

Heritage Impact Assessment Letter
Building 89 – Royal Prince Alfred Hospital, Missenden Road

12 June 2024

For Attention: CPB Contractors

HERITAGE IMPACT ASSESSMENT LETTER

BUILDING 89 – ROYAL PRINCE ALFRED HOSPITAL, MISSENDEN ROAD

1. Background

Heritage 21 has been engaged by CPB Contractors in the context of campus infrastructure works under a Review of Environmental Factors (REF) #6 “Molecular Imaging Roof Plant Adjustment” for approval by Health Infrastructure. The works pertain to Building 89 – Clinical Services Building (East Wing).

On 12 June 2024 Heritage 21 received a set of design plans by Jacobs (‘the drawings’), dated 6 June 2024, pertaining to the proposed works at the site. The assessment contained in this letter is based upon those drawings and has been informed by preliminary research.

2. Authors

This Heritage Impact Assessment Letter has been prepared by Emily McSkimming, Senior Heritage Project Manager at Heritage 21.

3. Site Identification

The Royal Prince Alfred (RPA) Hospital campus is located in Sydney’s inner west suburb of Camperdown, within the City of Sydney Local Government Area. The campus is situated between the University of Sydney to the east and the residential area of Camperdown to the west. A north-south arterial road (Missenden Road) divides the campus into two distinct portions, known as the East and West Campuses. The northern boundary of the campus is defined by the Queen Elizabeth II Rehabilitation Centre and the southern extent of the campus is defined by Carillon Avenue.

The proposed works pertain to Building 89 – Clinical Services Building (East Wing), which is located on the Eastern Campus and within Lot 1000 DP 1159799, as per Figure 1. As indicated further in Figure 2, the works are localised to the roof area of the subject building.

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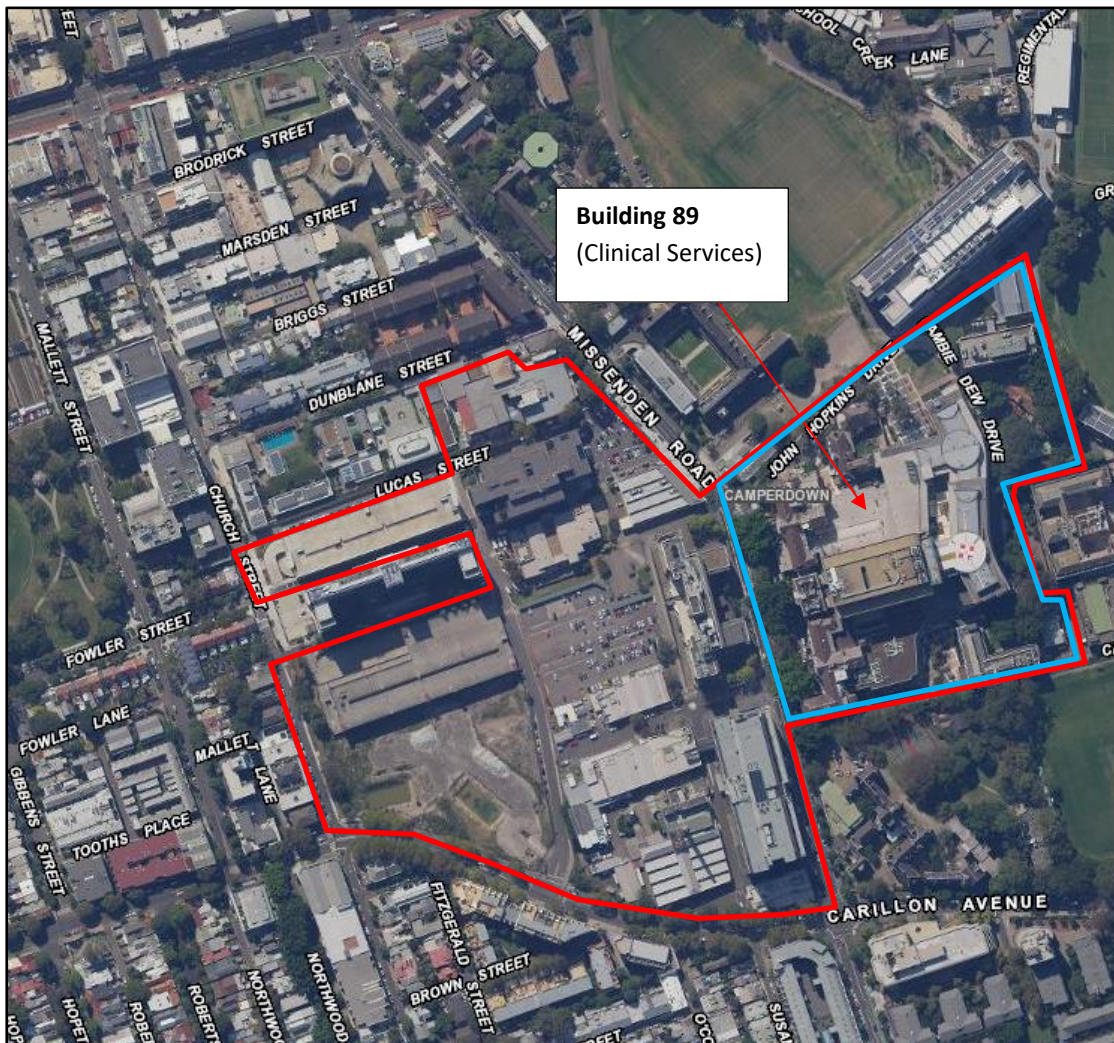


Figure 1. Aerial view of the site. The RPA Hospital site is outlined in red. The Lot 1000 DP 1159799, which contains Building 89 is outlined in blue. (Source: NSW Land and Property Information, 'SIX Maps', accessed 8 May 2024, annotated by Heritage 21, <http://maps.six.nsw.gov.au/>).

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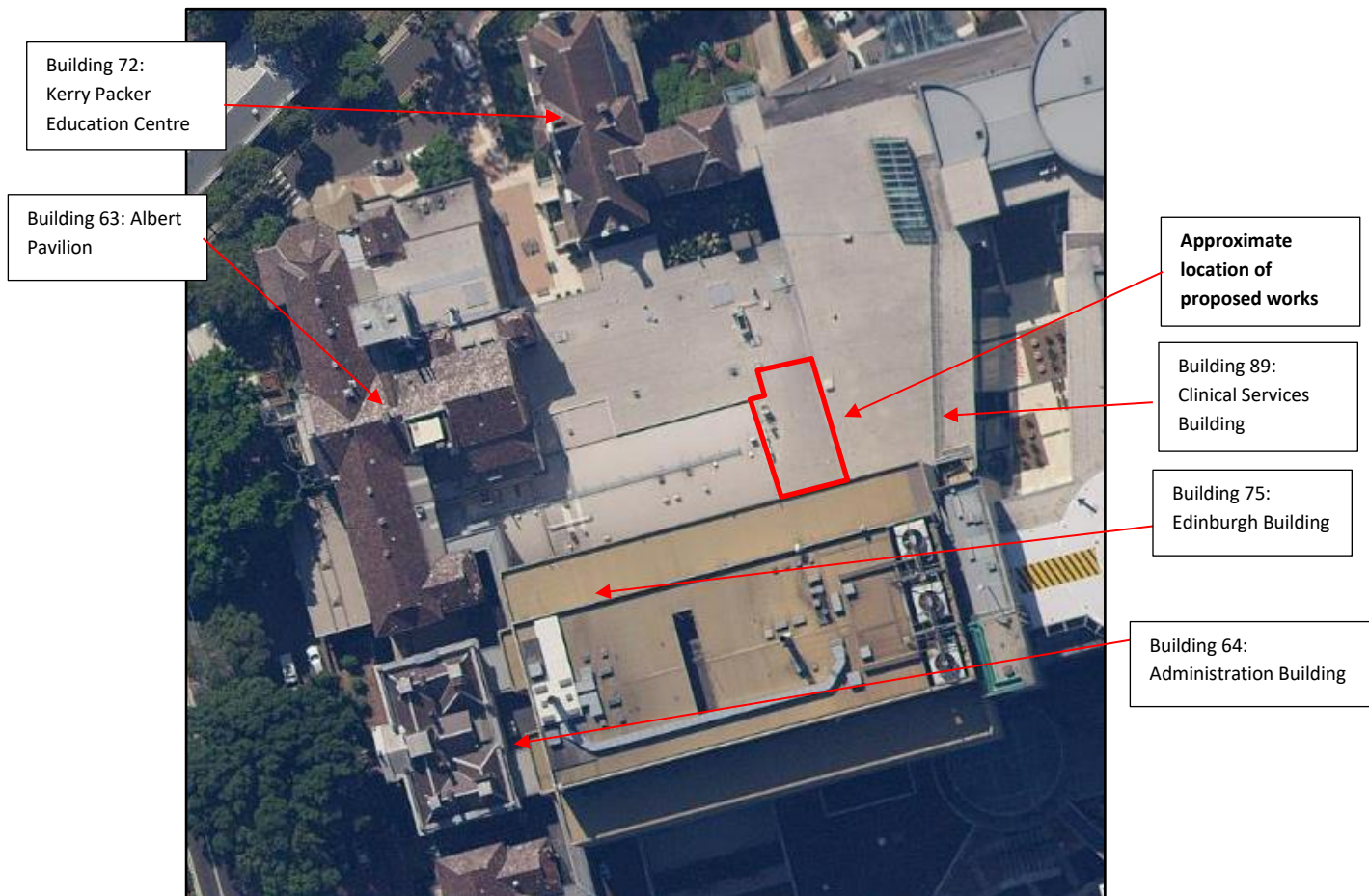


Figure 2. Aerial view of subject building, indicating the area of the proposed works, indicated in red.
(Source: NSW Land and Property Information, 'SIX Maps', accessed 8 May 2024, annotated by Heritage 21, <http://maps.six.nsw.gov.au/>).

4. Heritage Context

4.1 Heritage Listings

The RPA Hospital precinct is listed under Schedule 5 of the Sydney Local Environmental Plan ('SLEP') 2012. The subject site also contains several items listed on the NSW State Heritage Register, the NSW Health s.170 Register, the National Trust Register, the Royal Australian Institute of Architects Register of Significant Architect in NSW, and the Former Register of the National Estate.¹

¹ The Register of the National Estate ceased as a statutory heritage list in 2007; however it continues to exist as an inventory of Australian heritage places.

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The details of the listings follow:

Statutory List – Legislative Requirements			
Sydney Local Environmental Plan 2012			
Item/HCA Name	Address	Significance	Item Number
Royal Prince Alfred Hospital group including buildings and their interiors, trees and grounds	Missenden Road	State	I68
University of Sydney Heritage Conservation Area	-	Local	C5
State Heritage Register			
Item Name		Address	Item No.
Royal Prince Alfred Hospital Admission Block		Missenden Road, Camperdown	00830
Royal Prince Alfred Hospital – Victoria & Albert Pavilions		Missenden Road	00829
S.170 Register			
Item Name		Address	
1936 Nurses' Home		10 Missenden Road (East Side)	
Accounts, Nutrition, Dietetics and Credit Union		75-81 Missenden Road	
Admission Block		10 Missenden Road (East Side)	
Albert and Victoria Pavilion		10 Missenden Road (East Side)	
Audio Visual Department & Stores		Carillon Avenue	
Boiler House		Carillon Avenue	
Bonds Restaurant Facade, Mallett Street Campus, University of Sydney		97-99 Church Street	
D Block and Gloucester House Drive		10 Missenden Road (East Side)	
Fairfax Institute of Pathology		10 Missenden Road (East Side)	
General Outpatients Buildings		Lucas Street	
Gloucester House		10 Missenden Road (East Side)	
Gloucester House Lawn Gardens		10 Missenden Road (East Side)	
Immunology Building		10 Missenden Road (East Side)	
John Hopkins Drive		10 Missenden Road (East Side)	
King George V Gardens		10 Missenden Road (East Side)	
King George V Memorial Hospital		Missenden Road	
Medical Records, Social Work and Computer Services		Lucas Street	
Missenden Rd - Main Front Garden		10 Missenden Road (East Side)	
Morgue and Chapel		10 Missenden Road (East Side)	
Page Chest Pavilion		119-143 Missenden Road	
Psychiatry/Anaesthetics Block		10 Missenden Road (East Side)	
Queen Mary Building		75-81 Missenden Road (Queen Mary Building)	
Radiotherapy & Stores		Carillon Avenue	
Resident Medical Officers' Quarters		10 Missenden Road (East Side)	

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Salisbury Street	10 Missenden Road (East Side)	
Schlink Block Courtyard	10 Missenden Road (East Side)	
School for Nursing	106-112 Church Street	
The Quadrangle	10 Missenden Road (East Side)	
The Rear Gardens	10 Missenden Road (East Side)	
Two Original Wings to 1876 Hospital	10 Missenden Road (East Side)	
University Boundary	10 Missenden Road (East Side)	
Non Statutory List		
National Trust Register – National Trust of NSW		
Item Name	Address	
Victoria and Albert Pavilions	Missenden Road	
Administration Block RPA	Missenden Road	
Former Nurses Home	Missenden Road	
Gloucester House	Missenden Road	
King George V Memorial Hospital	Missenden Road	
Original Wings to 1876 Hospital	Missenden Road	
RPA Hospital Precinct	Missenden Road	
Former Register of the National Estate		
Item Name	Address	Item No.
King George V Memorial Hospital	83-117 Missenden Road	2373
Royal Prince Alfred Hospital	Missenden Road, Camperdown	2354
RAIA Register of Significant Architecture in NSW		
Item Name	Address	Item No.
Gloucester House	Gloucester House Drive off Missenden Road	4700709
King George V Memorial Hospital	Missenden Road	4700710

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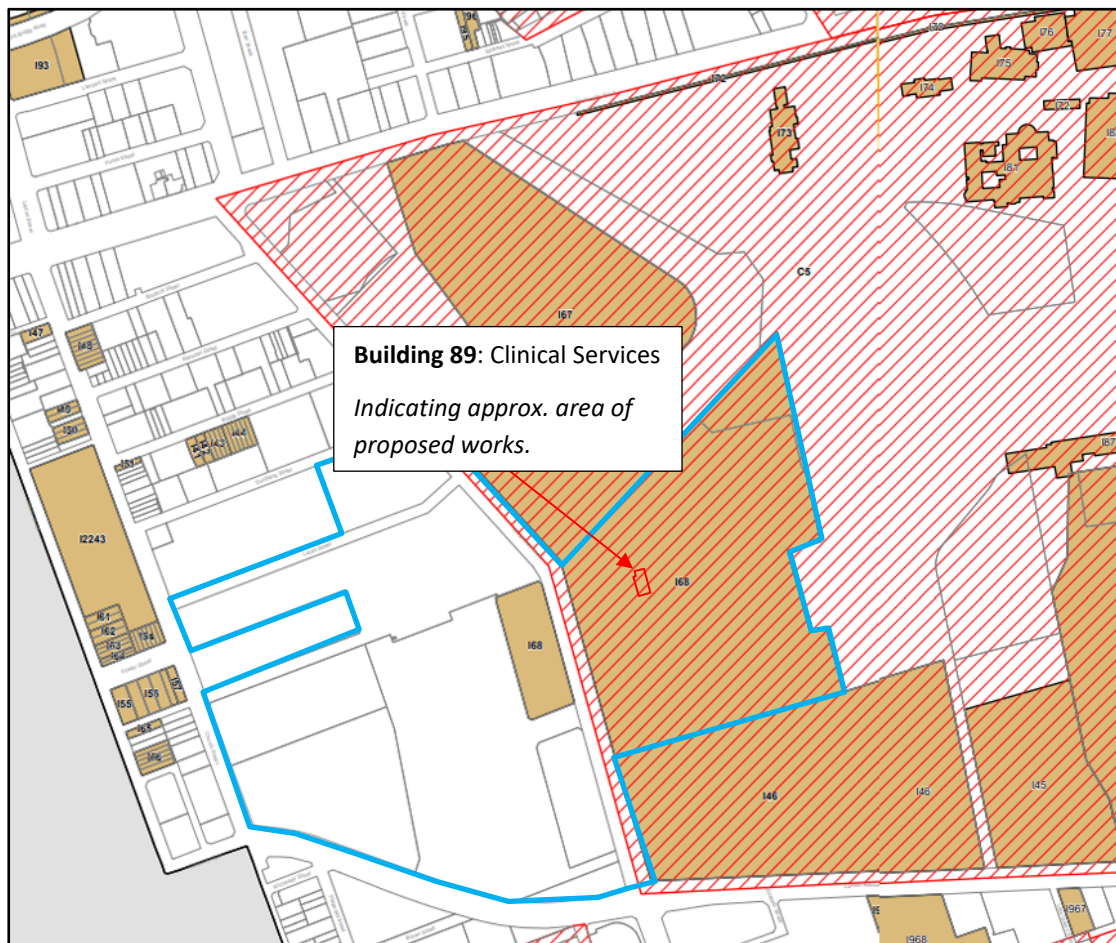


Figure 3. Combined Heritage map HER_002 and HER_009 of SLEP 2012 showing the location of the RPA Hospital outlined in blue, heritage items are in brown and heritage conservation areas are cross hatched red. (Source: City of Sydney Council, 'Sydney Local Environmental Plan', 2012, annotated by Heritage 21).

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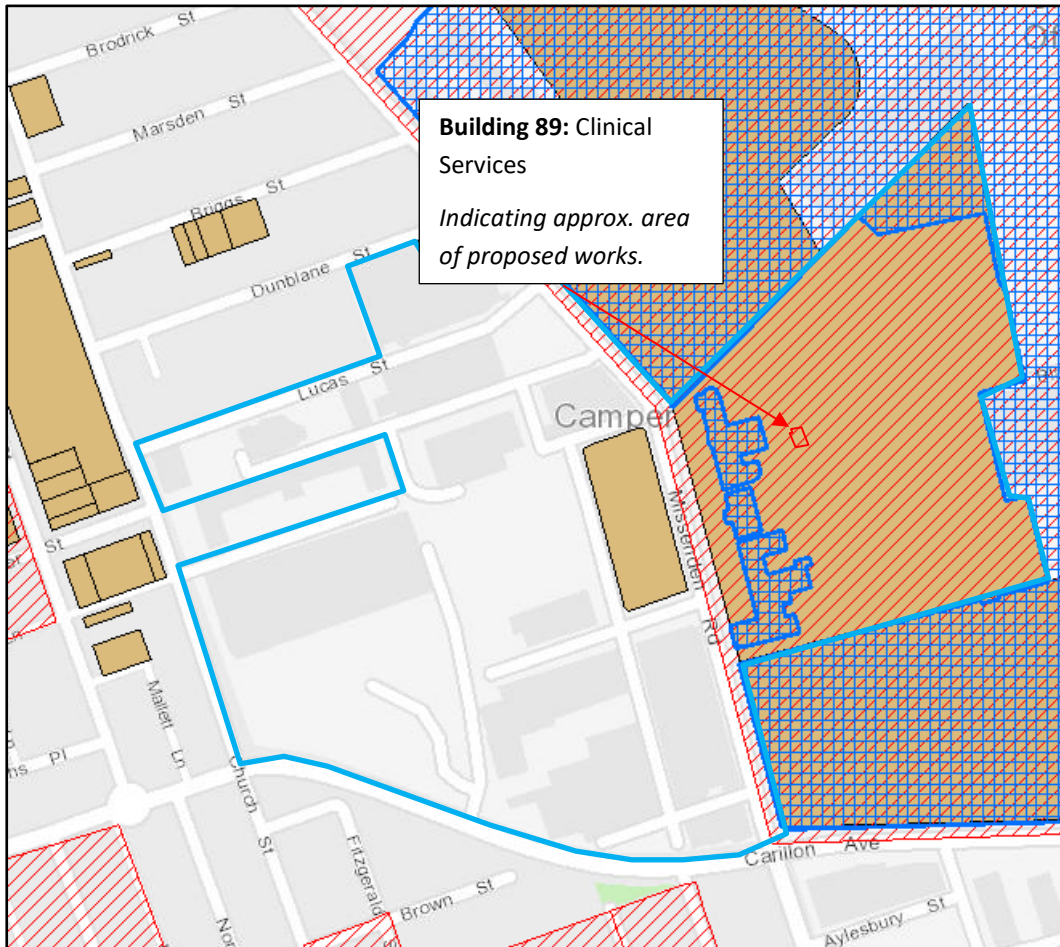


Figure 4. NSW ePlanning map. The location of the RPA Hospital is outlined in light blue, locally listed heritage items are in brown, heritage conservation areas are cross hatched in red, and state listed heritage items are cross hatched in blue. (Source: ePlanning Spatial Viewer, <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>, annotated by Heritage 21).

4.2 Heritage Conservation Areas

As depicted in Figure 3 above, the RPA Hospital site is located within the boundaries of the University of Sydney Heritage Conservation Area ('HCA'), listed under Schedule 5 of the SLEP 2012.

- **Contributory Item** – the property makes an important and significant contribution to the character and heritage significance of the HCA.
- **Neutral Item** – the property does not contribute nor detract from the character and heritage significance of the HCA.
- **Detracting Item** – the property is intrusive to the character and heritage significance of the HCA.

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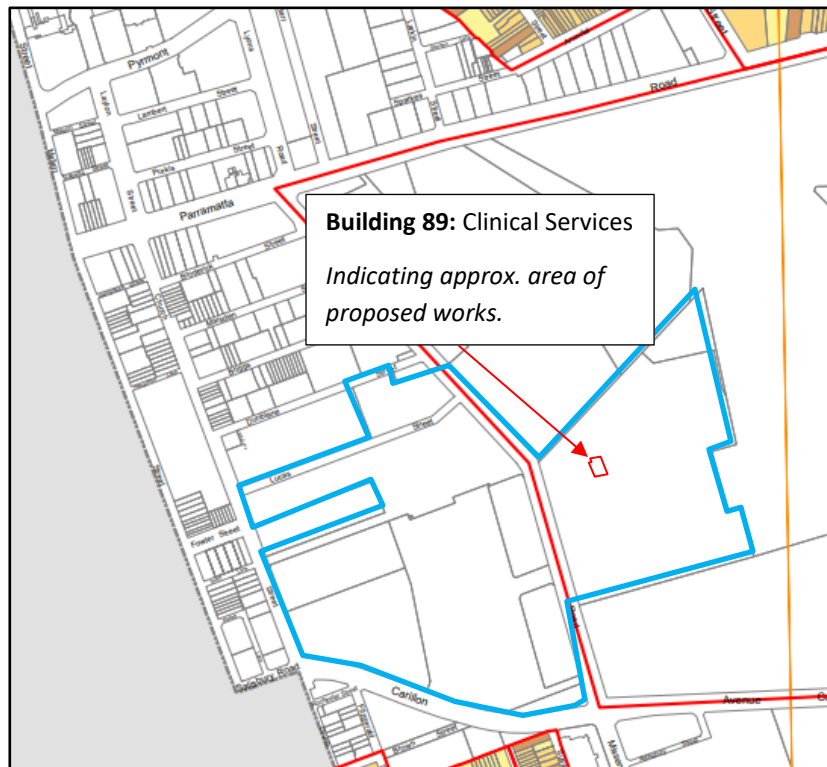


Figure 5. Sydney of City Building Contributions Map 2, the RPA Hospital precinct is outlined in blue. (Source: Sydney DCP 2012, <https://www.cityofsydney.nsw.gov.au/development-control-plans/sydney-dcp-2012>, annotated by Heritage 21).

The subject site is a core part of the University of Sydney Heritage Conservation Area. While the Royal Prince Alfred Hospital contains, contributory, neutral and detracting elements, Heritage 21 believes that the subject site is overall, a contributory item within the HCA.

4.3 Heritage Items in the Vicinity

As depicted in Figure 3 above, the subject site is situated within the general vicinity of the following heritage items and HCA listed under Schedule 5 of the SLEP 2012. The details of the listings follow:

Item/HCA Name	Address	Significance	Item Number
St Andrew's College, University of Sydney including main building and interior, quadrangle and grounds	19 Carillon Avenue, Camperdown	Local	146
Women's College group, University of Sydney including building interiors and grounds	15 Carillon Avenue, Camperdown	State	145
St John's College, University of Sydney including main	8A Missenden Road, Camperdown	Local	167

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building and interior, quadrangle, gate lodge and interior, fence and gate and grounds			
Alfred Hotel including interior	51-55 Missenden Road, Camperdown	Local	I70
Shop and residence including interiors	49 and 49A Missenden Road, Camperdown	Local	I69
Terrace group including shop front alterations and interiors	89–91 Fowler Street, Camperdown	Local	I57
Terrace group including interiors	2–14 Fowler Street, Camperdown	Local	I54
Former Bonds Industries complex including building interiors, Electricity Substation No 181, Chesty Bond Mural and former commercial building facade (at 97–99 Church Street) for “Bonds Cafeteria”	64-106 Mallet Street, Camperdown	Local	I2243
Bligh and Camperdown Terrace Heritage Conservation Area	Newtown	Local	C38

The subject site is situated within the general vicinity of the following heritage items listed on the State Heritage Register. The details of the listings follow:

Item Name	Address	Significance	Item Number
The University of Sydney, University Colleges, and Victoria Park	Cnr of Parramatta and City Roads, Camperdown	State	01974

4.4 Building 89 – Clinical Services

The subject building **does** form part of the local statutory heritage listing (Item I68) for the subject site and **is** located within the University of Sydney HCA. Among the above heritage items in the vicinity listed above, the proposed works **would not** be in the visual catchment to any of these items. The proposed works **would not** be within the curtilage of any of the above listed state heritage items – including the University of Sydney (SHR #01974) and Royal Prince Alfred Hospital – Victoria & Albert Pavilions (SHR #00829).

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However, the proposed works **would be** in the visual catchment of two heritage buildings within the subject site. To the north of the proposed works is Building 72 – Kerry Packer Education Centre, which is a building of high significance in the context of the wider RPA Hospital Precinct site and is listed separately as “Resident Medical Officers' Quarters” on the NSW Health s.170 Register. To the west of the proposed works is Building 63 – Albert Pavilion, which is a building of exceptional significance in the context of the wider RPA Hospital Precinct site and is listed separately on the NSW Health s.170 Register and State Heritage Register.

5. Significance Assessment

5.1 History

Building 89 which is the Clinical Services Building (East Wing) of the hospital was built upon the former site of the Schlink Education Centre, the Blackburn Pavilion and the 1936 Building. Some landscape features including the Schlink Block Courtyard, the E block service area and some of the rear garden's precinct were also removed.

The major redevelopment of this existing facility into a modern 810 bed, level 6 major tertiary & quaternary hospital, cardiovascular, renal (including transplant surgery), women's and neo-natal care, critical care, day surgery and research/ education facilities. The Women's and Children's component of the redevelopment includes 9 delivery rooms, 4 birth rooms, 22 cot neonatal ICU / SCU nurseries, 30 bed ante-post natal unit and OPD. The result is a hospital that promotes flexibility, patient centred care and staff efficiency.²

The development of Building 89 was completed in 2005.

² Silver Thomas Hanley. The Royal Prince Alfred Hospital. Retrieved on March 2019, from: <http://www.sth.com.au/Projects/The-Royal-Prince-Alfred-Hospital>,

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Figure 6. Image of Building 89 around the time of completion (Source: Silver Thomas Hanley. The Royal Prince Alfred Hospital. Retrieved from: <http://www.sth.com.au/Projects/The-Royal-Prince-Alfred-Hospital>, retrieved March 2019)

5.2 Physical Evidence

Building 89 (c.2005) has been constructed in the late twentieth century post-modern architectural style, using contemporary materials. It has been constructed to fit between the built forms of heritage significance on the subject site.



Figure 7. External view from Hopkins Drive facing east towards the Clinical Services Building and Precinct 2. (Source. Heritage 21, 19 August 2022)



Figure 8. External view to the entrance of the Clinical Services Building, facing east. (Source. Heritage 21, 19 August 2022)

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Figure 9. External view to the rear façade of the Clinical Services Building, facing south along Lambie Dew Drive. (Source. Heritage 21, 19 August 2022)



Figure 10. External view to the primary façade of the Kerry Packer Education Centre, facing east towards the Clinical Services Building. (Source. Heritage 21, 19 August 2022)

5.3 Established Significance

5.3.1 Royal Prince Alfred Hospital

The following Statement of Significance has been extracted from the Conservation Management Plan (CMP), prepared by Heritage Group, State Projects, NSW Public Works in May 1997 for the subject site:

Royal Prince Alfred Hospital is of cultural significance:

- *for its continuous use as a major Australian medical and surgical hospital since its opening in 1882.*
- *as the first hospital, in Australia, to be established as a training hospital, with legislated links to a University Medical School.*
- *as a leading medical research institution, both historically and now.*
- *for its continued association with Sydney University, primarily in the provision of medical education, with links at the level of the*
- *Senate of the University and the Board of the hospital as well as at the medical level.*
- *for the continuing development of the hospital's high standard of medical theory and practice, evident in changes to the building fabric.*
- *as a memorial, erected by Sydney residents, to the attempted assassination of HRH Prince Alfred. The Royal family continue to be patrons of the hospital.*

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- *for its establishment as a charity hospital, funded largely by public subscription gathered from Sydney residents.*
- *as it contains the remnants of probably the most elaborate pavilion general hospitals in Australia, set in a landscaped garden.*
- *for the design of the original pavilion layout, which was based on British and Colonial examples and incorporated the latest innovations in hospital design and layout. It represents the peak of the building type, on a worldwide level, and an early example, in Australia, of a pavilion hospital.*
- *as the earliest of the two specifically designed pavilion style ward blocks of general hospitals in inner Sydney.*
- *for the close contact that Alfred Roberts maintained with Florence Nightingale regarding a suitable layout for the hospital and the design of the Nurses Home. Many of her ideas were embodied in the original hospital layout and in the detailed design of the ward pavilions.*
- *As containing physical evidence, in the original hospital layout and plantings, of mid nineteenth century theory regarding the transmission of disease by 'miasmas'.*
- *As the site of pioneering medical technology including the early introduction of the Listerian techniques of antisepsis and subsequently asepsis.*

5.3.2 Building 89

The following Statement of Significance has been extracted from the Significance Assessment Report, prepared by Heritage 21, dated 1 April 2019 for the subject site, under Building 89:

The subject site is located within the siting of the original rear expansion of the RPAH campus and holds some historical significance due to the earlier development of the allotment and its continued utilization as a part of the larger RPAH campus. The building itself was constructed in 2005 and reflects the common post-modern architectural style that is currently not a rare element within the surrounding area. The building does not demonstrate any associative or technical significance; however, its social and representative significance are displayed through the continued use of the site as part of the larger RPAH campus.

The building was given a significance grading of **LITTLE** significance in the context of the wider RPA Hospital Precinct.

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6. Proposed works

The proposed activity is for the construction of a new Mechanical Plant room on Level 6 of Building 89 (Molecular Imaging), comprising:

- Removal of the existing Level 6 Mechanical Plant;
- Penetration for services;
- Construction of new structure with lightweight steel roof; and
- Mechanical louvres on the western face while the other 3 are solid.

7. Drawings

Our assessment of the proposal is based on the following drawings by Jacobs dated 6 June 2024 and received by Heritage 21 on the 12 June 2024. These are reproduced below for reference only; the full set of drawings accompanying the REF submission should be referred to for any details.

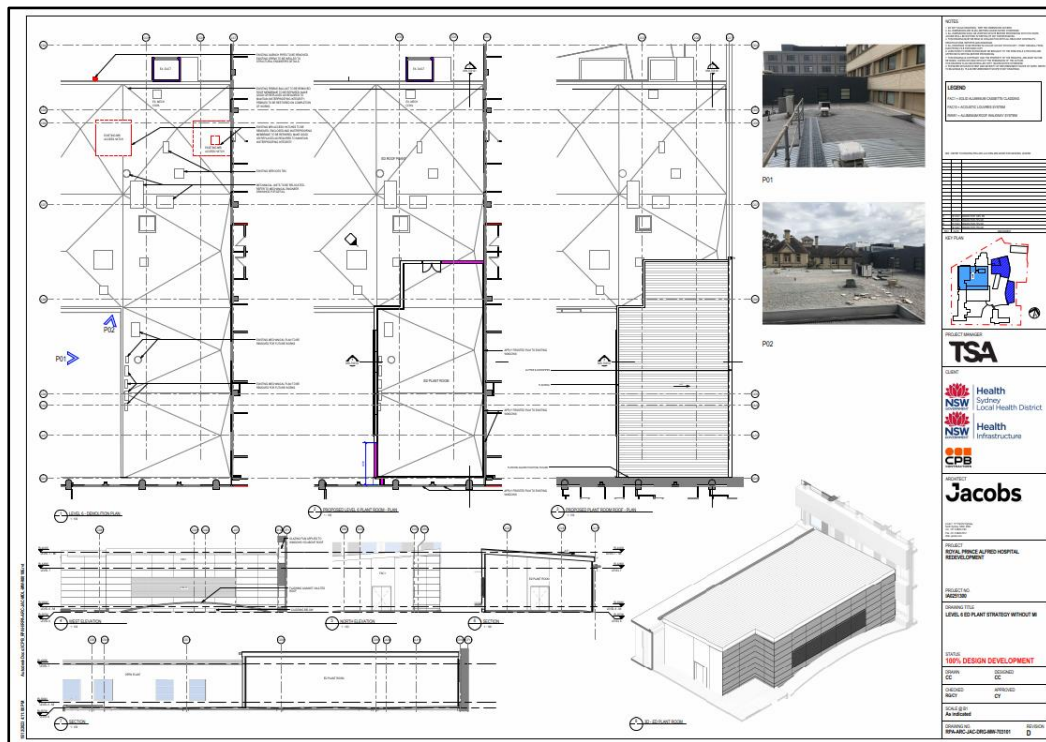


Figure 11. Level 6 ED Plant Strategy Without MI

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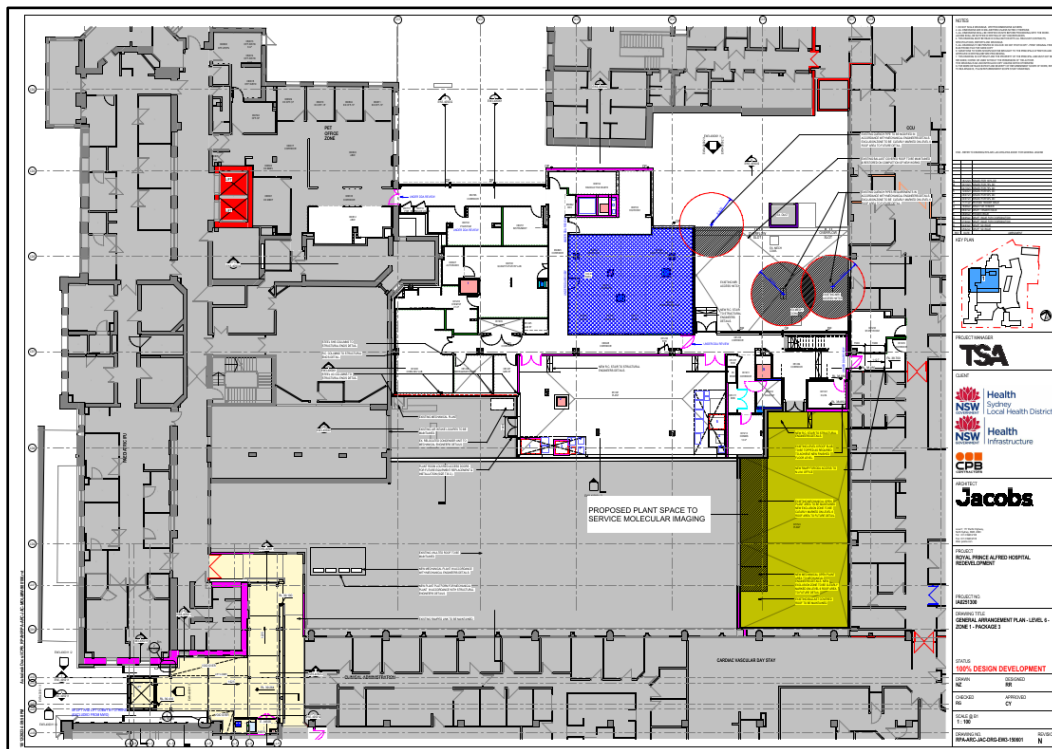


Figure 12. General Arrangement Plan – Level 6 – Zone 1 – Package 3

8. Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 6 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

8.1 Sydney Local Environmental Plan 2012

The statutory heritage conservation requirements contained in Section 5.10 of the Sydney Local Environmental Plan (SLEP) 2012 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

Objectives

Requirement for consent

Effect of proposed development on heritage significance

Heritage assessment

8.2 Sydney Development Control Plan 2012

Our assessment of heritage impact also considers the heritage-related sections of the Sydney Development Control Plan (SDCP) 2012 that are pertinent to the subject site and proposed development. These include:

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Section 2 - Locality statements

2.3.5 University of Sydney/Royal Prince Alfred Hospital

Section 3 - General Provisions

3.9.1 Heritage Impact Statements

3.9.4 Development of sites of State heritage significance or containing more than one heritage item

3.9.5 Heritage items

3.9.6 Heritage conservation areas

3.9.7 Contributory buildings

3.9.10 Building materials for heritage items and buildings within heritage conservation areas

3.10.5 Public and community buildings older than 50 years

8.3 Royal Prince Alfred Hospital Conservation Management Plan 1997

Our assessment of heritage impact also considers the relevant sections of the Royal Prince Alfred Hospital Conservation Management Plan (CMP), prepared by Heritage Group, State Projects, NSW Public Works in May 1997. These include:

19.0 Conservation Policies

3.0 Context

3.4 Continued expansion

4.0 Integrity of the Original Design

4.1 The Layout of the Hospital

4.2 Master Planning

5.0 Planning New Works

7.0 Undertaking New Works

7.1 Integration of New Work

7.2 Relationship to Main Buildings

8.0 New Infrastructure

8.4 NSW Department of Planning and Environment Guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Department of Planning and Environment provides a list of considerations in the form of questions aiming at

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directing and triggering heritage impact assessments.³ These are divided into sections to match the different types of proposals that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 6 of this report.

Alterations and additions

- *Do the proposed works comply with Article 22 of The Burra Charter, specifically Practice note article 22 — new work (Australia ICOMOS 2013b)?*
- *Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)?*
- *Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views?*
- *How have the impact of the alterations/additions on the heritage item been minimised?*
- *Are the additions sited on any known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated?*

New services and service upgrades

- *Are any of the existing services of significance? In what way are they affected by the proposed works?*
- *How have the impacts of the installation of new services on heritage significance been minimised?*
- *Are any known or potential archaeological deposits affected by the proposed new services?*
- *Has specialist advice from a heritage consultant, architect, archaeologist or services engineer been sought?*

Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)

- *Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?*

³ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact* (Paramatta: Department of Planning and Environment, NSW Government, 2023), <https://www.environment.nsw.gov.au/research-and-publications/publications-search/statements-of-heritage-impact>.

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- *Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?*
- *Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?*

9. Heritage Impact Assessment

The proposed works pertain to Building 89 – Clinical Services Building (East Wing) located within the RPA Hospital Precinct. The subject building forms part of the local heritage item for the subject site, listed as Item I68 under Schedule 5 of the SLEP 2012. The subject building is also located within the University of Sydney HCA. The proposed works would be in the visual catchment of two heritage buildings within the subject site. To the north of the proposed works is Building 72 – Kerry Packer Education Centre, which is a building of high significance in the context of the wider RPA Hospital Precinct site and is listed separately as “Resident Medical Officers' Quarters” on the NSW Health s.170 Register. To the west of the proposed works is Building 63 – Albert Pavilion, which is a building of exceptional significance in the context of the wider RPA Hospital Precinct site and is listed separately on the NSW Health s.170 Register and State Heritage Register. We note that the works would not fall within the defined heritage curtilage of the Albert Pavilion on the state heritage listing (SHR #00829).

Building 89 was constructed in c.2005 and is a post-modern architectural style building. Despite providing physical evidence of the general expansion of the hospital site to cater for growing medical needs of the community, it does not possess any further heritage value and is considered to be of little significance in the context of the wider RPA Hospital Precinct site. The works would involve the construction of a new plant room to the roof of the existing building. This roof of the building is already heavily modified with services and in the future would see the construction of a large scale addition to accommodate the Molecular Imaging Expansion (approved under a separate REF and s60 application). The proposed plant room would be a supplementary addition to the roof to provide additional plant services.

The proposed room would consist of a single storey and would be constructed in similar materials to the surrounding contemporary forms. It would not be visible from the street level and whilst in the visual catchment of the Kerry Packer Education Centre and Albert Pavilion, it would not disrupt or obstruct any key or significant view lines. This new form, given its modest scale and compatible materials, would not noticeably alter the relationship of Building 89 with its surrounding heritage context. Further, given the little significance of the subject building there would no loss or alteration of significant fabric or architectural features.

The proposal would follow the relevant Conservation Policies, as recorded within the Conservation Management Plan 1997. In accordance with *Policy 3.4 Continued Expansion*, the proposed new plant room would be sited within the existing hospital boundaries and would not be located adjacent to any surrounding residential areas. The works would not disrupt the integrity of the original design (in accordance with *Policy 4.0*) and no evidence of original buildings, or early expansion would be altered. We reiterate that all key built forms of heritage value would be retained. In accordance with *Policy 5.0 Planning New Works*, the new plant room would be distinguishable as a new form on the site and would be set back from all main façades to prevent dominating any heritage items. The works would be appropriately integrated into the built form of Building 89 (in accordance with *Policy 7.1*) and would not alter the relationship of the building with the surrounding heritage context (in accordance

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with *Policy 7.1*). The plant room would not impact upon any fabric identified as being significant (in accordance with *Policy 8.0*).

In conclusion, the proposal would comply with all relevant policies of the Conservation Management Plan 1997. Further, in our opinion, the proposed new plant room would have a neutral impact on the heritage value of the subject building and the wider site. The proposed works would not adversely affect any state listed heritage items, including the Albert Pavilion (SHR #00829).

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10. Conclusion

As discussed above in Section 9, Heritage 21 is of the view that the proposal would engender a neutral impact on the heritage significance of Building 89 and the wider RPA Hospital precinct.

Yours sincerely,



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