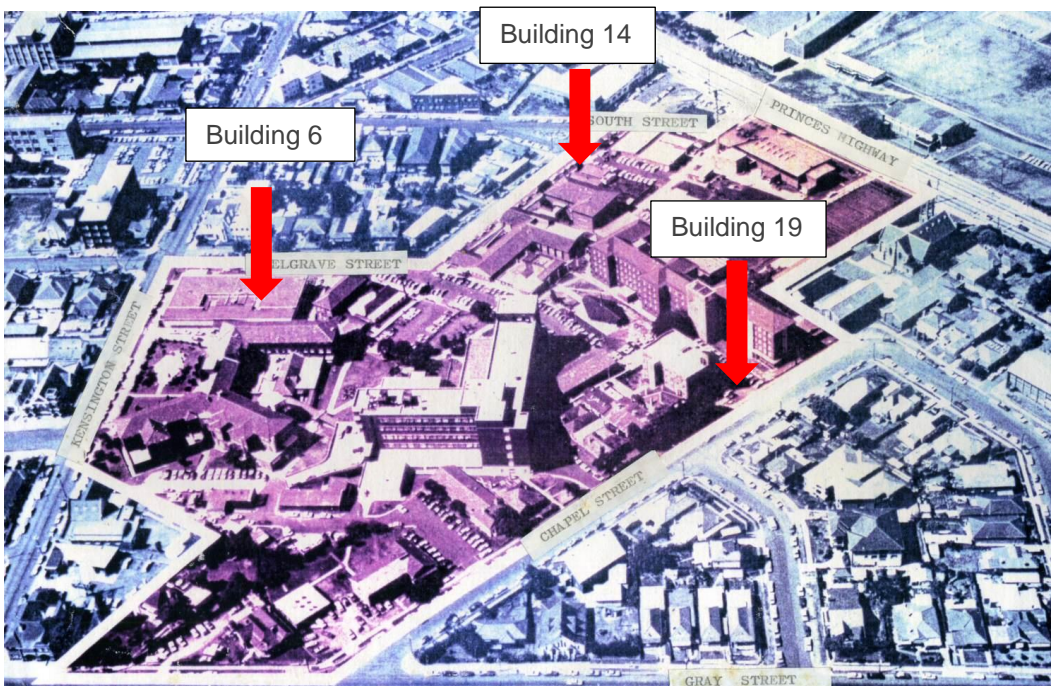


Figure 21 1978 aerial photograph of St George Hospital

Source: Kogarah Historical Society, <https://kogarah.historicalsociety.com.au/wp-content/uploads/KHS0087.jpg>

By 2018, Building 17 formed part of the Health and Infrastructure Plan 2018 whereby the Banksia Building demountable was proposed as the new physical location of the outpatient service and staff offices.

The building was described as including:

- Patient waiting room for 10 -12 patients
- 5 treatment rooms
- 1 large meeting room (approx. 90sqm) to accommodate all day programs for approximately 8 - 15 people including space for chairs, exercise mats and gymnasium, with adjacent space for client lockers, kitchen, toilets, etc.
- Office accommodation for approximately 12 staff
- One meeting room which is also used for groups concurrently running (seats 8-10 people and confidential patient discussions⁷)

3.6. PHOTOGRAPHIC AERIALS

The below photographs demonstrate the historical development of the St George Hospital, including the key buildings for demolition outlined in red.

⁷ chrome-extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.seslhd.health.nsw.gov.au/sites/default/files/groups/Planning_Population_and_Equity/Health_Plans/StGIntegratedHealthServicesPlan_190726_web.pdf



Figure 22 1943 Aerial showing approximate boundaries of SGH site (outlined in blue), approximate area of proposed demolition of buildings (outlined in red)

Source: NSW Government Historical Imagery

<<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>>



Figure 23 1955 Aerial showing approximate boundaries of SGH site (outlined in blue), approximate area of proposed demolition (outlined in red)

Source: NSW Government Historical Imagery

<<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>>



Figure 24 1971 Aerial showing approximate boundaries of SGH site (outlined in blue), approximate area of proposed demolition (outlined in red)

Source: NSW Government Historical Imagery

<<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccddda8075238cb>>



Figure 25 1982 Aerial showing approximate boundaries of SGH site (outlined in blue), approximate area of proposed demolition (outlined in red)

Source: NSW Government Historical Imagery

<<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>>



Figure 26 1986 Aerial showing approximate location of SGH site (outlined in blue) and the approximate area of proposed demolition and new construction works (outlined in red).

Source: NSW Government Historical Imagery

<<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>>



Figure 27 1991 showing approximate location of SGH site (outlined in blue) and the approximate area of proposed demolition and new construction works (outlined in red).

Source: NSW Government Historical Imagery

<<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>>



Figure 28 1994 Aerial showing approximate location of SGH site (outlined in blue) and the approximate area of proposed demolition and new construction works (outlined in red).

Source: NSW Government Historical Imagery

<<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>>



Figure 29 1998 Aerial showing approximate location of SGH site (outlined in blue) and the approximate area of proposed demolition and new construction works (outlined in red).

Source: NSW Government Historical Imagery

<<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>>



Figure 30 2005 Aerial showing approximate location of SGH site (outlined in blue) and the approximate area of proposed demolition (outlined in red).

Source: NSW Government Historical Imagery

<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>



Figure 31 2021 Aerial showing approximate location of SGH site (outlined in blue), and the approximate area of proposed demolition (outlined in red).

Source: SIX Maps, 2021

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

4.2. HERITAGE LISTINGS

The St George Hospital site is not listed as a heritage item, nor is it located within a heritage conservation area. However, the location of the proposed works within the St George Hospital site is adjacent to and in proximity to the following Local heritage items under *Schedule 5 – Environmental Heritage of the Georges River Local Environmental Plan 2021*

- ‘Kogarah Fire Station’ (Item No. I172) – 26 Gray Street, Kogarah
- ‘St Patrick’s Catholic Church’ (Item No. I165) – 38 Chapel Street, Kogarah
- ‘House and Garden’ (Item No. I173) – 50 Gray Street, Kogarah
- ‘House and Garden’ (Item No. I164) – 3 Chapel Street, Kogarah
- ‘Former Kogarah Presbyterian Church and Hall’ (Item No. I178) – 13 Kensington Street, Kogarah

As well, ‘Kogarah Fire Station’ is included on the State Heritage s.170 Register under the management of the NSW Fire Brigade.

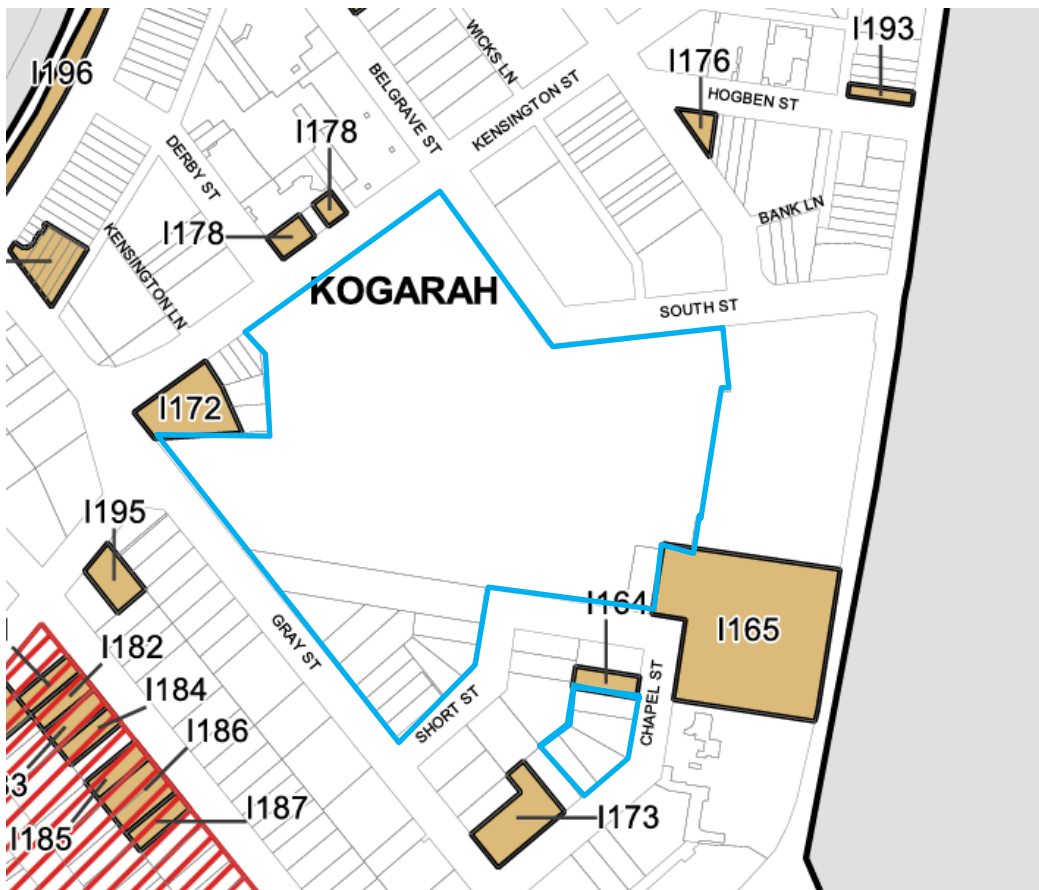


Figure 32 Heritage map showing the subject site outlined in blue.

Source: NSW Planning Portal ePlanning Spatial Viewer



Figure 33 External photo of 50 Gray Street (Item I73)

Source: Google Streetview



Figure 34 External photo of Kogarah Fire Station (Item I172)

Source: 2021



Figure 35 External photo of 3 Gray Street (Item I164)

Source: Google Streetview



Figure 36 External photo of St Patrick's Catholic Church (Item I165)

Source: Google Streetview



Figure 37 External photo of Former Kogarah Presbyterian Church and Hall (Item I178)

Source: Google Streetview

4.3. STATEMENTS OF SIGNIFICANCE

4.3.1. St George Hospital Statement of Significance

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed development, it is determined that:

- The extent and nature of potential impacts are low, and will not have significant adverse effects on the locality, community and the environment
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality and community.

4.3.2. Vicinity Heritage Item Statements of Significance

The following table outlines the established statements of significance for relevant heritage items in the vicinity of the subject site.

Table 2 Vicinity Heritage Item Statements of Significance

Vicinity Heritage Item	Established Statement of Significance
Item I165- 'St Patrick's Catholic Church'	This cottage is a good representative example of the Victorian Italianate residences that were constructed around the Kogarah Town Centre with the establishment of the railway. It is a physical reference of the c1890 development overlay in the Bowns Park Estate established 1885. ⁸
Item I173 – 'House and Garden'	No 50 Gray Street is locally significant as it represents a good example of a Federation residence constructed c1910 as a later overlay in the Bowns Park Estate subdivision Est c1885. ⁹
Item I174 – 'House and Gaden'	This Federation Carpenter Gothic residence is significant as it is rare, in its form and style within its immediate context and within the Kogarah locality. It represents a c1900 development overlay. ¹⁰
Item I172 – 'Kogarah Fire Station'	Kogarah Fire Station is historically significant as it reflects the establishment and growth of the Kogarah Town Centre by 1910. It is representative of a rare example of its Federation Arts and Crafts style. ¹¹
Item I178 – Former Kogarah Presbyterian Church and Hall	The Kogarah Presbyterian Church and Church Hall (former church) are historically significant as they are representative of the progressive development of the Municipality. The former church (c1890) and the existing church (1928) are substantial developments reflecting the growth of the area and the social

⁸ NSW Heritage Inventory, 'Parish Centre' (Item I165) <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1870563>

⁹ NSW Heritage Inventory, 'House and Garden' (Item I173) <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1870574>

¹⁰ NSW Heritage Inventory, 'House and Garden' (Item No. I164)
<<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1870562>>

¹¹ NSW Heritage Inventory, 'Kogarah Fire Station' (Item No. I172)
<<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1870572>>

standing of the church c1930. Both buildings are good representative examples of their architectural style.¹²

¹² NSW Heritage Inventory, 'Former Kogarah Presbyterian Church and Hall'
<<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1870649>>

5. THE PROPOSAL

It is proposed that Stage 3 works on the St George Hospital Campus includes the following works:

Demolition

- Demolition of Buildings 32 (Sleep Lab), 9 (Pelvic Floor Demountable), 14 (Renal Care Centre), 17 (Banksia Building – store/landscape pain clinic), 19 (Rose Cottage – Day Rehab), 36 (Residential Accommodation), 40 (Older Adult Health) and 28 (Eye Clinic).

Internal Refurbishment

- Works to the Pediatrics unit with L2 Burt Nelson Wing
- Back of House refurbishment and stores expansion
- Works to the existing Ambulatory care unit, Multifaith Unit and Patient Transit until within L2 Tower Ward Block
- Works to the Prichard Wing Sexual Health, Antenatal and Gynaecology Refurbishment
- Minor and major works to the Renal Department at Level 4 Tower Block
- Works to the Surgical Unit including a gym space and bedrooms within the Level 6 Tower Ward Block
- Works to the Palliative care unit and Radiology area in Level 3 of ACB

External Refurbishment

- External civil and landscape works to the east of the Burt Nielsen Wing and South of the Hydrotherapy pool close to Belgrave Street

In summary, the proposal includes:

- Refurbishment works to the existing Hospital areas
- Single storey extension of an existing structure (STORES)
- Exterior landscaping works and canopies to Back of House Pathways
- External works civil and landscape zone
- Building demolition

Urbis has been provided with drawing documentation prepared by Jacobs. This HIS has relied on these plans for the impact assessment include in Section 6. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 3 Proposed Plans

Author	Drawing No.	Drawing Title	Revision	Date
Jacobs	REF2-AR-DG - 0109	REF Residents notification site plans	3	21.11.24
Jacobs	REF2-AR-DG – R1511	GA Plan – Level 1	3	21.11.24
Jacobs	REF2-AR-DG - R1521	GA Plan - Level 2	3	21.11.24
Jacobs	REF2-AR-DG – R1541	GA Plan – Level 4	3	21.11.24
Jacobs	REF2-AR-DG- R1561	GA Plan – Level 6	3	21.11.24
Jacobs	REF2-AR-DG- R1571	GA Plan – Level 7	3	21.11.24

Jacobs	REF2-AR-DG- R15G0	GA Plan – Ground – Level 3 – Prichard Wing	3	21.11.24
Jacobs	REF2-AR-DG- R15G1	GA Plan – Ground	3	21.11.24
Jacobs	RE2-AR-DG-R1704	External Works – Eastern Infill Area – Sheet 1	3	21.11.24
Jacobs	RE2-AR-DG-R1705	External Works – Eastern Infill Area – Sheet 2	3	21.11.24
Jacobs	REF2-AR-DG-R1801	Refurbishment Works – Demolition Plan	1	21.11.24
Jacobs	REF2-AR-DG- R1820	Demolition Plan - BOH - Ground Level - Zone 11 & 12	3	21.11.24
Jacobs	REF2-AR-DG- R1821	Demolition Plan - BOH - Ground Level - Zone 13 & 14	3	21.11.24
Jacobs	REF2-AR-DG-R1822	Demolition Plan - Prichard Building - Level G & 1 - Zone 51 & 52	3	21.11.24
Jacobs	REF2-AR-DG-R1823	Demolition Plan - Prichard Building - Level 2 & 3 - Zone 51 & 52	3	21.11.24
Jacobs	REF2-AR-DG- R1824	Demolition Plan - Tower Ward - Level 2, 4 & 6 - Zone 21, 22 & 41	3	21.11.24
Jacobs	REF2-AR-DG- R1825	Demolition Plan - Burt Neilson - Level 2 - Zone 6 & 7	3	21.11.24
Jacobs	REF2-AR-DG- R1826	Demolition Plan - ASB	3	21.11.24

		- Level 7 - Zone 71 & 72		
Jacobs	REF2-AR-DG- R4001	Elevations / Section - Sheet 1	3	21.11.24
Jacobs	REF2-AR-DG- R4002	Elevations / Sections - Sheet 2	3	21.11.24

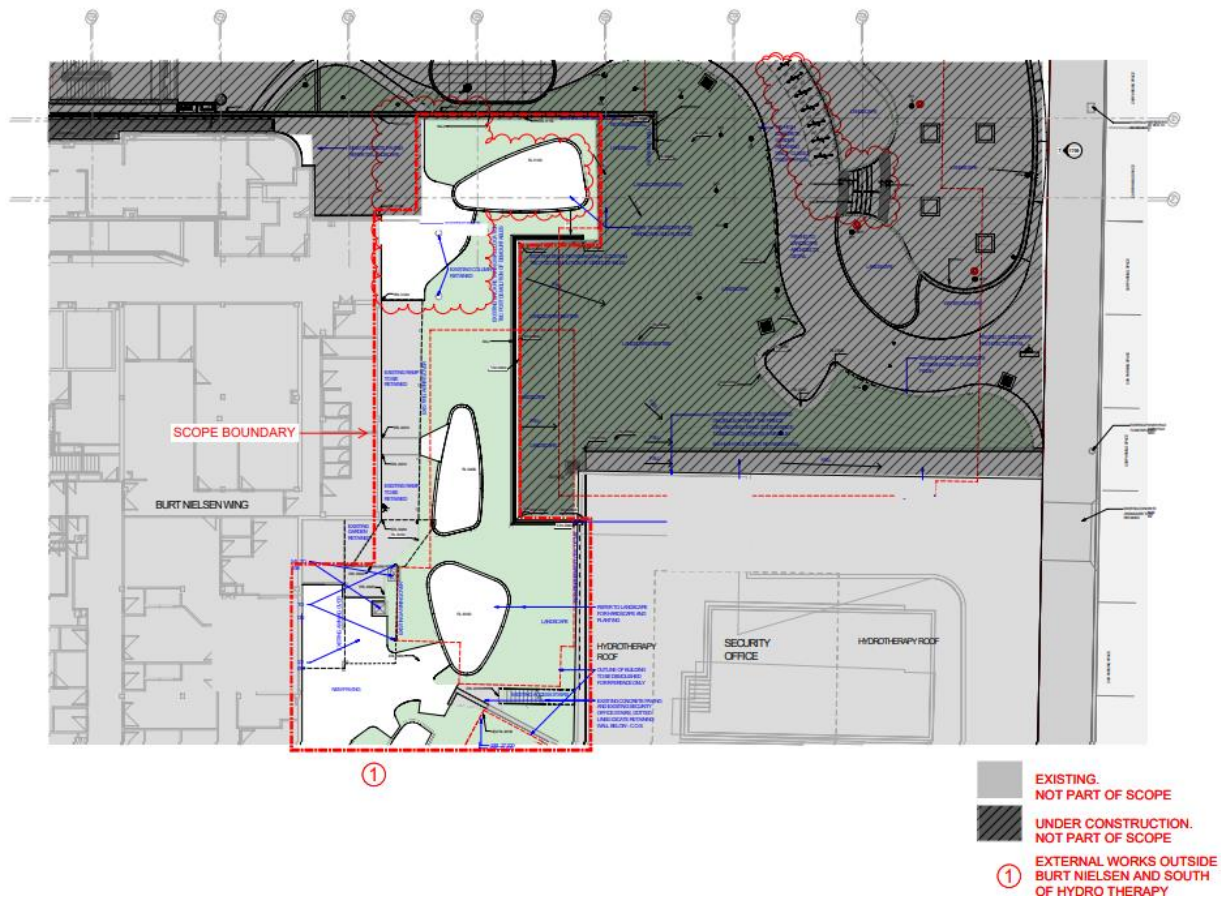


Figure 39 Extract of proposed plans showing External Works – Eastern Infill Area- Sheet 1

Source: Jacobs Architects

6. IMPACT ASSESSMENT

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions.

6.1. GEORGES RIVER LOCAL ENVIRONMENTAL PLAN 2021

The table below provides an impact assessment of the proposal against the relevant clause for heritage conservation in the Georges River LEP 2021.

Table 4 Impact assessment against the relevant clauses of the Georges River LEP 2021

Clause	Response
<p>(1) Objectives</p> <p><i>The objectives of this clause are as follows:</i></p> <p><i>(a) to conserve the environmental heritage of the Georges River Local Government Area</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p><i>(c) to conserve archaeological sites,</i></p> <p><i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</i></p>	<p>The proposed works are in line with the objectives set out in the <i>Georges River LEP 2021</i>, as discussed below.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p><i>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 under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>A detailed heritage impact assessment has been undertaken in the following sections of this report. The proposed development has been assessed to have no impact on the St George Hospital.</p>
<p>(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p>	<p>This heritage impact statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the proposed works. This heritage impact statement satisfies the requirement under this clause.</p>

<p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>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.</i></p>	
<p>(7) Archaeological sites</p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i></p> <p><i>(a) notify the Heritage Council of its intention to grant consent, and</i></p> <p><i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>Refer to Urbis' Aboriginal Objects Due Diligence Assessment (ADD) Report for further details.</p>
<p>(8) Aboriginal places of heritage significance</p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</i></p> <p><i>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</i></p>	

6.2. GEORGES RIVER DEVELOPMENT CONTROL PLAN 2021

The table below provides an impact assessment of the proposal against the relevant controls for heritage conservation in the Georges River DCP.

Table 5 Impact assessment against the relevant controls of the Georges River DCP

Control	Response
Part 3 – General Planning Considerations	
3.7.6. Development in the vicinity of a Heritage Item or Heritage Conservation Area	
C1 Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item or heritage conservation area in the design and siting of new work.	The proposal retains the existing curtilage and setbacks of the vicinity heritage items.
C2 Maintain significant public domain views to and from the heritage item or heritage conservation area.	As the proposal is constrained to minor internal refurbishments, landscaping and the demolition of non-listed items with no significant additions. The proposed works will retain the public view and are adequately separated from surrounding heritage items on Kensington and Chapel Street.
C3 Ensure compatibility with the orientation and alignment of the heritage item	The new works will maintain the existing orientation of principal street frontages of the former Kogarah Fire Station (along Gray Street and Kensington Street), the House and Garden Items (3 and 50 Chapel Street), The Parish Centre (Chapel Street), and the former Kogarah Presbyterian Church and Hall (Kensington Street).
C4 Provide an adequate area around the heritage item to allow for its interpretation.	See the above responses.
C5 Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting	No identified significant landscape features in association with vicinity heritage items are proposed for removal in the development works.
C6 Protect and allow interpretation of archaeological features as appropriate.	Refer to Urbis' Aboriginal Objects Due Diligence Assessment (ADD) Report for further details.
Part 8 – Strategic Centres	
7.The Hospital Precinct	
C1 Development is to increase the percentage of urban tree canopy within the Precinct	The proposed works involve the construction of canopies to the Back of House Pathways and are therefore compliant with this control.

C2 Development is to address urban heat island effect and includes ways it will be reduced within the Precinct	N/A
C3 The main entry of the St George Public Hospital is to be reoriented to Kensington Street as part of the redevelopment of the Site to better integrate the hospital with the town centre.	The main entry to the St George Hospital is located at Kensington Street and is compliant with this control.
C4 Signage and way finding is to be included as part of development within the Precinct to make it easier to move in and around the Hospital Precinct.	Signage is to be maintained within the proposal with adaptations made for proposed external works, including the demolition of the demountable.
C5 Way to improve and provide better pedestrian access in and around the Hospital Precinct is to be included in any application for development within the precinct.	The proposal has increased pedestrian access in and around the Hospital Precinct via the new landscaping works including new paving to the area alongside retaining walls. The proposed works will also allow for a newly developed landscaped area with a water feature and maintaining of seating areas.
C6 Development within the Precinct is to investigate the provision of public open space	
8. Chapel Street Precinct	
C1 The mature trees and associated landscaping are to be retained and enhanced	The proposed development does not include works to mature trees or associated landscaping in the Chapel Street Precinct.
C2 The medical uses are to be retained; however improved accommodation through the development of purpose built low rise medical suites is supported.	As per Section 5, the buildings posed for demolition are currently used as medical buildings and will be redeveloped for the same purpose.
C3 Major facades and building entries are to face Gray Street, to create a human scaled and articulated frontage	The redevelopment will maintain the Gray Street entrance and major facades.
C4 Retain the existing heritage listed building at No. 50 Gray Street and relate new development to its facade composition, proportions and materials.	The existing heritage listing of no.50 Gray Street will be retained with no proposed development occurring to the item.
C5 Pedestrian amenity with well landscaped front setbacks and awnings where appropriate is to be provided.	The proposed development will retain pedestrian amenity including set backs and awnings where appropriate.
Part 10 – Precincts	
10.1 Kogarah North Precinct	
<i>10.1.6. The Controls ; 2. Heritage</i>	

<p>C1 - Where development is proposed within the vicinity of a heritage item identified in the Georges River LEP 2012, the building height and setbacks must have regard to and respect the value of that heritage item and its setting.</p>	<p>The proposed refurbishment of buildings in the Hospital Precinct is internal with no modifications to building height or setbacks. A lack of an identifiable visual relationship further mitigates this impact.</p> <p>On an external level, impacts to Kensington Street vicinity items are further mitigated by the demolition of non-listed items. As such there is no change in terms of building height and setbacks .</p> <p>The proposed works including the landscaping works are minor in nature and will retain the existing heights and setbacks. Vicinity items on Kensington and Chapel Street setting from the location of these works will be retained.</p>
<p>C2 - Where a development incorporates or is within the vicinity of a heritage item, the new development is to provide an appropriate transition in scale, height and adequate curtilage and side setbacks from the heritage item.</p>	<p>The proposed development to the rear buildings are primarily internal, or located outside of the visual curtilage of the Fire Station, as well as is appropriately setback along the Kensington Street elevation, providing an appropriate height transition to street level and reducing the impact of the overall bulk and scale to existing, lower scale development along Kensington Street. The above arrangement combined with the physical separation and new landscaping works mitigates any visual impact to vicinity item I178. The overall setting and value remain interpreted at street level and is preserved as part of the immediate streetscape character along Kensington Street.</p>
<p>C4 - Side and rear setbacks to heritage buildings are to consider the need for an appropriate curtilage which is to be set by a heritage assessment.</p>	<p>The proposed development does not include works to a heritage item, nor items in the vicinity.</p>

6.3. HERITAGE NSW GUIDELINES

The table below provides an impact assessment of the proposal against the relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 6 Impact assessment against the relevant Heritage NSW Guideline Considerations

Provision	Response
<i>Will the proposed works be the best conservation solution for the heritage item?</i>	The proposed development does not include works to a heritage item, nor items in the vicinity.
<i>Will the works promote the ongoing use and upkeep of the item?</i>	See above response.
<i>Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?</i>	Whilst alterations and additions to the Hospital precinct is proposed, this will have no adverse impact on the heritage item and its significance due to its physical separation and no listing on the subject site.
<i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i>	<p>Generally, the proposed works respect identified vicinity items as features of the streetscape character of Kogarah. Development, internally and externally within the St George Hospital Campus is assessed to have no impact on the setting or interpretation of identified vicinity items. This is due to the physical separation from immediate vicinity items and localised works.</p> <p>Overall, the proposed internal and external works to the St George Hospital are assessed to have no impact on the heritage significance of Items I164, I165, I172, I173 and I178.</p>
<i>Are the proposed works part of a broader scope of works?</i>	The proposed works now form part of Stage 3 for the Development of St George Hospital.
<i>Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?</i>	The proposed works as aforementioned, are within Stage 3 and will ultimately increased public accessibility, health and safety within the Hospital. The proposed works will create a viable medical precinct with refurbished amenities and services. The heritage significance of vicinity items I164, I165, I172, I173 and I178, have not been adversely impacted by these developments.
<i>Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?</i>	Refer to Urbis' Aboriginal Objects Due Diligence Assessment (ADD) Report for further details.

<i>Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?</i>	Yes
<i>Do the proposed works trigger a change of use classification under the National construction code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated?</i>	The existing use for the St George Hospital will be retained.
<i>If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?</i>	The proposed works do not involve works to any locally listed heritage items in the <i>Georges River Local Environmental Plan 2021</i> .
<i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i>	The proposed internal and external works, including the demolition of non-listed items, are assessed to have no impact on the heritage items in the vicinity.
<p>Physical changes to fabric identified as significant</p> <p><i>Has the fabric that will be impacted by the proposed works been assessed and graded according to its significance?</i></p> <p><i>Has specialist advice from a heritage professional, architect, archaeologist or engineer been sought?</i></p>	<p>Significant fabric has not been identified where proposed works and development will occur.</p> <p>Refer to Urbis' Aboriginal Objects Due Diligence Assessment (ADD) Report for further details.</p>
<p>New services and service upgrades</p> <p><i>Are any of the existing services of significance? In what way are they affected by the proposed works?</i></p> <p><i>How have the impacts of the installation of new services on heritage significance been minimised?</i></p> <p><i>Are any known or potential archaeological deposits affected by the proposed new services?</i></p> <p><i>Has specialist advice from a heritage consultant, architect, archaeologist or services engineer been sought?</i></p>	New services, service upgrades and refurbishment will be occurring to non-listed items within the St George Hospital. The proposed works would not include new services and service upgrades to any heritage listed items.
<p>New landscape works and features</p> <p><i>How has the impact on the heritage significance of the existing landscape been minimised?</i></p> <p><i>Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?</i></p>	The proposed landscape works and features will ultimately increase the natural landscape of the Hospital and will not have any adverse impact to the adjacent heritage items.

<p><i>Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?</i></p> <p><i>Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?</i></p> <p><i>Do the proposed works impact views to, from and within adjacent heritage items?</i></p>	
<p>Tree removal or replacement</p> <p><i>Does the tree proposed to be removed contribute to the heritage significance of the heritage item?</i></p> <p><i>Why is the tree being removed?</i></p> <p><i>Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented?</i></p> <p><i>Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item?</i></p> <p><i>Is the tree being replaced? Where will it be replaced and with what species? Why?</i></p>	<p>No significant trees or natural flora will be removed within the development works.</p>
<p>Access</p> <p><i>Will the heritage item be accessed by the public? If so, has the advice of an access consultant been sought to investigate options of Disability Discrimination Act compliant access that may have least impact on the heritage item?</i></p>	<p>The proposed works do not involve works to any locally listed heritage items.</p>
<p>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</p> <p><i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i></p> <p><i>Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?</i></p> <p><i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i></p>	<p>The new developments within the Hospital are not located in the immediate vicinity of Item I172 (former Kogarah Fire Station), on the corner of Gray Street and Kensington Street. Whilst the proposed demolition of the Banksia and Renal Care Centre Buildings are in close proximity to item I178 (former Kogarah Presbyterian Church and Hall), their demolition as demountables would have no impact on the significance nor visual curtilage of the heritage item.</p> <p>The siting and orientation of the new works are located remain an ample distance and are physically separated from the former fire station. The corner location of the fire station ensures the</p>

principal street frontages along Gray Street and Kensington Street remain celebrated as part of the streetscape character of Kogarah.

A substantial setback is employed along the Kensington Street elevation which extends over the south-eastern elevation. The above configuration ensures appropriate height transitions to lower scale development along Kensington Street which includes vicinity item I178, on the northern side of Kensington Street between Derby Street and O'Keefes Lane. Impacts to vicinity item I178 are further mitigated by the demolition of the temporary demountables to which were already non-permanent structures, and that of Prince William Wing to which further development will see to the expansion of the St George Hospital.

Buildings 40 and 28 are located an ample distance from Items I173 and I164, to which the curtilage of these items will not be adversely impacted, nor will this impact the interpretation of these items. Currently, these buildings are demountable structures placed in the early 21st century and is completely reversible, there will have no impact on the significance of the heritage items located within the vicinity.

Regarding the demolition of Building 19 in close proximity to Item I165, their proposed demolition is considered to have no visual or material impact on the identified vicinity item.

By way of the above, the development works are at no risk of visually overwhelming or detracting from immediate vicinity items.

The overall setting and value of items I172, I178, I164, I173 and I165 remains interpreted at street level. Generally, the proposed works remains respectful of significant elevations ensuring the principal street frontages of the above items, are unaffected as a result of the proposed works.

7. CONCLUSION AND RECOMMENDATIONS

A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have no impact on the St George Hospital and Chapel Street Precinct. Key aspects of the proposal assessment are listed below:

- The proposed works to the subject site will provide an upgrade of the St George Hospital facilities and precincts, forming Stage 3 of works. The proposed additions aim to refurbish many existing hospital buildings and contain external work for minor extensions to the new Clinical waste building, services upgrades and landscaping works.
- The proposed works include the demolition of non-listed heritage items which do not contribute to the heritage value of the subject site. Given the addition of these items within the late 20th to early 21st century, the buildings provide necessary amenities and do not contribute to the heritage values of the vicinity heritage items.
- The heritage items in the vicinity, being the Kogarah Fire Station (Item I172), the Former Kogarah Presbyterian Church and Hall (I178), St Patrick's Catholic Church (Item I165) and the two House and Garden's on Chapel Street (Item I164 and Item I173), will not be impacted by the proposed works. The proposed demolition of the non-listed buildings will not impact the identified significance of the items nor do they contain any historical association or relationship.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

RECOMMENDATIONS

- Prior to the issue of a Construction Certificate, a Photographic Archival Recording should be undertaken of the place and must be prepared in accordance with the Heritage NSW Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.

8. BIBLIOGRAPHY & REFERENCES

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

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