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Milton Ulladulla Hospital - Statement of Heritage Impact

Health Infrastructure NSW

DOCUMENT TRACKING

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Template 2.8.1

Cover Page

Name of heritage item	'Garrad House - Federation Period Farmhouse and Well'
SHR / LEP heritage schedule item number and name	<i>Shoalhaven Local Environmental Plan 2014 No. 281</i>
Address and location	<i>106 Princes Highway, Milton, NSW</i>
SOHI for	<i>Hospital upgrade works</i>
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Abbreviations

Abbreviation	Description
ELA	Eco Logical Australia
CMP	Conservation Management Plan
DCP	Development Control Plan
DP	Deposited Plan
REF	Review of Environmental Factors
SHI	State Heritage Inventory
SHR	State Heritage Register
SLEP 2014	Shoalhaven Local Environmental Plan 2014
SOHI	Statement of Heritage Impact

1. The Heritage Item

1.1. Site description

1.1.1. Project overview

Eco Logical Australia (ELA) has been commissioned by Health Infrastructure NSW to prepare a Statement of Heritage Impact (SOHI) to support a Review of Environmental Factors (REF) for Milton Ulladulla Hospital (MUH), located at 106 Princes Highway, Milton, NSW in the Shoalhaven Local Government Area (LGA).

There is a heritage item on the property which is listed as item 281 in Schedule 5 of the Shoalhaven Local Environmental Plan (LEP) 2014.

Under clause 5.10 of the Shoalhaven Local Environmental Plan (LEP) 2014, submission of a SOHI is required for works to heritage listed items, items, in conservation areas and items in the vicinity of heritage items.

This report will identify and assess any potential impacts to the heritage significance of the item or surrounding items as a result of the proposal. Where necessary, mitigative measures and recommendations for the long-term conservation of heritage values will be provided.

1.1.2. Heritage item

The study area is wholly within the curtilage of 'Garrad House - Federation Period Farmhouse and Well' which is listed in the Shoalhaven Local Environmental Plan 2014 (Shoalhaven LEP 2014 No. 281). The heritage item is not listed on any other statutory or non-statutory registers.

The item is listed as built item and consists of two single storey linked 'L' shaped Federation period buildings of domestic scale. The northern structure is weatherboard and the southern structure is rendered masonry. The listing includes the associated well, though no description is available. Garrad House was officially converted to Milton Ulladulla Hospital in 1967 and today comprises part of the hospital main building.

1.1.3. Heritage listings

A search of all relevant statutory and non-statutory heritage registers identified one (1) heritage item within the study area, and seven (7) additional items within a 50 metre radius (Figure 2). The items identified are presented in Table 1.

Table 1: Listed heritage items within a 50m metre radius of the study area

Listing Type		Item name	Listing title		Listing number	Location
Local (LEP)	heritage item	Garrad House - Federation Period Farmhouse and Well	Shoalhaven Environmental Plan 2014	Local Plan	281	Within study area
Local (LEP)	heritage item	Victorian weatherboard residence and shop	Shoalhaven Environmental Plan 2014	Local Plan	280	50 m west

Listing Type			Item name			Listing title		Listing number	Location
Local (LEP)	heritage	item	Late Victorian Georgian Brick Residence			Shoalhaven Environmental 2014	Local Plan	297	18 m south
Local (LEP)	heritage	item	Dispensary (Former)			Shoalhaven Environmental 2014	Local Plan	286	18 m south
Local (LEP)	heritage	item	Federation residence and garden	weatherboard		Shoalhaven Environmental 2014	Local Plan	287	18 m south
Local (LEP)	heritage	item	Victorian weatherboard hall (former Salvation Army hall)			Shoalhaven Environmental 2014	Local Plan	289	18 m south
Local (LEP)	heritage	item	Federation residence	weatherboard		Shoalhaven Environmental 2014	Local Plan	290	25 m south-east
Local (LEP)	heritage	item	Inter-war bungalow	Californian		Shoalhaven Environmental 2014	Local Plan	291	40 m south-east

1.1.4. Site and its context

The study area is a quadrilateral area of land located at 106 Princes Highway, Milton, NSW, within the Shoalhaven Local Government Area. It is bounded by residential lots to the east and west, Gumley Lane to the north and the Princes Highway to the south (Figure 1). The study area occupies Lot 1 DP 1127802. It is 60 kilometres south of Nowra within the Parish of Ulladulla and County of St. Vincent. The study area is wholly occupied by the Milton-Ulladulla Hospital, which consists of a complex of seven standalone buildings, including the main hospital, the mortuary, Jamison House and the Cancer Care Centre.



Figure 1: The study area



Figure 2: Heritage items within and in proximity to the study area (outlined in red) (Shoalhaven LEP 2014)

1.1.5. The proposed work area

The proposed works are concerned with upgrades to the existing hospital, including an internal fitout for a new CT Scanning/X-Ray Room situated within the main hospital building and a bed extension within the cancer care house, located to the west of the main hospital building as a single, standalone structure. The CT Scanning/X-Ray Room is located in a later extension to Garrad House and does not impact the original footprint of Garrad House and no walls are shared with the original Garrad House.

1.2. Site summary history

1.2.1. Documented history

The heritage listing and other resources have conflicting information regarding Garrad House and the first hospital in Milton-Ulladulla. The following history has been consolidated from the State Heritage Inventory, the Illawarra Shoalhaven Local Health District and *Boards, beds and babies: a history of Milton-Ulladulla Hospital* by P. Gregory and J. Gregory (2013).

The first hospital in the Milton-Ulladulla area was established in 1908 by Harold Riley, it was a basic facility which employed nurses to care for patients. In 1936 it was transferred to government control, and in 1938 was renamed to the current Milton Ulladulla Hospital. By 1967, it had outgrown the original cottage and was relocated to the current buildings (Garrad House) with the then Governor of New South Wales Sir Roden Cutler officially opening the new facility (Illawarra Shoalhaven Local Health District). Garrad House is a farm residence believed to have been the Garrad family home for several generations until sold to the Illawarra Area Health Service by Mr Leslie Garrad who had purchased the property from his father Mr William Samuel Garrad.

To the west of Garrad House, was the home of the Clugson family known as 'Minto House' (also referred to as 'Elma Edge') which dated back to the 1860s or 1870s. In the 1940s, the property was acquired by the Hospitals Committee in response to the need of staff accommodation. Later, the Jamieson Wing (or Jamieson House) was constructed for improved staff accommodation. Minto House was purchased by Illawarra Health in 1991 for use by the Milton-Ulladulla Hospital as a medical facility, for residential use by hospital staff or for transport and parking needs (Gregory, P. & Gregory, J., 2013).

The funds to undertake the necessary upgrades were lacking, and Minto House fell into disrepair. By 2003, there was a growing problem of local cancer patients needing to travel to Wollongong for treatment and thus the Cancer Outpatients Appeal was formed which again sought to redevelop Minto House. In 2005, a fire destroyed Minto House for which demolition was the only option. In 2006, the proposal to construct the existing Cancer Care Centre was approved by Shoalhaven Council (Gregory, P. & Gregory, J., 2013).

Over time, as the need arose, additional buildings were added to the rear and east of the original buildings, however it appears the original buildings fronting the Princes Highway have maintained their early layout.



Figure 3: 'Side and rear views of Elma Edge with Clugson children (1930s) (*Boards, Beds, Babies: A History of Milton-Ulladulla Hospital* by Gregory, P. & Gregory, J., 2013, p. 29)



Figure 4: 'Side and rear views of Elma Edge with Clugson children (1930s) (*Boards, Beds, Babies: A History of Milton-Ulladulla Hospital* by Gregory, P. & Gregory, J., 2013, p. 29)



Figure 5: Minto House (date unknown) (*Boards, Beds, Babies: A History of Milton-Ulladulla Hospital* by Gregory, P. & Gregory, J., 2013, p. 141)



Figure 6: The Minto House site after demolition and clearance (c. 2006) (*Boards, Beds, Babies: A History of Milton-Ulladulla Hospital* by Gregory, P. & Gregory, J., 2013, p. 143)

1.2.2. Previous physical changes

The phases of Garrad House have not been well documented, however changes can be inferred from photographic material. Garrad House, while a single L-Shaped structure, consists of two buildings linked together and was constructed in at least two phases as two distinct styles have been utilised. The western structure is a simple Federation weatherboard house, and the eastern structure is a rendered masonry building and Italianate in form. Figure 7 shows Garrad House prior to hospital refurbishments at an unknown date. The enclosed veranda, located in the front centre, and the wrap around veranda along the western side of the house have since been removed. The fencing has been removed. The ornate timber barge boards along the eastern gable have also been removed. The current corrugated iron roof is not original, however the chimney appears to be the original chimney. The aluminium window architraves were inserted in the weatherboard structure during the 1970s (SHI, 2020).



Figure 7: 'Garrad House before renovations' (unknown date) (*Boards, Beds, Babies: A History of Milton-Ulladulla Hospital* by Gregory, P. & Gregory, J., 2013, p. 57)



Figure 8: Front view of Garrad House (western structure) prior to removal of enclosed veranda (unknown date) (State Heritage Inventory, 2020)



Figure 9: View of Garrad House on 10 March 2025

1.3. Physical analysis

A site visit was conducted by ELA Heritage Consultant Charlotte Bradshaw on 10 March 2025. The site visit focused on the external and internal features of Garrad House, the existing CT Scanning/X-Ray Room proposed to be upgraded, the historical well associated with the heritage significance and the proposed bed extension area north of the cancer care centre.

Externally, the weatherboard structure, including original weatherboard and rubblestone footings (Figure 13), are in good condition. From the exterior, the northern extent of Garrad House is distinct from the hospital extensions (Figure 12). The northern rendered masonry structure is also in good condition.

Internally, Garrad House has been highly modified to fit the use and purpose of the building as a hospital. There are some elements of the original building remaining, such as the entrance way including the front door, archway and decorative pressed tin ceiling features (Figure 14), and the original hall and room layout has been retained.

The CT Scanning/X-Ray Room was inspected to ensure that there is no impact to the original footprint of Garrad House and no shared walls would be impacted (Figure 16; Figure 17). The CT Scanning/X-Ray Room is located in the eastern wing of the hospital and well outside of the original Garrad House footprint and was a later extension

The Cancer Care Centre is a modern building, built within the last 20 years (Figure 20; Figure 21). The domed water well was inspected. The Cancer Care Centre has been constructed around the well (Figure 18). The proposed bed extension for the Cancer Care Centre is along the northern extent of the existing building, away from the well (Figure 20; Figure 21). The bed extension has a clear vantage point of Garrad House as well other heritage items opposite the hospital (Figure 20).

See Figure 23 for approximate original footprint of Garrad House and extent of subsurface domed water well. The well is assumed to be no greater than 3.5 m in diameter.



Figure 10: View north-west, showing the hospital main entrance, the weatherboard 'Garrad House' (left) and rendered masonry building (right)



Figure 11: View east, showing weatherboard 'Garrad House' from hospital carpark entrance



Figure 12: View south, showing original northern exterior wall of 'Garrad House' abutting newer hospital extension



Figure 13: Rubblestone footings of 'Garrad House'



Figure 14: View north from the interior of 'Garrad House' showing altered front door, original fanlight and stained glass side lights, hall, arch, original architraves and decorative, pressed tin ceiling



Figure 15: Hospital interior showing the original northern wall of Garrad House and extensions



Figure 16: X- CT Scanning/X-Ray Room and wall proposed to be removed for room expansion



Figure 17: CT Scanning/X-Ray Room and wall proposed to be removed for room expansion



Figure 18: View of the domed water well to the east of the cancer care centre



Figure 19: View south-west, showing the location of the proposed bed extension for the cancer care centre and the view to Garrad House and surrounding heritage items



Figure 20: The location of the proposed bed extension for the cancer care centre

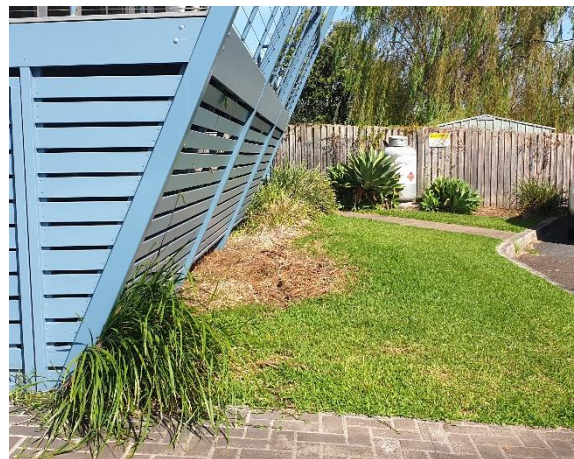


Figure 21: View west, showing the location of the proposed bed extension for the cancer care centre

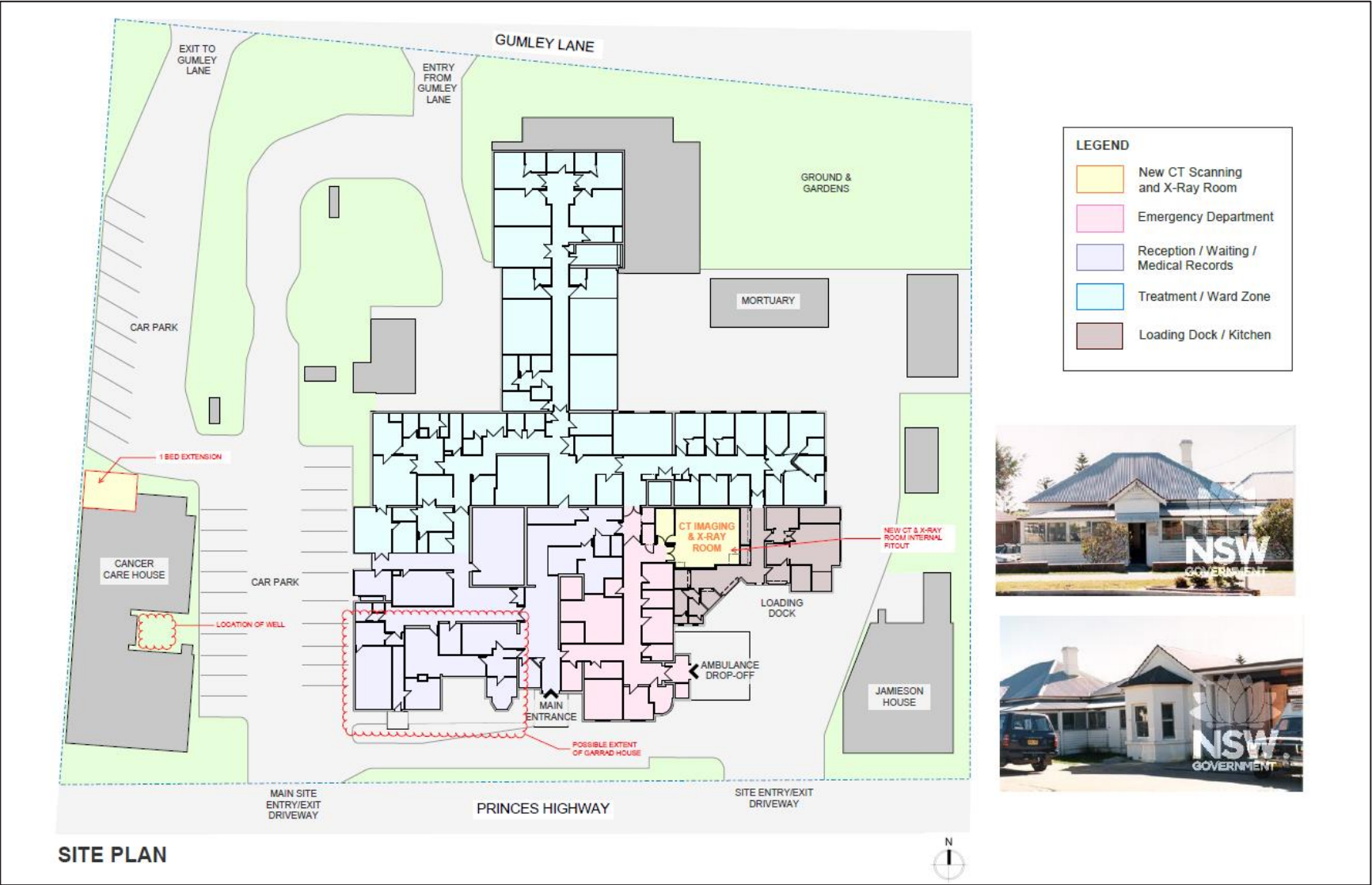


Figure 22: Site plan of works (Johnstaff, 2025)



Figure 23: Approximate original footprint of Garrad House and approximate extent of well

2. Significance Assessment

2.1. Statement of Significance

The study area is situated wholly within the curtilage of 'Garrad House - Federation Period Farmhouse and Well' (Shoalhaven LEP 2014 No. 281). The listing includes the following statement of significance:

Federation weatherboard residence and well, Garrad House - Federation period farmhouse. Garrad House, built in 1908, illustrates the growth of medical services in the Milton-Ulladulla district. Historic, aesthetic and social value. Good example of a Federation period house in the local idiom. Local significance (Shoalhaven).

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. These include historical, associative, social, aesthetic, research potential, rarity, and representative. The significance of the study area in relation to the criteria is discussed in Section 2.2.

Table 2: Relevant significance criteria

Criteria	Significance Assessment
A – Historical Significance Guidelines for Inclusion <ul style="list-style-type: none"> shows evidence of a significant human activity is associated with a significant activity or historical phase maintains or shows the continuity of a historical process or activity 	N/A
B – Historical Association Guidelines for Inclusion <ul style="list-style-type: none"> shows evidence of a significant human occupation is associated with a significant event, person, or group of persons 	N/A
C – Aesthetic Significance Guidelines for Inclusion <ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement is the inspiration for a creative or technical innovation or achievement is aesthetically distinctive has landmark qualities exemplifies a particular taste, style or technology 	N/A
D – Social Significance Guidelines for Inclusion <ul style="list-style-type: none"> is important for its associations with an identifiable group is important to a community's sense of place 	N/A
E – Research Potential Guidelines for Inclusion <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information 	N/A

Criteria	Significance Assessment
<ul style="list-style-type: none"> is an important benchmark or reference site or type provides evidence of past human cultures that is unavailable elsewhere 	
F – Rarity Guidelines for Inclusion <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process demonstrates a process, custom or other human activity that is in danger of being lost shows unusually accurate evidence of a significant human activity is the only example of its type demonstrates designs or techniques of exceptional interest shows rare evidence of a significant human activity important to a community 	This item is assessed as historically rare locally.
G – Representative Guidelines for Inclusion: <ul style="list-style-type: none"> is a fine example of its type has the principal characteristics of an important class or group of items has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity is a significant variation to a class of items is part of a group which collectively illustrates a representative type is outstanding because of its setting, condition or size is outstanding because of its integrity or the esteem in which it is held 	This item is assessed as aesthetically representative locally. This item is assessed as historically representative locally. This item is assessed as socially representative locally.

2.2. Significance of the proposed work area

The proposed work area is located in a later extension to the east of the original buildings. While the entire site curtilage includes all buildings in the hospital group, the original fabric and layout of the two earliest buildings are the significant elements of the listing. The proposal does not overlap with the original Garrad House footprint or the historical well. The proposed work area – the Cancer Care Centre and X- CT Scanning/X-Ray Room – has no heritage associations or significance. While the Cancer Care Centre is situated on the footprint of the now demolished Minto House, this structure is not referenced within the heritage listing.

3. Proposed works

3.1. The proposal

The proposed works involve two components:

- Upgrade and expansion of CT Scanning/X-Ray Room, which would involve:
 - Demolition of internal walls
 - Removal of floor finish/underlay
 - Removal of ceiling and associated fittings
 - Construction of new fire rated walls
 - Replacement of doors
 - New internal walls for storage rooms
 - Subsurface excavation for structural reinforcement within the footprint of CT Scanning/X-Ray Room

Refer to Figure 24 and Figure 25 for proposed plan of works and demolition plan.

- Bed extension works within Cancer Care Centre, which would involve:
 - The demolition of a portion of the existing deck – to be saw cut and removed
 - The demolition of timber stairs leading to existing deck – to be saw cut and removed
 - Removal of deck wall
 - Building extension works for one new bedroom with ensuite
 - Construction of new fire rated walls
 - New internal doors in new bed extension area, consult room 3 and reception room
 - New stairway constructed parallel to deck

Refer to Figure 26 and Figure 27 for proposed plan of works and demolition plan.

No works are proposed for the interior, exterior or shared walls of Garrad House. No works are proposed in proximity to the well.

Excavation works undertaken within the CT Scanning/X-Ray Room are proposed within previously disturbed ground.

3.2. Background

3.2.1. Pre-lodgement consultation

No pre-lodgement information has been provided.

3.2.2. Considerations of alternatives

The alternative consideration to the project is to 'do nothing' which would be an impediment to the operation, use and effectiveness of the hospital and the wider community. The proposed works seek to improve the X-Ray/CT Scan capabilities within the hospital as well as increase the beds within the Cancer Care Centre. No alternatives are required as no heritage fabric or layout will be impacted, obscured or removed.

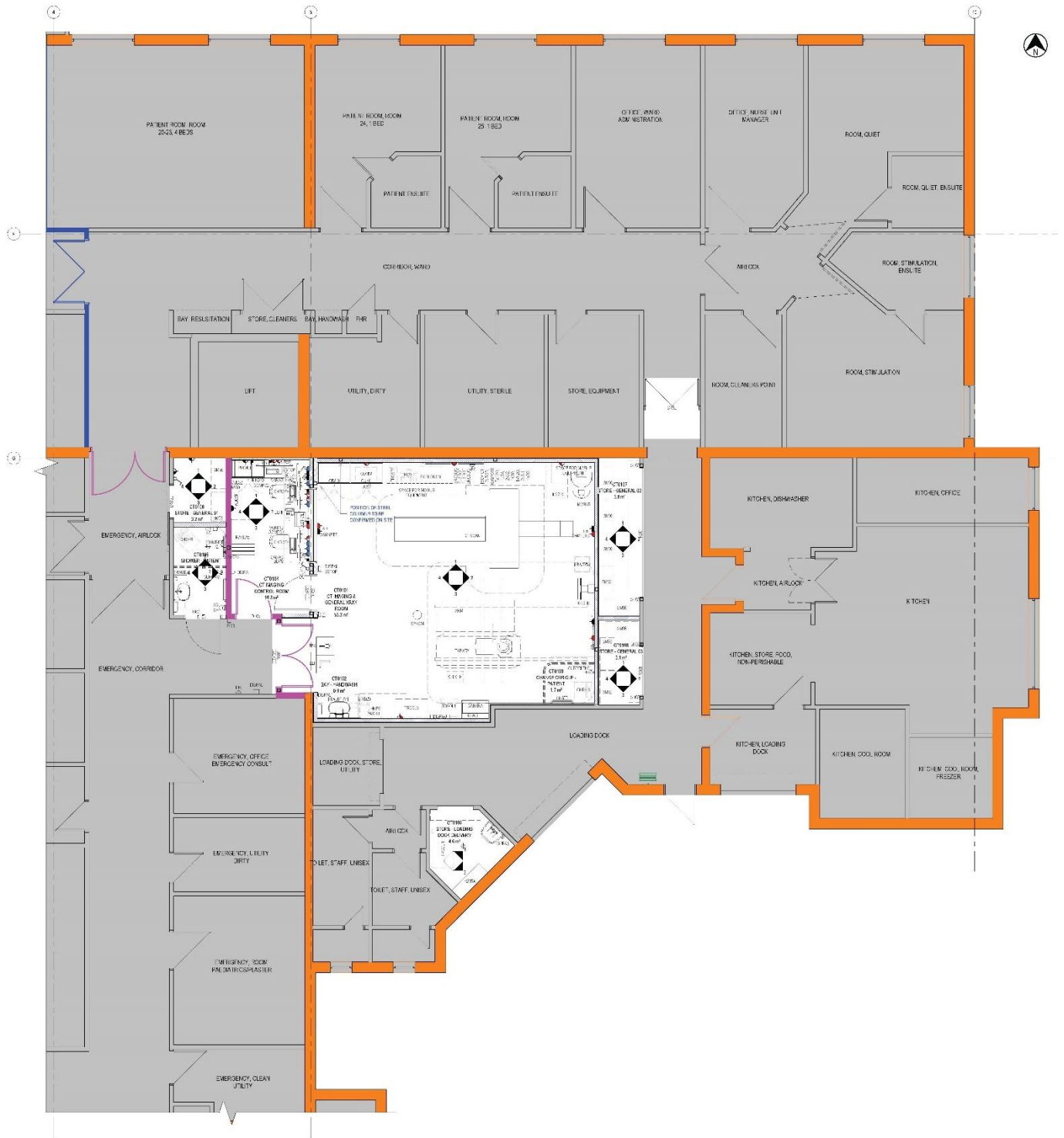


Figure 24: CT Scanning/X-Ray Room Plan (Jacobs, 2025)

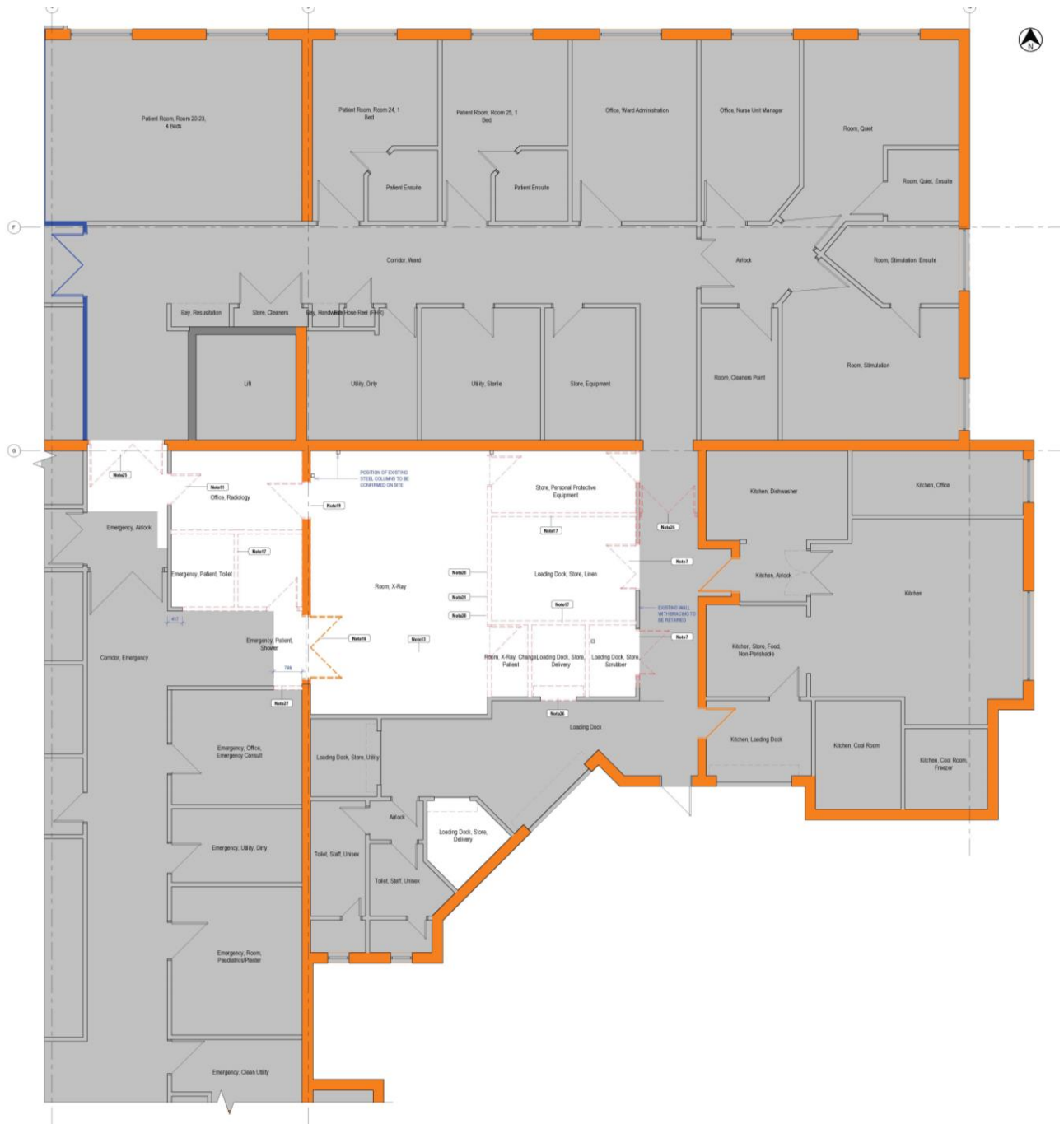


Figure 25: CT Scanning/X-Ray Room Demolition Plan (Jacobs, 2025)

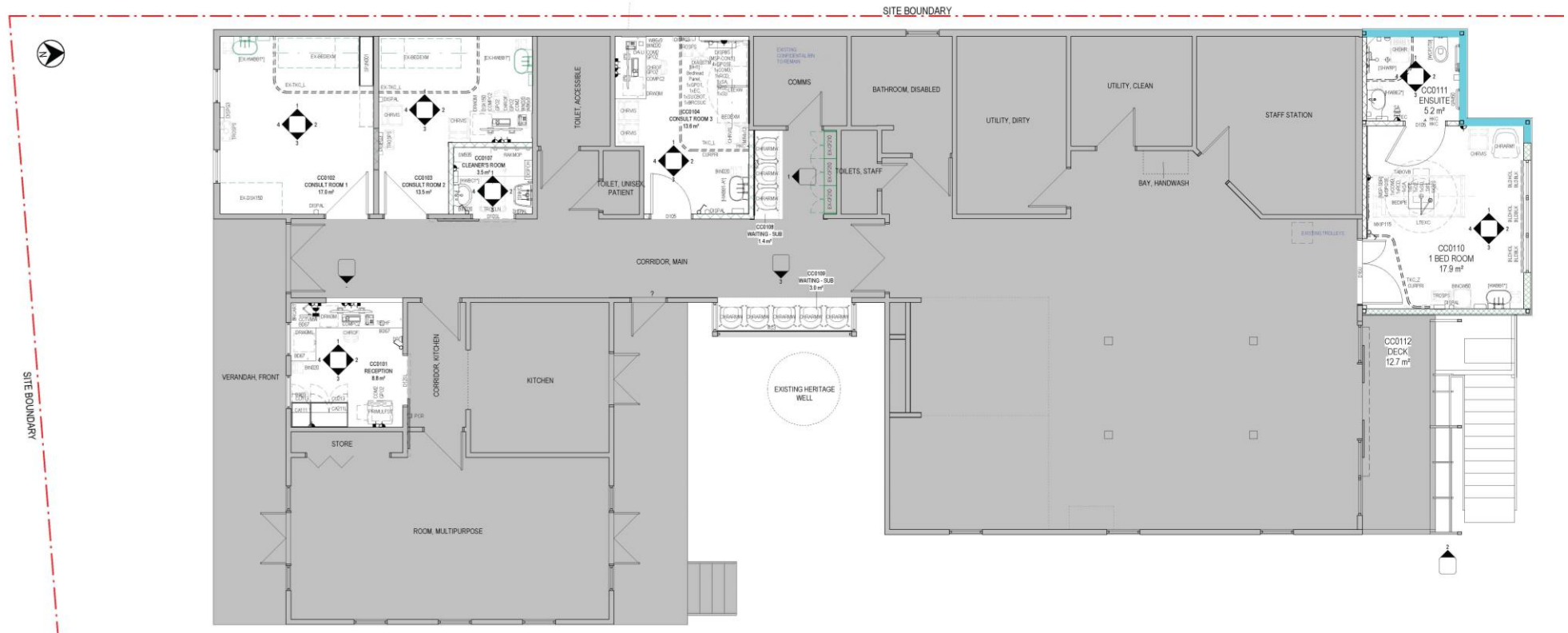


Figure 26: Cancer Care Centre Plan (Jacobs, 2025)

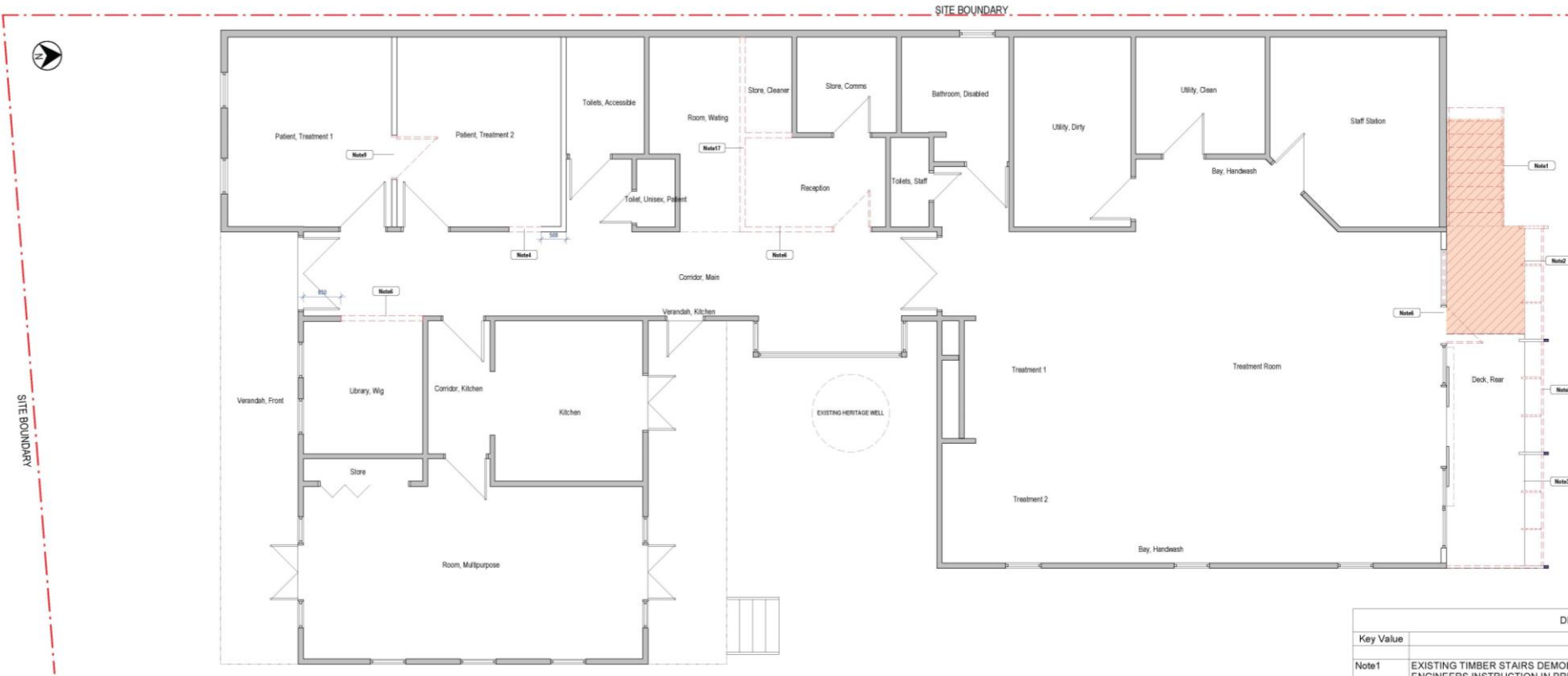


Figure 27: Cancer Care Centre Demolition Plan (Jacobs, 2025)

4. Heritage Impact Assessment

4.1. Matters for consideration

Before making decisions to change a heritage item it is important to fully consider all parts. This leads to decisions that will retain heritage values in the future. Each of the following aspects have been considered in relation to *Assessing heritage significance* (Heritage NSW 2023a) and following the approach in *Guidelines for preparing a statement of heritage impact* (Heritage NSW 2023b).

4.1.1. Fabric and spatial arrangement

The proposed works will modify the spatial arrangement of the CT and Xray Room through internal room expansion and an additional room will be added to the rear of a separate modern building. The works will not impact on the fabric or spatial arrangement of Garrad House.

4.1.2. Setting, views and vistas

The internal works concerned with the X-Ray/CT Scanning room will have no impact on the setting, views or vistas of the heritage item. The bed extension of the Cancer Care Centre has a clear line of sight to Garrad House and neighbouring heritage items ('Victorian weatherboard residence and shop' [SLEP 2014 Item No. 280]; 'Late Victorian Georgian Brick Residence' [SLEP 2014 Item No. 297]). The setting in which the bed extension is proposed has no heritage significance and no significant views to and from the item have been identified. The new room is located at the rear of the existing Cancer Care House and will not be seen from the Princes Highway frontage.

4.1.3. Landscape

The X-Ray/CT Scanning Room works will not involve landscaping. No landscaping or re-vegetation works are proposed under the bed extension works. The location of the new extension is already highly disturbed and does not contain significant vegetation or plantings.

4.1.4. Use

The proposed works have no impact on the ongoing use of the site as a hospital. Garrad House has historically been utilised for medical purposes, including nurse quarters and Bush Medical Centre for over 100 years.

4.1.5. Demolition

Partial demolition is proposed along the northern extent of the Cancer Care Centre which dates to 2006. The demolition will not have any impact on the fabric or setting of Garrad House, being at least 24 m from western wall of Garrad House.

4.1.6. Curtilage

The proposed works are within the curtilage of the heritage item and will have no impact on the curtilage of the heritage item.

4.1.7. Moveable heritage

No movable heritage has been identified. The proposed works will have no impact on any moveable heritage within the heritage item.

4.1.8. Aboriginal cultural heritage

The heritage listing makes no reference to any Aboriginal cultural heritage values associated with the heritage item. No Aboriginal sites are located within the curtilage of the heritage item.

4.1.9. Historical archaeology

The X-Ray/CT Scan Room works involve ground excavation works for structural reinforcement. Excavation is proposed within previously disturbed ground and archaeology, if present, is unlikely to be impacted through the proposed works.

The proposed bed extension works are partially within the existing footprint of the Cancer Care Centre and partially on undeveloped ground between the curb and existing building. The Cancer Care Centre comprises of two separate buildings, the northern building being the most recent addition. The southern building is situated on the footprint of the historic Minto House which was destroyed by fire in 2005 and subsequently demolished. Due to large scale site clearance and construction, the potential for historical archaeology is assessed as low.

4.1.10. Natural heritage

The heritage listing does not identify the item as a place of natural heritage values. The proposed works will not impact on any natural heritage.

4.1.11. Conservation areas

The proposed works are not situated within a conservation area. The proposed works will not impact on any conservation areas.

4.1.12. Cumulative impacts

The significance of the heritage item is tied to the intactness of Garrad House as well as the well cited in the listing. The evident intactness of Garrad House is largely external, with the majority of the interior modified for its use as a hospital, with some original features surviving particularly in the hall and front part of the building. The X-Ray/CT Scan works are internal and situated within an area of the hospital that is an addition outside of the original Garrad House footprint.

The proposed bed extension works do not propose any physical impacts to Garrad House nor the well. The overall footprint of the hospital would be modified slightly. The works pose a minor cumulative impact to an already highly developed footprint. Future -development of the hospital has the potential to encroach, crowd and/or impact the visual setting of Garrad House.

4.1.13. Local Environment Plan

Table 3: Shoalhaven LEP 2014 Part 5.10 'Heritage Conservation'

Clause	Discussion
Objectives	
The objectives of this clause are as follows:	
a)	to conserve the environmental heritage of Shoalhaven
b)	to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
c)	to conserve archaeological sites,

Clause	Discussion
d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	
<p>2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>disturbing or excavating an Aboriginal place of heritage significance,</p> <p>erecting a building on land:</p> <p>on which a heritage item is located or that is within a heritage conservation area, or</p> <p>on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>subdividing land:</p> <p>on which a heritage item is located or that is within (i) a heritage conservation area, or;</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	<p>The study area is a locally listed heritage item. The proposed works will not disturb or destroy known Aboriginal or historical archaeological objects or relics.</p> <p>The property is not located in a conservation area.</p> <p>This SOHI is required to consider potential impacts to the heritage item.</p> <p>It is considered that the proposed works would not impact the identified heritage significance of the item.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>This SOHI has been prepared to accompany a Review of Environmental Factors for the proposed works, in order to assist the consent authority in determining the impact of them upon the heritage listed subject site.</p>
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>a) on land on which a heritage item is located, or</p> <p>b) on land that is within a heritage conservation area, or</p> <p>c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>Require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This document fulfils this requirement as the study area is land on which a heritage item is located.</p>

5. Conclusion and Recommendations

The proposed works are concerned with upgrades to the hospital, including internal works to improve the capabilities of CT Scanning/X-Ray services and building extension works for the Cancer Care Centre for the addition of a bed with ensuite. The works include both internal and external demolition works. The proposed works are situated within the curtilage of 'Garrad House - Federation Period Farmhouse and Well' (Shoalhaven LEP 2014 No. 281) which is the original building in the hospital group. The proposed works are located outside of the footprint of Garrad House and not in proximity to the well. Under the proposed scope of works, minor earthworks are proposed, however no archaeology is envisaged to be impacted under the scope of works.

The proposed works will not impact on the heritage significance of 'Garrad House - Federation Period Farmhouse and Well' (Shoalhaven LEP 2014 No. 281).

5.1. Mitigation

- Works should be undertaken with the philosophy of 'do what is necessary and as little as possible'.
- A heritage induction should be provided to all tradespersons entering and working at the site. The induction would highlight significant elements within the site and outline the unexpected finds procedure (provided below) to avoid inadvertent damage to significant heritage values.
- During all phases of construction, the location of the domed water well must be a no-go zone for any heavy equipment due to risk of collapse. The location must be marked on all plans. See Figure 23 for well extent.
- Protect heritage fabric from inadvertent damage by locating materials and laydown areas at a distance from significant buildings.

5.2. Recommendations

Recommendation 1 – Unexpected finds procedure

An 'unexpected heritage find' can be defined as any unanticipated archaeological discovery, that has not been previously assessed or is not covered by an existing approval under the *Heritage Act 1977* (Heritage Act) or *National Parks and Wildlife Act 1974* (NPW Act). These discoveries are categorised as either:

- Aboriginal objects (archaeological remains i.e.: stone tools),
- Historic (non-Aboriginal) heritage items (archaeological remains (i.e., artefacts) or movable objects),
- Human skeletal remains.

Should any unexpected historical archaeology be uncovered during any future excavation works, the following procedure must be adhered to:

- Stop all work in the immediate area of the item and notify the Project Manager.
- Establish a 'no-go zone' around the item. Use high visibility fencing, where practical. Inform all site personnel about the no-go zone.

- No work is to be undertaken within this zone until further investigations are completed.
- Engage a suitably qualified and experienced Archaeologist to assess the finds.
- The Heritage Council must be notified if the finds are of local or state significance. Additional approvals will be required before works can recommence on site.

If the item is assessed as not a 'relic', a 'heritage item' or an 'Aboriginal object' by the Archaeologist, work can proceed with advice provided in writing.

6. References

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

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

Heritage Office 2002, *Statements of Heritage Impact*, Heritage Office, Parramatta.

Land and Property Department Six Maps: (<https://maps.six.nsw.gov.au/>)

State Heritage Inventory: *Garrad House – Federation Period Farmhouse and Well*. Accessed 5 March 2025, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2390533>

