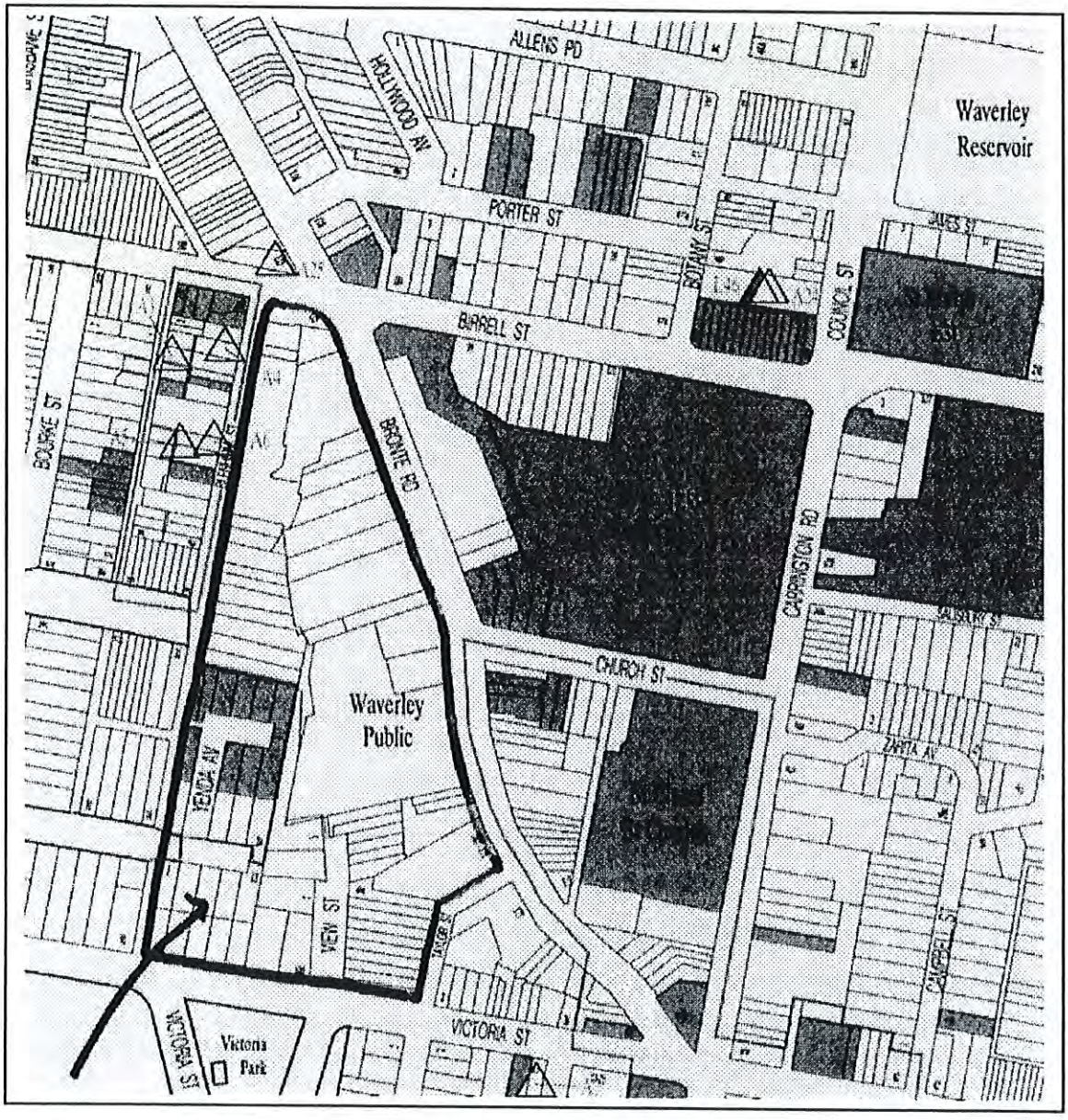


Figure 3.5 Site Environs

4.0 HERITAGE CONTROLS

4.1 Statutory Controls

4.1.1 Australian Heritage Council

The Australian Heritage Council (AHC) is the principal advisor to the Australian Government on heritage matters, having replaced the Australian Heritage Commission in early 2004. The AHC assesses nominations for the National Heritage List and the Commonwealth Heritage List and compiles and maintains the Register of the National Estate, an inventory of places of significance in Australia.

The subject property is listed on the Register of the National Estate (002469) both as a group and the individual buildings including the main building *Edina* (Vickery Building) and the two houses, *Banksia* and *Wych Hazel*. Refer to Appendix B Inventory Sheet.

4.1.2 Heritage Council of NSW

State Heritage Register

Under the Heritage Act 1977 (amended 1998) (HA), the Heritage Council of NSW administers and maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the State Heritage Register.

State Heritage Inventory

The Heritage Office also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is included on the SHI as a group (Database No. 2620032), grounds (Database No. 2620357) and individual buildings including *Edina* (Vickery Building), *Ellerslie, Banksia* and *Wych Hazel* (sic), Chapel, Maternity Building (Morgan Building), Stables (Maintenance) Bungalow Birrell Street. and Cottage Birrell Street

The primary listing sheets from the Inventory are attached as Appendix C.

The listing on the inventory has no statutory implications for redevelopment at the site. In this instance the listing reflects the listing of the place and elements as a heritage item on the *Waverley Local Environment Plan 1996.*

Archaeological Investigations

The *Heritage Act 1977* provides for the management of archaeological relics that are defined under the Act as

> *any deposit, object or material evidence relating to the settlement of the area that comprises New South Wales, not being aboriginal settlement; and which is fifty or more years old. s. 4(1)*

The Heritage Office is responsible for the issuing permits to undertake archaeological excavation. Disturbance or development site that contains relics may require the issue of a permit from the heritage Office under Section 140 of the *Heritage Act.*

4.1.3 Waverley Council

The local authority for the area is the Waverley Council. The subject site (identified as War Memorial Hospital) is included in *Schedule 5-Heritage Items* of the *Waverley Local Environmental Plan 1996* (as amended) (LEP).

The sites are identified as:

Birrell Street	War Memorial Hospital Group
Church Street	Edina War Memorial Hospital Group Former Stables War Memorial Hospital

Part of the nursing home site is not included in the heritage boundary (Figure 4.1)

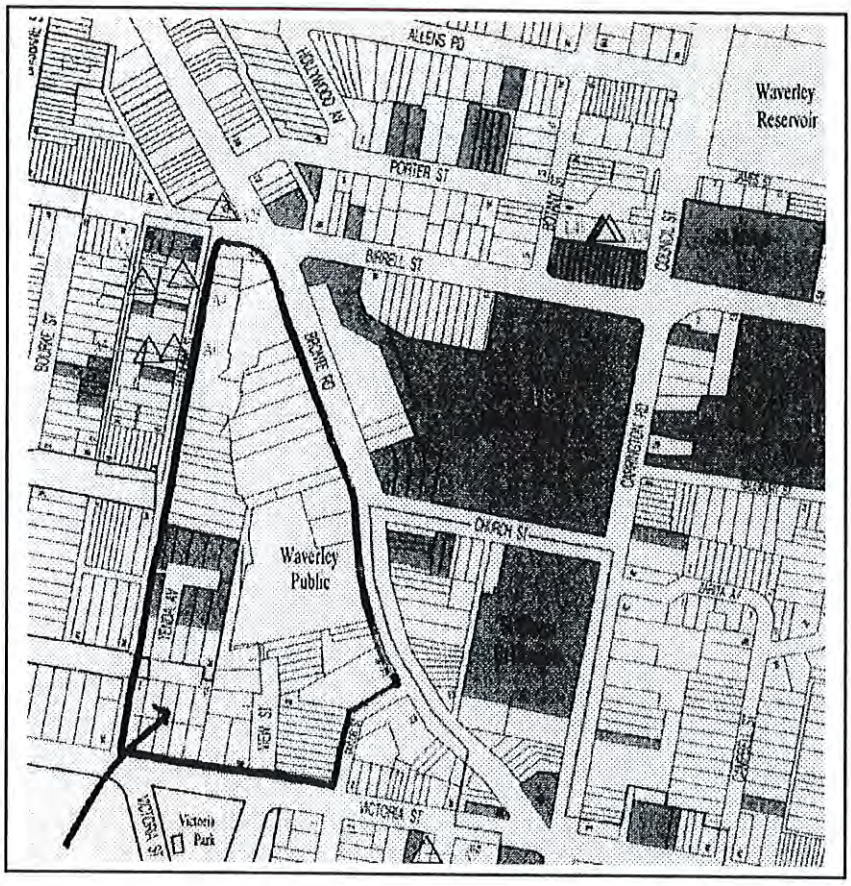


Figure 4.1 Waverley Council Heritage Map

Note the area along Bronte Road not included in the heritage area

The site is also in the vicinity of a number of heritage items in the surrounding streets:

- Bronte Road, Waverley Telephone Exchange
- 1-3 Church Street
- 2-8 Church Street
- 25 Carrington Road (Chapel St. Clare Convent)
- St Clare's, St. Charles
- 12 Carrington Road
- Waverley College

Development at the site would be the subject of *Part 4 – Heritage Provisions* of the *Waverley Local Environmental Plan 1996* (as amended). Development may also be considered against the guidelines contained in the *Waverley Development Control Plan No. 18. Heritage Conservation,1977* (as amended).

4.2 Non-Statutory Controls

4.2.1 National Trust of Australia (NSW)

The National Trust of Australia (NSW) is a non-government, community organisation dedicated to the conservation of Australia's heritage. The Trust compiles and maintains a register of places of heritage significance in NSW, known as the Register of the National Trust of Australia (NSW).

The War Memorial Hospital is currently listed on the register of the National Trust of Australia (NSW). The listing relates to the Victorian buildings to the north of the 1935 maternity wards (Morgan Building). Refer to Appendix D Inventory Sheet. Listing on the Register has no statutory implications but is a well-regarded authority on significant places.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 Preamble

Waverley War Memorial Hospital is a site with a rich overlay of historical development, uses, built form and landscape. The development history of the site can be divided into two distinct, main phases:

PHASE I	1840-1919	Early subdivision and residential development
PHASE II	1919-	Hospital use

Within each of these main phases there are other divisions that can be made but in essence the site is characterised by the Victorian collection of buildings and remnant landscape that was built by and for the Vickery family in Phase 1 overlaid with an eclectic collection of hospital buildings in Phase II.

The following assessment of significance reflects the two main phases and also the use during each phase. There is some overlap as some parts would have served each phase in the same manner (eg the garden for recreation) but the change to a hospital use would have ended the use of the site as a rich, and important, gentleman's estate. This change from private, family use to public institutional use is quite important in terms of assessing significance as the day to day use of each part of the building would have changed overnight. The occupiers' and the public perception of the place would have changed with it. This is apparent is the current site, where the elements of day to day Victorian life (kitchens, vegetable gardens, glass houses, tennis courts etc) are gone and it is the modern, slightly incongruous, medical use that predominates.

While the assessment of significance stands alone there is some importance in the relationship of the built elements to use. This may seem axiomatic, but it is important in the context of this report as the relative significance of the elements to each phase is of importance to the future conservation of the site. A grand Victorian house converted to a hospital may have less aesthetic and technical merit than a building purpose designed as a hospital in the context of it being a hospital. At Waverley decisions may have to be made that relate to the significance of the place as a hospital rather than a Victorian estate and an assessment is made in Section 6.0 of the relative merits of the buildings for medical or associated uses.

There has been considerable development at the site since its conversion to a Hospital. Though some of the introduced elements are quite admirable (eg the Morgan building) the site has suffered in the transition from strategic masterplan that might have avoided the loss of some important landscape elements and the inappropriate use and alteration of the buildings from Phase 1. Some of the later buildings are quite intrusive, particularly those close to the Victorian precinct leading to *Edina* containing *Ellerslie*, *Banksia* and *Wych Hazel*.

5.2 Historical Development and Associations

5.2.1 Early Use

The early use of the site by the Gordon family is unclear due to the lack of historical data. It would seem that there were buildings on the site predating the Vickery's. *Ellerslie* and *Edina* may contain remnants of former buildings, but the overlay is so dominant that the significance of these would seem low. The Norfolk Island Pines that tower over the garden may also date from this time and, if this is the case, it is interesting that *Edina* was planned on the central axis between the two.

We consider the earlier associations with Gordon are of lesser importance but would be of some potential significance if evidence of the occupation of the site is obtained.

5.2.2 Vickery Family

The site is intimately associated with the Vickery family. They purchased the site, developed it as a Victorian Estate and built large homes for themselves and their families. Like many such families in New South Wales they built their wealth on trade and then moved into the political sphere becoming prominent in Sydney society. The family had strong associations with the Methodist

Church that later resulted in the philanthropic bequest of the site to the Church for hospital use. It is a family pattern repeated throughout Sydney where wealthy patrons donated their extensive homes and grounds to church or public institutions. It has been the salvation of many important houses.

5.2.3 Later Associations

As with many hospitals that relied on public subscriptions to survive the hospital is associated with many benefactors and functionaries by whose efforts the Hospital survived and grew. These associations are quite typical of other similar institutions.

5.2.4 Attribution and Buildings

The architects for all of the buildings at the site have not been identified. The plan of 1853 Figure 2.1) shows a subdivision to the west with buildings and a large house to the north close to what is now Birrell Street. There is physical evidence at *Ellerslie* of an earlier building and Rosalie Thomas's sketch of 1870 (Figure 2.4) may show this house in its earlier form (*Rockhampton*) The purpose of the drive to the south of the site shown in the sketch is not clear.

There is some evidence in the sketch of 1883 (Figure 2.5) that the rear wing of *Edina* predated the main house. The sketch is remarkably like the current configuration of *Edina*, but is obviously a smaller and less grand building. This may have been built by Ebenezer Vickery with the intent of expanding when the main house was built. The stylistic overlay that occurred when the main house was has been quite comprehensive and the detailing is as per the main house.

There was obviously a connection between the architect Colonel Thomas Rowe and Ebenezer Vickery, perhaps through the Methodist Church in which both were active. Rowe had his chambers in Vickery's building in Pitt Street. The attribution of *Edina*, *Ellerslie*, *Wych Hazel* and *Banksia* to Rowe is conjectural, but fairly sound.

Where the later buildings on the site have been identified the architect is noted in the listing sheet for each building and some assessment of significance is included there. The site has a juxtaposition of buildings of many eras and styles that are often reflective of the fashion of the day. Where the building has considerable merit in its own right it is included below. The most important buildings in this regard are the Morgan maternity wing to the design of Noel W. McPherson and the Chapel (architect unknown). Other structures on the site are either domestic in scale and typical in style or utilitarian buildings of little merit. The location of some of these would considered unsympathetic in terms of the Victorian configuration of the site but this should be put into the context of the change of use that would have set a different (and perfectly valid) set of priorities for the place.

5.3 Landscape

The design of the landscape to the site is less clear. There is some evidence that the garden (or parts of it) was established prior to its purchase by Vickery as the Norfolk Island Pines appear to predate *Edina*. Gordon was a surveyor and presumably had experience in site design and layout. The site has been terraced from east to west that would have involved considerable earthworks. However, this feature is not an uncommon approach in Victorian house design where control of the landscape and the extensive use of lawns was a feature.

In the 1870 sketch Gordon's house, *Rockhampton*, appears to be quite a substantial colonial style house with verandahs all round. A high timber fence runs from the house suggesting that the remaining grounds may have been used for stock or leased. A photograph of Birrell Street (Figure 2.1) from the same period shows a semi rural layout with large houses on large blocks with little plantings and crude fencing. The Norfolk Island Pines to the left of the photograph may be those extant at the Hospital and the maturity of the garden in the 1870 sketch suggests it had been established for some time.

The centre of the site has ongoing problems with seepage that may account for pool shown in the photograph c. 1921 (Figure 2.13). An experienced surveyor would have been aware of the need to deal with this and it may account for the location of the buildings to the perimeter of the site. The pool may have provided water for the gardens as well as a sink for a natural spring.

The gardens were obviously of importance to the Vickery's. Early photographs show extensive lawns, clipped hedgerows, mature trees, terracing, paths and garden statuary. The site was fenced all round with impressive cast iron and wrought iron gates, stone walls and wrought iron fencing. There was a handsome Victorian gardener's cottage at the north-east gate that was bequested for the use of Mr. Bennett, the then gardener. Early photographs and plans also show a formed close between *Ellerslie* and the two opposite houses *Banksia* and *Wych Hazel* with grassed banks, stone posts and palisade fences (Figures 2.10 & 2.11). These are also shown on the Water Corporation plan of 1887. The angled drive from Birrell has an odd orientation but may relate to the earlier house, *Rockhampton* that is shown with a circular drive. The angled drive remains to this day but its Victorian detail has been largely lost.

The overall layout of the early site has been considerably obscured by the later residential subdivisions to the north and west and the hospital development to the north-east along the former drive and to the south with the Morgan wing. The early photographs of the gardens and the aerial photograph in 1951 are suggestive of the original layout with formal, terraced areas in front of *Edina* and a more naturalistic and heavily planted area to the north west along the drive. It should be remembered that Carrington Road had no linkage to Bondi junction till quite recently and Bronte Road would have been the main thoroughfare from the city for the businessmen returning from their city offices. The thoroughfare to the rear of the site would have been considerably quieter. The primary site entry was at the corner of Bronte Road and Birrell Street through an extant set of handsome cast iron gates and gateposts, past the stone lodge, up through the tree lined drive to the east of the site that then opened out to a broad vista of *Edina* set on a grassed plinth. Presumably carriages would have then crossed the front of the house, dropped off the passengers and then carried on to the stables to the rear. This planned Victorian experience has been lost by the later development at the site. This is to be expected by the more utilitarian requirements for the hospital that has greater traffic requirements and parking on site. This has also resulted in the loss of garden around the major buildings and deterioration in their setting. The Victorian plantings and features to the lower section of the site have been removed and only remnant trees remain along with parts of the perimeter fences and gates.

There are considerable later plantings of Palm Trees that are now quite mature and have a strong visual presence in the garden. They obscure the former Victorian layout but are an important key to the later Hospital development and representative of Inter-war garden design.

5.4 Archaeology and Technological

It is apparent that there may be remains of former structures and layouts on the site and it is reasonable to assume, based on the available evidence that the more significant of these will relate to the Victorian elements and buildings. The significance of these can be put at the lesser end of the scale.

The earlier buildings were not designed as a hospital and were converted to this use. In this regard they demonstrate no particular importance in the development hospital planning, construction and services. Some of the later buildings, and in particular the Morgan maternity block did, were purpose designed and represented the prevailing attitudes to hospital layouts and the importance of recreation and fresh air.

As the hospital became less medicalised with the provision of aged care and respite accommodation the need to reflect cutting edge hospital design, or even contemporary architecture, receded and the later buildings on the site have little technological significance.

5.5 Medical Developments

There is no record of any particular medical development or area of practice that give significance in a technical sense. The Hospital has changed its service provisions over the years and was not established as a teaching hospital. Nurse were trained and lived at the Hospital in line with common practice.

5.6 Social Significance

Since its inception in 1919 the Hospital would have played a role in the provision of medical services in the Eastern suburbs and beyond. Its limited size and the variety of its services over the years would have lessened any specific connection with one group, or with the provision of specialised medical services. Over 30,000 children were born in the Morgan maternity wing providing a treasured connection with the Hospital for many people throughout Sydney.

The sense of internal community that hospitals had when staff lived and trained on site and were provided with recreational and dining facilities has been diluted in most hospitals over the years. The sense of a closed, almost religious community, is of less significance now than it may have been in the past. Economics has almost taken over from the provision of services as the primary driver of hospital character.

The Hospital was provided for from funds raised by the Methodist Church and the Hospital continues to have links with the Uniting Church whose members must take pride in the service the hospital has provided.

The hospital grounds provide welcome green space in a built up suburb but they do not serve as a public park in the normal sense. The Hospital is semi-private in some regards and generalised public use of the grounds is not encouraged. The site is appreciated as publicly accessible, remnant Victorian garden, particularly in the formal garden in front of *Edina*.

5.7 Comparative Sites

As discussed above, the philanthropic yearnings of the wealthy of Sydney allied to the community service aspirations of church organisations has resulted in similar sites being established across Sydney, for example: St Lukes Hospital, Kings Cross; St Joseph's, Auburn; St Vincent's, Darlinghurst and St. Lawrence Private Hospital, Ashfield (formerly Hillingdon)

The hospitals were based around existing houses that were converted to hospital use then the sites developed in the manner of Waverley. St. Joseph's has a similar Boom-Time Italianate Victorian house next to the site.

6.0 CRITERIA FOR ASSESSMENT OF SIGNIFICANCE

6.1 Generally

As discussed above, the overlay of historical elements of the site is quite distinct and the assessment of significance against the criteria has been broken down accordingly to reflect the main phases of development. The relative rankings of significance are discussed later in the report.

6.2 Terms

The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use* and *cultural significance* used in this study are as defined in the Australia ICOMOS *Burra Charter* (see Appendix E).

6.3 Criteria for Assessment

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property. The following assessment is based on these guidelines.

An item will be considered to be of State (or) local significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.

6.3.1 Criterion (a)

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

Phase 1 - Primary

The Waverley War Memorial Hospital is the site of a large Victorian Estate commenced in the 1840's but largely complete in the 1880's when in the ownership of the Vickery family. The site contains extensive remains of the Estate including *Edina* a very good example of a Victorian Italianate mansion with parts of its original extensive garden and outbuildings. It is an example of merchant's villa and estate that was a common expression of the wealth accrued through successful trading in Sydney.

There are original mature trees on the site including two, large Norfolk Island Pines that are local landmarks.

Phase 1 - Secondary

The site contains three good examples of Victorian houses, *Ellerslie*, *Wych Hazel* and *Banksia* that form an interesting Victorian precinct adjacent to *Edina* and which were built for members of the Vickery family.

High State Significance

Phase II - Primary

Waverley War Memorial Hospital is an example of a church funded hospital that was part of a bequest by the Vickery family to the Methodist Church in 1919. It has provided medical services, including a purpose built maternity to the local and wider community since its foundation in 1919.

High Regional Significance

6.3.2 Criterion (b)

An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

Phase I - Primary

The place has strong associations with the Vickery family, a wealthy and influential in Sydney who has established themselves through the boot making and tannery trades and later diversified into general trading and coalmining. Ebenezer Vickery (1827- 1906) was an alderman with Waverley Council and was appointed to the NSW Legislative Council in 1887. The family were active in the Methodist community and bequested their estate at Waverley to the church for the establishment of the hospital in 1919.

Phase 1 - Secondary

The place also has associations with other Vickery family members who occupied or were born at the smaller houses on the site. The children of Mary Jane Waterhouse (nee Vickery) Gustavus Athol Waterhouse (1877-1950), a noted entomologist, and Eben Gowrie Waterhouse (1881-1977) are of particular note.

Edina may have been designed by Colonel Thomas Rowe, a noted Victorian architect.

High Regional Significance

Phase II - Primary

The Hospital has no particular associations with persons of note.

Phase II - Secondary

The Hospital has associations with numerous local dignitaries who were involved in its establishment and running. The idea of the Memorial Hospital was suggested by the Rev. James Green (1867-1948), an army chaplain and a prominent member of the Methodist Church.

Low Regional Significance

6.3.3 Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Phase I - Primary

Waverley War memorial Hospital contains an outstanding group of late Victorian buildings including:

Edina	An large, two storey, colonnaded High Victorian, Boom Time Italianate House and estate completed in 1886 for Ebenezer Vickery that retains much of its original fabric and detail. It has rich external detailing and internal decoration with high quality joinery and plasterwork. The site contains parts of the original estate grounds and outbuildings including the stables to the rear of the house, and gardens including terraced lawns to the front of the house, remnant plantings, statuary, paths and steps and original boundary walls and entry gates. There are original mature trees on the site including two large Norfolk Island Pines that have local landmark status.
Wych Hazel and Banksia	A two storey pair of High Victorian Italianate terrace house that retain much of their original fabric and detail that were built for the Vickery children

Ellerslie	A two storey, High Victorian Italianate house that retains much of their original fabric and detail and that may have been a conversion of an earlier house on the site, Rockhampton possibly built in 1840 for the surveyor Lewis Gordon
	The three houses make an interesting Victorian precinct that is unusual in that it was built on the site for family members

The houses may be examples of the work of Colonel Thomas Rowe and well known and prolific Victorian architect whose works include the Great Synagogue, Elizabeth Street; the Methodist Church in Johnstone Street, Annandale; the Sydney Arcade and the Methodist church at Moruya.

The original site has been compromised by a loss of curtilage and subdivision, the later hospital buildings and unsympathetic alterations, but is still a clear expression of the Victorian gentleman's estate.

High State Significance

Phase II Primary

The site contains later hospital buildings of note including:

The Vickery Memorial Chapel	A hexagonal, single storey brick and stone inter war chapel of unknown design but of considerable architectural merit
Morgan maternity wing	An eclectic Spanish/Mediterranean style white three storey block completed in 1935 to the design of Noel McPherson. The block was sited to preserve the formal gardens to the front of the house.

High Local Significance

6.3.4 Criterion (d)

The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons

Phase I - Primary and Secondary

The place has no special associations with a particular group

Does not meet the criterion

Phase II - Primary

The foundation of the War Memorial Hospital was the results of the efforts of the Methodist Church, and the Vickery family who were strongly involved in the church. The Church ran and funded the Hospital for a considerable period and continue (now as part of the Uniting Church) to oversee the running of the Hospital. The place would have strong associations for the Church body.

The Hospital has provided medical services to the local area and beyond for over eighty years, including the provision of maternity services in the Morgan wing where over 30,000 babies were born.

Regional Significance

6.3.5 Criterion (e)

An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Phase I - Primary

The site contains a large, two storey, colonnaded High Victorian, Boom Time, Italianate House (*Edina*) and estate including parts of the original grounds, stables to the rear of the house and gardens remnant plantings, statuary, paths and steps and original boundary walls and entry gates that give an insight into the planning and workings of the wealthy Victorian Estate.

There is a Victorian precinct of houses adjacent to *Edina* that was built for members of the Vickery family that demonstrate the workings of this wealthy Sydney family.

High State Significance

Phase I - Secondary Significance

The site may contain the remains of the garden layout and structures (drive, entry lodge, pool) that are apparent in early photographs of the site.

The house Ellerslie may be built on the remains of an earlier house on the site, Rockhampton that was built by surveyor Gordon in 1840.

Local Significance

Phase II - Primary

The later hospital buildings are an important in demonstrating the architectural and medical planning ethos current at the time.

Regional Significance

6.3.6 Criterion (f)

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Phase I - Primary

The site contains a very fine example large, two storey, colonnaded house, *Edina*, an outstanding late Victorian "Boom Style" mansion and estate. It is one of the grandest ever built in the Waverley area and certainly the best surviving. The house is in very intact condition and includes parts of the original grounds, stables to the rear of the house and gardens remnant plantings, statuary, paths and steps and original boundary walls and entry gates that are the finest example in the area.

There is an unusual Victorian precinct of houses adjacent to *Edina* that was built for members of the Vickery family.

High State Significance - Rare

Phase II – Primary

The development of the hospital has followed the pattern of similar bequested sites and the collection of later hospital buildings are relatively unremarkable.

Does not meet the criteria

6.3.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of NSW's

Cultural or natural places; or Cultural or natural environments

or a class of the local area's:

Cultural or natural places; or Cultural or natural environments)

Phase I - Primary

The site is representative of the large Victorian Estates that were developed in Sydney by wealthy mercantile families.

The house *Edina* and its remnant grounds and gardens represent the typical Victorian Italianate style Estate planning and layout.

The house *Edina* is an outstanding example of the stylistic expression of the Victorian Boom Italianate mansion in both its planning and detail.

Representative at a State level

Phase II - Primary

The site is an example of a philanthropically bequested Victorian Estate examples of which can be found throughout Sydney.

An example of the privately funded Hospital with a collection of buildings of varying from all periods of the Hospital's development.

Representative at a State level

6.4 Summary and Statement of Cultural Significance

6.4.1 Definitions

The Australia ICOMOS *Burra Charter* defines cultural significance as:

> *..aesthetic, historic, scientific or social value for past, present of future generations.*

6.4.2 Statement of Significance

Waverley War Memorial Hospital is of cultural significance as a hospital and aged care complex that is based a Victorian Estate that was built and developed by the Vickery family, local merchant who had made their wealth through the Boot Manufacturing trade. They were important figures in the Methodist church and local and State politics.

The site contains an outstanding group of late Victorian buildings including *Edina*, a large, two storey, colonnaded Boom-Time High Victorian Italianate House and estate completed in 1886 for Ebenezer Vickery that retains much of its original fabric and detail.

The site contains parts of the original estate grounds and outbuildings including stables, gardens, remnant plantings, statuary, paths and steps and original boundary walls and entry gates.

The site also contains three very good examples Victorian Italianate houses (*Wych Hazel, Banksia* and *Ellerslie*) built for the Vickery children and that retain much of their original fabric and detail and that may have been a conversion of an earlier house on the site, *Rockhampton* possibly built in 1840 for the surveyor Lewis Gordon

The site contains later hospital buildings of note including:

The Vickery Memorial Chapel	a hexagonal, single storey brick and stone Inter War chapel
The Morgan maternity wing	an eclectic Spanish/Mediterranean style white three-storey block completed in 1935 to the design of the architect Noel McPherson.

The Hospital is an example of a religiously inspired benefaction by the Vickery family who were strongly involved in the Methodist church.

The Hospital has provided medical services to the local area and beyond for over eighty years, including the provision of maternity services in the Morgan wing where over 30,000 babies were born.

The site is held in high esteem locally for its landscape qualities.

6.4.3 Level of Significance

From the above a summary of significance can be tabled as follows:

PHASE I VICTORIAN ESTATE

Criterion (a)	High Significance	State
Criterion (b)	High Significance	Regional
Criterion (c)	High Significance	State
Criterion (d)	Does not meet the criterion	
Criterion (e)	High Significance	State
Criterion (f)	Rare - High Significance	State
Criterion (g)	Representative	State

PHASE I HOSPITAL USE

Criterion (a)	Moderate Significance	Regional
Criterion (b)	Low Significance	Regional
Criterion (c)	High Significance	Local
Criterion (d)	High Significance	Local
Criterion (e)	Moderate Significance	Regional
Criterion (f)	Does not meet the criteria	
Criterion (g)	Representative	Regional

It can be seen that the Waverley War Memorial Hospital is a place of **very high cultural significance** and one that should be conserved.

7.0 CONSERVATION STRATEGY

7.1 Generally

Based on the above it is possible to develop a conservation strategy for the place with the primary aims:

1. Maintaining its established cultural significance
2. Setting a reasonable development strategy for:

    - Use of the place
    - Removal of elements
    - Additions and new buildings
    - Archaeology
    - Landscaping

The strategy would be based on the following:

- Cultural Significance of the place
- Relative ranking of significant elements
- Ability to meaningfully conserve and interpret the site
- Opportunities to enhance significance
- Expectation of the proprietor and users
- Statutory controls applicable to the site
- Condition of the buildings

As discussed above, the significance of the place overlaps two significant periods of development each with its own character and development dynamics.

PHASE I	Victorian Estate
PHASE II	Hospital

7.2 Development Dynamics and Significance

In developing a conservation strategy for the place the ongoing development of the place as a hospital is a difficult issue when considered in the light of the two phases of development.

The appropriateness of the initial conversion of the site to a Hospital is not at issue, as at the time when medical technology was less developed there would have been easier fit between use and existing fabric. However, it is clear now that Victorian Italianate buildings are unsuitable for the insertion of intensive, modern, (and ever changing) medical technology. The terms of the bequest ensure that the hospital function will continue in some form or other and in assessing the future of the site this should be borne in mind quite strongly. What may have been appropriate for the development of a Victorian estate may not be suitable for the ongoing development of a working hospital. The donation of the site, its transition to hospital use and its ongoing use has significance in itself that may outweigh the significance of the earlier place.

The first phase is intimately connected with the Vickery family. The establishment of the Victorian Estate was the expression of their newly won mercantile wealth. The later houses were the family consolidation of the site. The subdivisions and bequest the product of the family company decline and the philanthropic leanings towards the Methodist Church.

The second phase was driven by the Church's desire to establish health provision in the eastern suburbs. Buildings were the result of accommodation or medical needs and the availability of funding. Following the provision of government funding, much of the development and use of the site was ad hoc and funds driven.

The conservation needs of the historic buildings may not be compatible with, or economically feasible for, an organization fighting for funds for medical use. However there are feasible opportunities at the site for the conservation of the important elements.

These two development phases were in many ways incompatible. While the buildings may have been easily converted initially, the specialisation of medical services would have made the Victorian buildings unsuitable and intensive change damaging to significant fabric. Hence the new maternity wing in 1935. This remains an issue for the hospital as the Victorian buildings occupy a fair portion of the site and their formal garden setting has, thankfully, been retained. Though it may have been to the detriment of its medical services, the efforts of the Hospital in retaining and maintaining these buildings is admirable An outstanding group of Victorian buildings and their immediate setting has been preserved.

The quandary is the balance between the conservation of the important heritage elements of the Victorian Estate and the conservation of the Hospital as a hospital. The site is very unlikely to return to use as a single-family estate and the associations with the Vickery family are associative, and will remain so. The family bequested the estate to the Church for hospital use and presumably accepted this fate. The hospital has been in operation for over eighty years and the Church wish to continue to provide medical services to the Eastern suburbs. This is particularly so when there is a growing demand for aged care services that form a core part of the Hospital's services.

There is quite a strong argument for the separation, in terms of use and intensity of use, for the major historic elements, or the Victorian Precinct as we are referring to it, and the more specialised medical areas on other parts of the site.

The lack of a long-term development strategy at the site has been to its detriment in built terms as the site has an ad hoc collection of buildings of varying merits. The site would benefit greatly from such a masterplan. There has been a historic lack of a critical mass of hospital buildings to make the site viable and this must be taken into consideration if the conservation of significant elements is to be guaranteed. The construction of a modern additional hospital building may be serious consideration if the place is to be conserved.

The development of a strategy for the site is discussed in the following sections and the significant elements at the place are identified and ranked according to their relative cultural significance. As discussed above the rankings relate to the two phases of development, though some elements (eg the gardens) would have some significance to both.

7.3 Defining Significant Elements

7.3.1 Curtilage

There are several layers of curtilage that overlap and are reasonably easily defined. These are shown on figures 7.1

Historic curtilage	The original site bounded by the four surrounding roads that Ebenezer Vickery managed to purchase to complete the Estate
Current curtilage	The boundary of the site as is, excluding the residential lots owned by the hospital along Birrell Street. These have no physical or visual connection with the site.
Victorian Precinct	The western section of the site that contains the Vickery houses and formal grounds and stables

The early photographs show a distinct change in the garden layout along the line running north south across the site at the second tier of levels (see Figures 2.12 and 2.13). This was reinforced by a hedge (now removed) and is apparent in the line of young camphor laurels and drive that currently divide the site here. Beyond the pint the original garden layout, pond, drive and planting have been lost. The extent of development to the lower portion of the site precludes these being reinstated and this seems a sensible line, when taken into consideration with improvements in the setting of the Victorian houses discussed later, to set as the core historic curtilage to the Victorian Precinct. The line also relates to the Morgan wing that defines the southern boundary of this area.

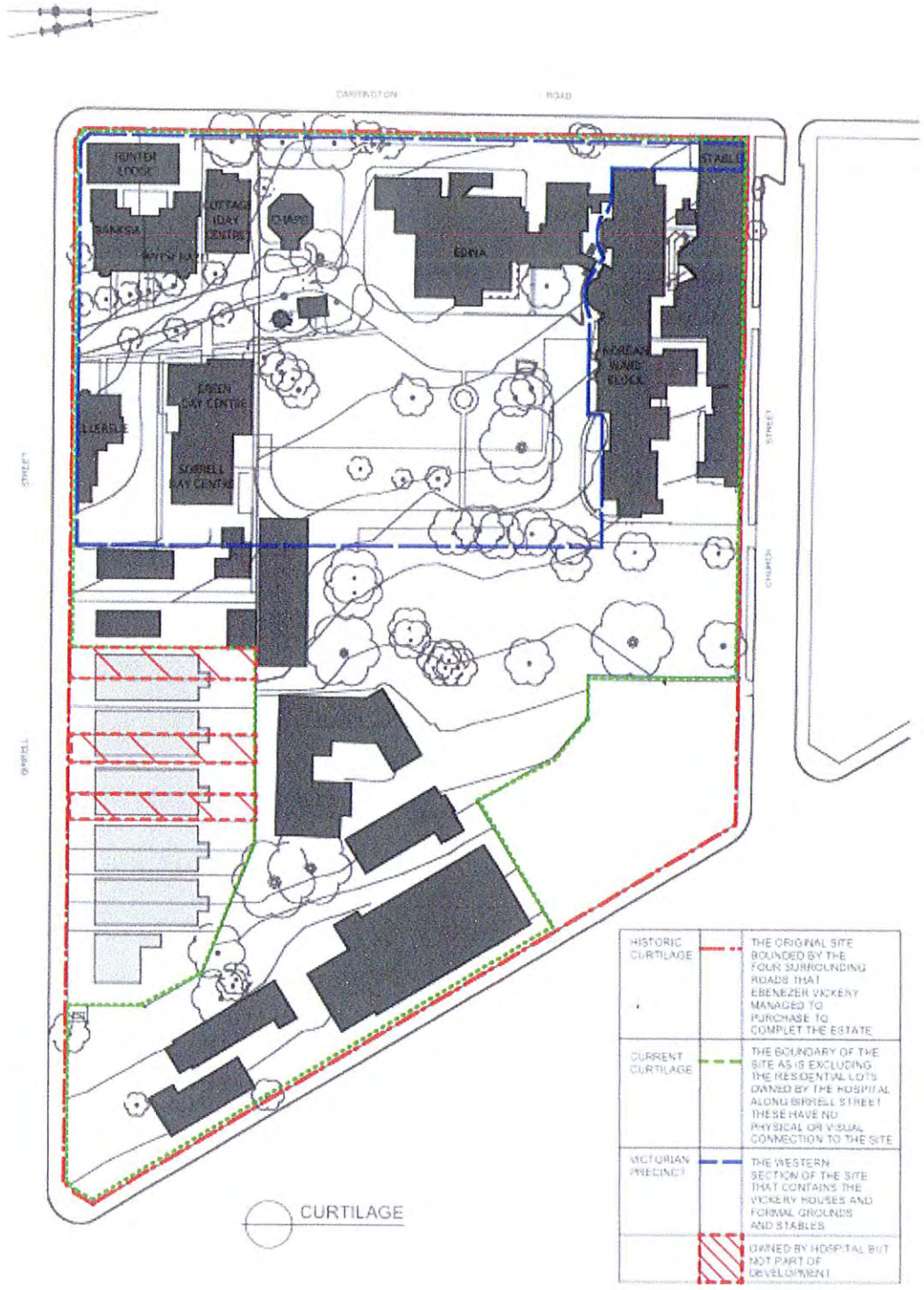


Figure 7.1 Defining Significant Elements Curtilage

7.3.2 Landscape

The landscape areas have been divided into three parts and are shown on figure 7.2:

Primary	The most intact area around the Victorian houses where the formal garden to the house has been retained along with other elements such as trees, fences, gates, statuary and steps
Secondary	Degraded areas where historic elements and planting have been removed and there are extensive areas of car parking and driveways
	Areas where historic elements have been retained but where the setting or original use has been lost (eg entry gates at Bronte Road)
Tertiary	Areas largely developed for hospital use that have lost any sense of their original layout

There has been considerable degrading of the Primary area by the introduction of hardstanding and driveways and the loss of historic features, particularly along *Edina* Drive. However the area provides a readable and significant Victorian setting to the significant buildings.

Individual elements of landscape (trees, statues etc) have been identified in this report but we would recommend as these be catalogued in full to ensure that any significant elements in the Secondary and Tertiary Areas are considered in any development proposals.

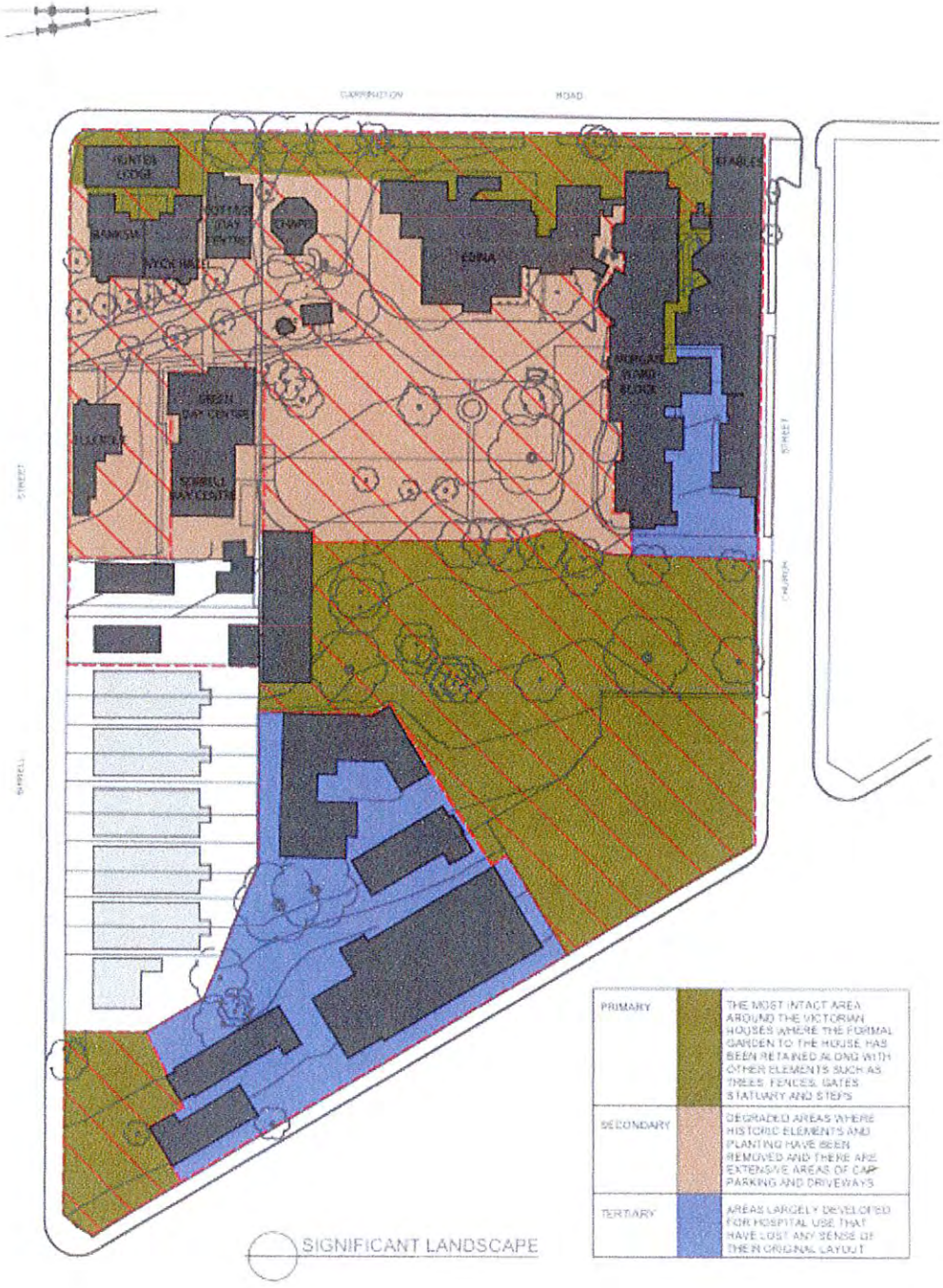


Figure 7.2 Defining Significant Elements Landscape

7.3.3 Significant Features

Significant site features have are shown on Figure 7.3

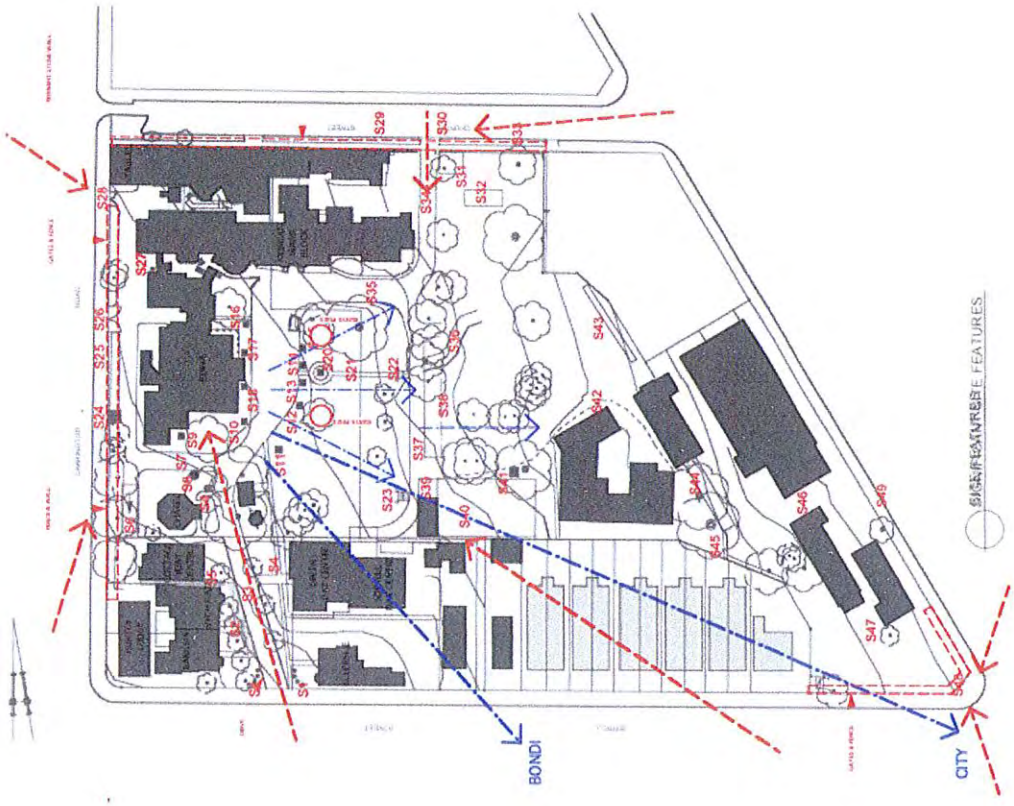
The most important elements occur in the Victorian Precinct to the west. The boundary fence to Carrington Road appears to be a later, wrought iron fence though is marked "Coalbrookdale" (the famous manufacturing town in England) as are the cast iron gates to the entrance at Bronte Road.

The former entry gates at the junction of Birrell Street and Bronte Road are impressive but have suffered from the loss of the estate drive, the entry lodge (see Inventory A23) and inappropriate planting.

Significant views to and from the site are shown on Figure 7.3.

Views from the grounds are limited by trees and surrounding development. There are extensive views from the upper verandah of *Edina* particularly to the north-west.

The tall Norfolk Island Pines to the front of the main are visible from many vantage points primarily from the west and north, but generally views to the site are limited to the surrounding streets.



ORIGINAL FEATURES OF HIGH SIGNIFICANCE		NOTES
Item	Type	
S10	STATUE	THE STATUES FORMA THEMATIC GROUP RELATED TO THE ROTS AND MAY HAVE BEEN DISMANTLED IN ITALY DURING THE 1960 AND 1970 THERE
S11	STATUE	
S12	STATUE	
S13	STATUE	
S14	STATUE	
S15	STATUE	
S16	STATUE	
S17	STATUE	
S18	STATUE AND LAMP	
S19	STATUE AND LAMP	FORMER FOUNTAIN
S20	STATUE	
S21	CONCRETE PATH	
S22	STONE STEPS	
S23	STONE STEPS	
S24	STONE RETAINING WALL	
S25	MASONRY RETAINING WALL	
S34	CONCRETE DRIVE	THE DRIVE APPEARS IN THE EARLIEST PLANS
S35	2 X FLUTED STONE COLUMN	ORIGIN UNKNOWN. THEY APPEAR TO BE STATUE BASES AND COULD HAVE COME FROM THE ORIGINAL GARDEN
S36	SELF LIGHTS	THIS IS AN OUTRELAY ON AN ORIGINAL PATH
S37	CONCRETE DRIVE	THIS MAY BE CONSTRUCTED OF SALVAGED STONE
S43	STONE WALL	THE ORIGINAL ENTRY GATES TO EDINA
S46	CAST IRON GATES AND FENCE ON SANDSTONE BASE	
S48	LOW SANDSTONE WALL	
LATER SIGNIFICANT FEATURES		
S1	CAST IRON BOLLARDS AND CHAIN	ORIGIN UNKNOWN
S2	STEPPED PLANTERS	LATER ALTERATIONS TO ORIGINAL GARDEN
S4	CONCRETE DRIVE	LATER DRIVEWAY ON ORIGINAL DRIVE
S5	STONE WALL	
S6	STONE PIER CAPITOL	ORIGIN UNKNOWN
S29	WROUGHT IRON FENCE ON MASONRY BASE	THIS APPEARS TO HAVE BEEN CONSTRUCTED LATER THAN THE GATES TO BRONTE ROAD
S30	WROUGHT IRON GATES	AS S29
S31	SANDSTONE BOLLARDS	ORIGIN UNKNOWN
S32	WROUGHT IRON GATES	AS S29
LATER FEATURES OF LOW SIGNIFICANCE		
S8	CONCRETE PATH	LATER ALTERATION
S9	CONCRETE RAMP	
S7	CONCRETE DRIVE	
S24	BRICK SERVICE SHED	
S30	BRICK WALL	
S33	GARBAGE ENCLOSURE	
S37	STAIRS AND CONCRETE CHANNEL	
S38	GRAVEL DRIVE AND CARPARKING	THIS IS ON THE SITE OF THE FORMER POND
S39	BRICK AND CONCRETE DRAIN	
S39	METAL CARPORT	
S40	TENNIS COURT	
S41	TENNIS PAVILION	
S42	CONCRETE PATH	
S43	CONCRETE ORDIN	
S44	CONCRETE DRIVE	
S45	CONCRETE DRIVE AND FORMAL PARKING	
S47	GRAVEL PARKING	

Figure 7.3 Defining Significant Elements Significant Features

7.3.4 Archaeology

The archaeological potential of the site is shown on Figure 7.4.

The lower end of the garden has been heavily developed and the potential of this area would seem low.

The central garden was planted and had a large pond and there may be remains of these elements below the current parking areas.

Edina Drive was terraced at one stage with piers and palisade fences and there may be remains of these though the drive has been heavily re-worked.

The paved areas around *Edina* may also contain remains of site features around the house.

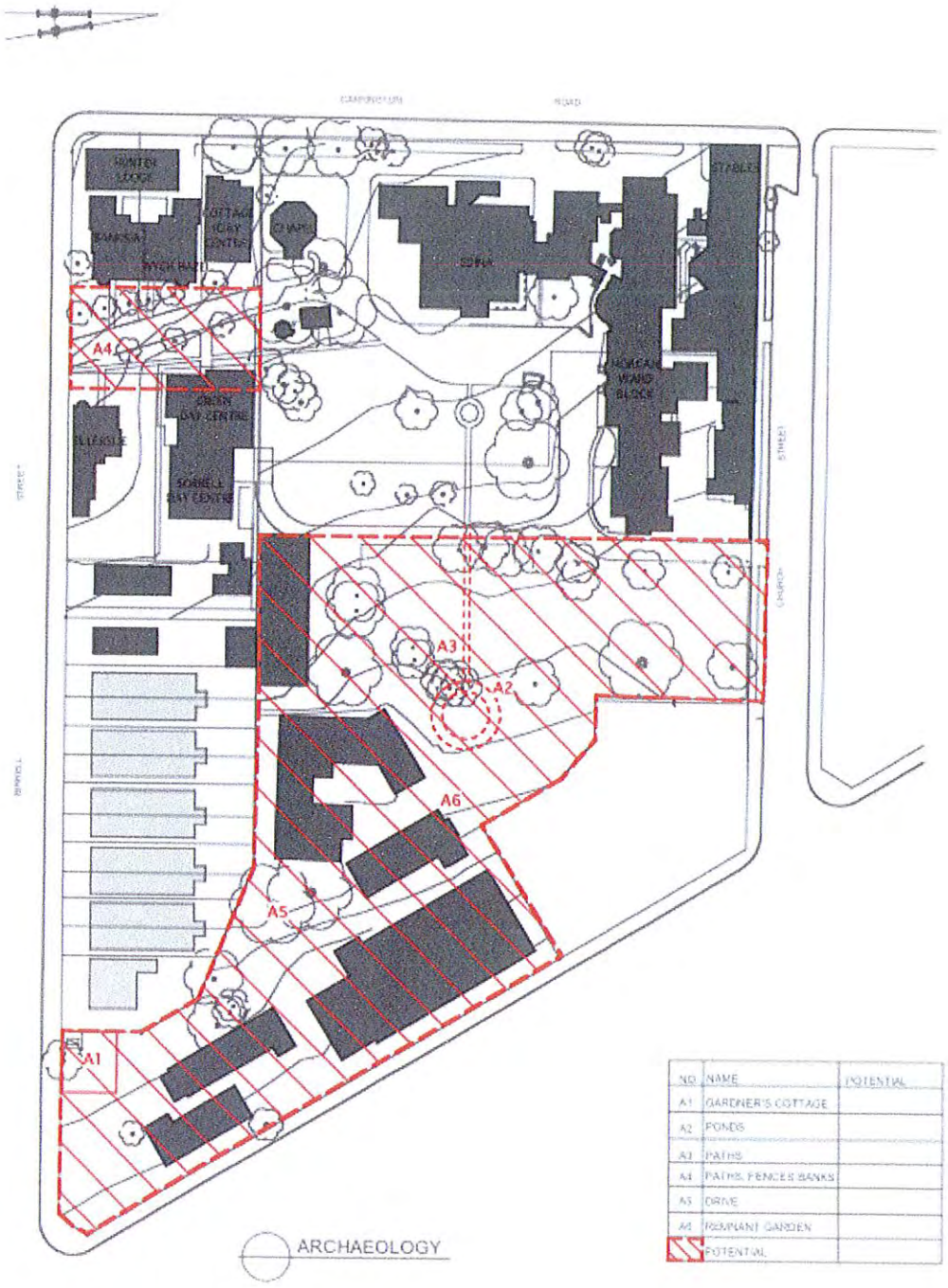


Figure 7.4 Defining Significant Elements Archaeology

7.3.5 Significant Buildings

PHASE I These are shown on Figure 7.5

All of the Victorian buildings have been altered to some degree and the rear façade of *Edina* has been changed considerably. The plans of 1887 (Figure 2.14) show a structure to the south of *Edina* that may be buried in the oddly detailed link block to the Morgan building, though the footprint varies. The purpose of the original structure is unclear (a porte cochere?).

The stable building has also been altered and its relationship with the house lost by intervening development. However it forms a strong historic key on the street corner defining the site and providing a clear interpretation of its historic curtilage.

Figure 7.5 Defining Significant Elements Phase I Buildings

Significant Buildings

PHASE II These are shown on Figure 7.6

The two major significant elements are the Morgan building and the Vickery Memorial chapel, both dating from the 1930's when the Hospital was at the apogee of its development and the quality of its architecture at its height.

The remaining buildings at the site have obviously played a role in the development of the place but are of a lesser order in architectural terms and are often unsympathetically scaled and detailed. Though they do provide a key to the historic development of the hospital they are at the lower end of the scale in the ranking of the elements. The later buildings to the west of the site are utilitarian and of low significance

Hunter Lodge provided nursing accommodation and is a robust nicely scaled building by the same architect as the Morgan wing, Noel Mcpherson. It obscures the rear of the important Victorian houses *Wych Hazel* and *Banksia* and could be considered intrusive in this regard. It does not have the same presence and interpretative significance as the stable at the corresponding south-eastern corner.

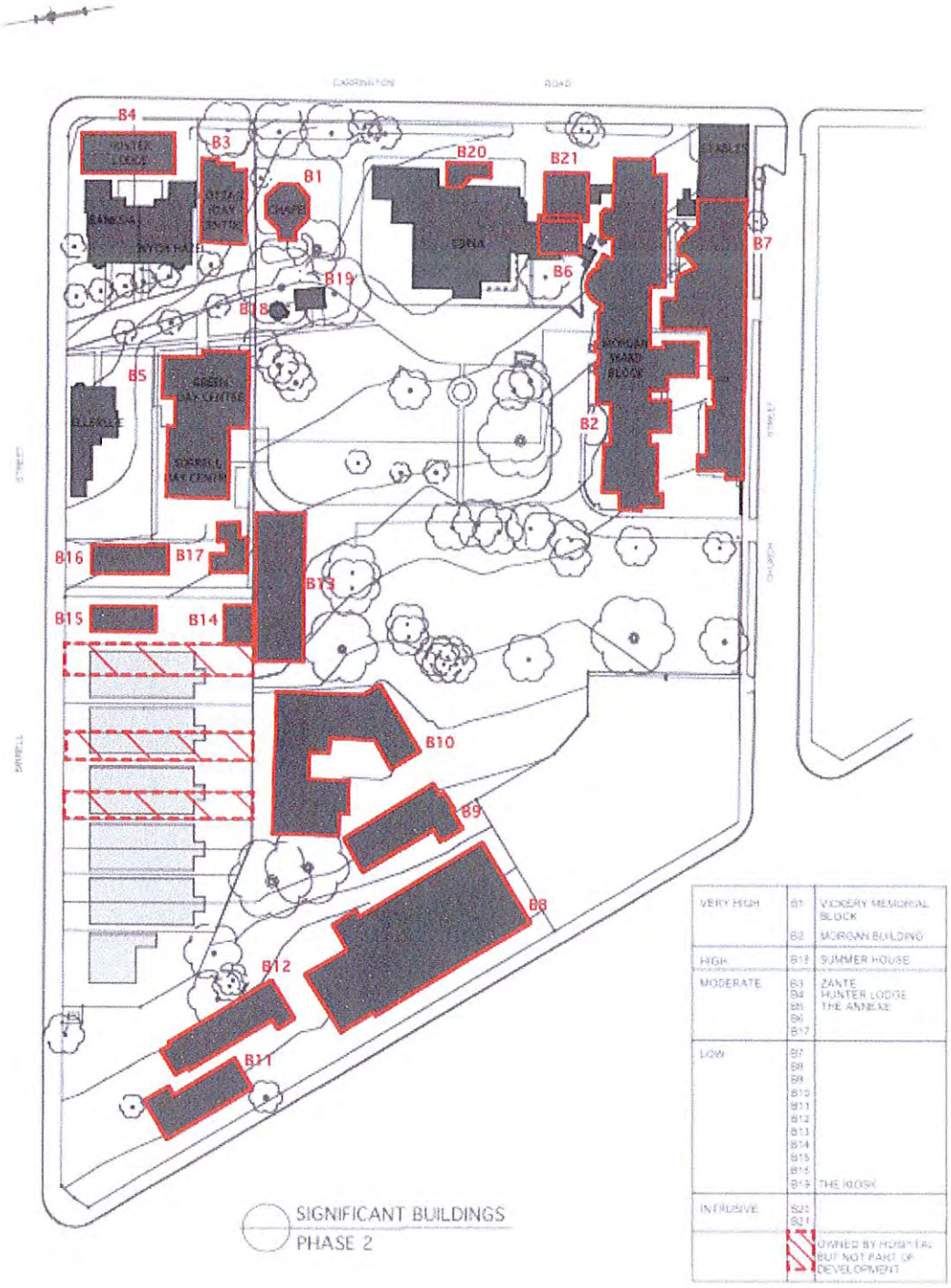


Figure 7.6 Defining Significant Elements Phase II Buildings

8.0 CONSERVATION AND DEVELOPMENT STRATEGY

8.1 Generally

The following strategy attempts to draw a balance between the conservation of the cultural significance of the place and the development requirements of the hospital. There are good opportunities at the place to enhance the setting and interpretation of the place by reinstating elements that have been removed and recreating a more sensitive landscape.

We do not consider that the site is at the limit of its built form in terms of the impact on the place. It is important that the modern needs of any new buildings be addressed properly in terms of site access, accommodation, function and linkages to complementary buildings. The primary role of the place now is as a hospital and this should be an important consideration in planning the site. The site has buildings from all periods and a well-mannered modern building could be quite appropriate at the site.

It is particularly important that any development at the site reduces, or reverses, some of the less sympathetic works that have occurred in the past, particularly in regard to site access and parking.

Waverley Memorial Hospital has been identified as a place of high cultural significance and one that should be conserved. Conservation of the place should be carried out in accordance with these guidelines and the guidelines contained in the ICOMOS *Burra Charter 1999* (Appendix F).

8.2 Opportunities

There are extensive opportunities for the enhancement of the significance of the place, and particularly the setting of the earlier buildings. These are shown on Figure 8.1

- Limit the use of the heritage buildings of associated medical support
  uses (eg doctors' rooms)

- Demolish intrusive elements attached to the heritage buildings
- Demolish intrusive buildings of low significance to improve the setting
  of the buildings of higher significance

- Remove hardstanding areas around *Edina*
- Rationalise parking and site access by providing underground car parking

- Enhance the setting of the Victorian precinct by reinstating some of the garden elements
- Enhance the setting of the Vickery Chapel
- Reinstate access from the main entry gates
- Reinstate a pedestrian drive from the original gates to the formal garden
- Reinstate earlier plantings in the lower gardens
- Reinstate earlier garden features (eg pond, steps)

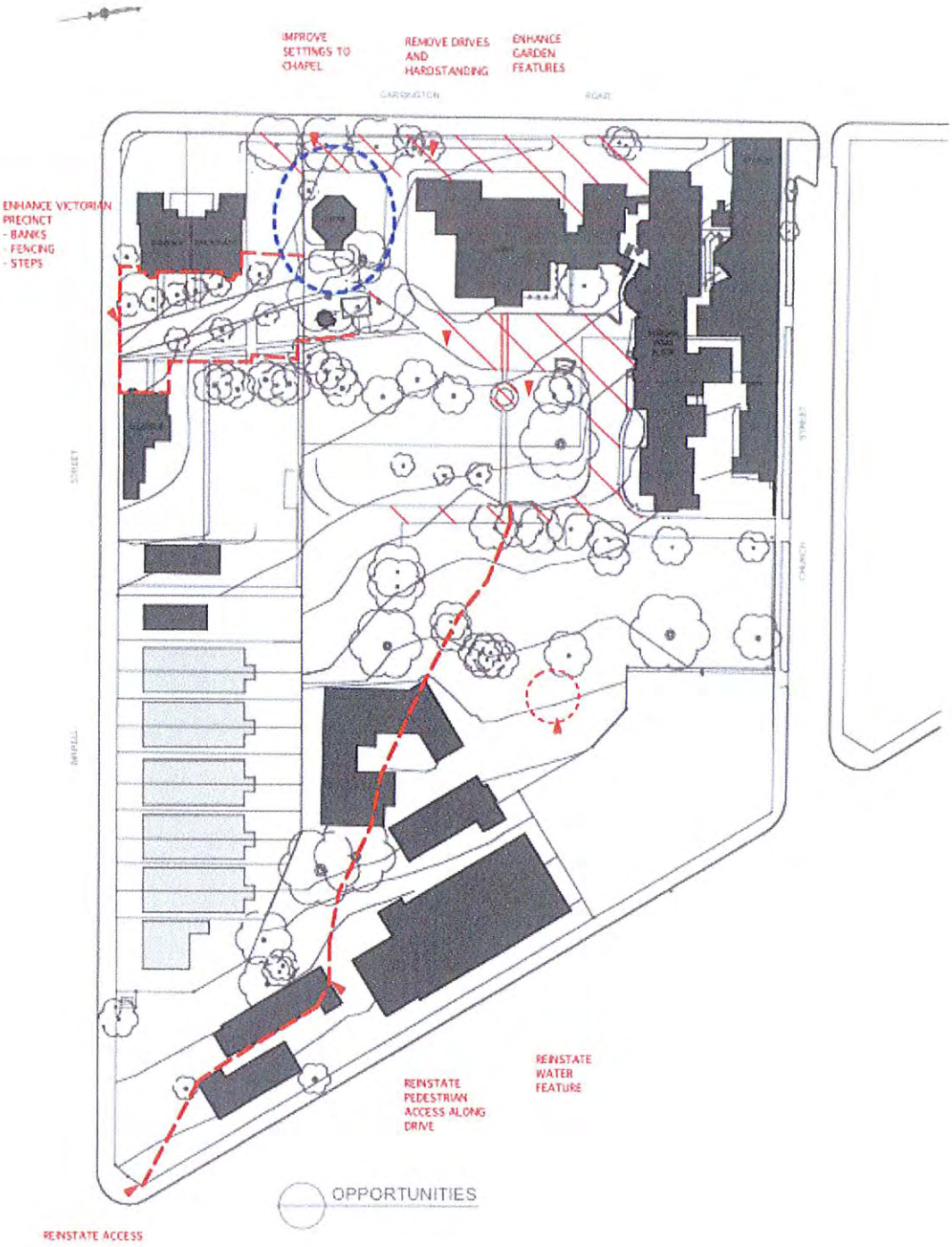


Figure 8.1 Opportunities

8.3 Demolitions

Consideration could be given to the selective demolition of buildings to:

- Remove intrusive elements
- Improve the setting of the more important heritage buildings
- Allow the reinstatement of garden
- Lessen the need for vehicle access to some parts of the site
- Increase the flexibility for planning more modern buildings on the site

Demolitions should be limited to elements of lower significance and these have been identified in Figure 8.2.

A distinction has been made between intrusive elements that should be demolished and items of lower significance that could be removed to improve the setting of the site or facilitate sensible planning options.

The diagram does not rank the elements in terms of selection of buildings to demolish and there may be economic considerations that would influence this. However it would preferable if the intrusive elements could be removed ahead of the other items particularly if this formed part of a proposal to introduce new buildings.

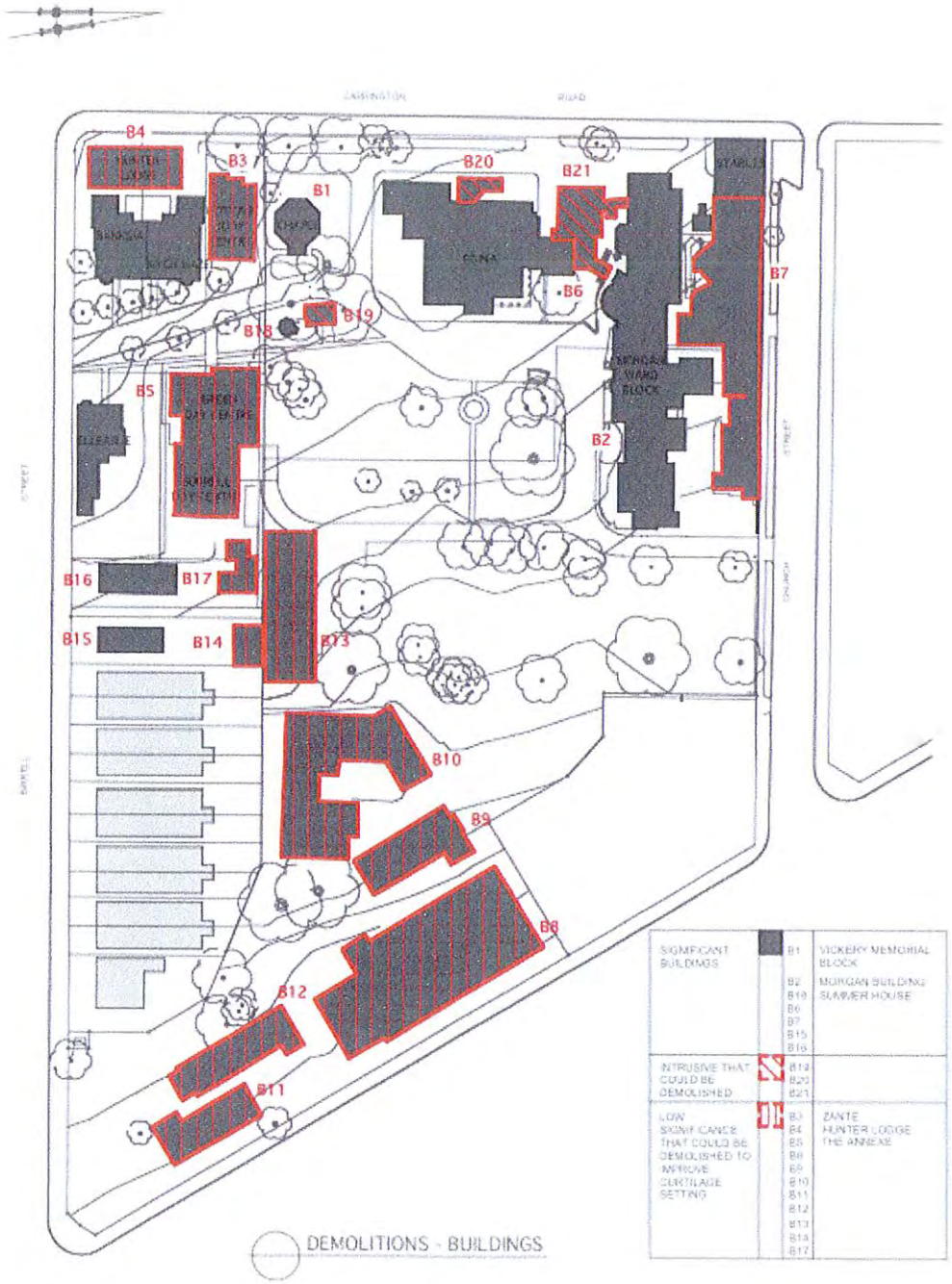


Figure 8.2 Demolitions

8.4 Owners Requirements and Hospital Use

The hospital has moved towards providing rehabilitation, respite and aged care in recent years and this is likely to be the main thrust of the Hospital in years to come. There are specialised medical facilities (eg kidney dialysis unit) and these may continue on the site.

Government funding for hospitals does not necessarily take into account heritage significance and though monies may be available for medical services no provision may be made for the insertion of these into a house like *Edina*. It would not take into account the additional maintenance costs for such a building. The Morgan building was a purpose built maternity unit but is now a respite and aged care building.

The Hospital is looking to provide additional accommodation on the site with the potential for a flexible use that may allow a change in services provided over the years. There is no brief as such but the some aspects that may effect planning of new elements:

- Achieve a critical mass of medical services to allow for the continued and efficient operation of the site
- Link their buildings to allow a smooth pedestrian, undercover access between the separate sections of the site
- Have a transition of buildings from medical care to aged support to aged care
- Rationalise car parking and vehicle access
- Use the heritage buildings more intensively for medical support services
- Remove uneconomic buildings and reduce maintenance costs

This strategy is summarised in Figure 8.3

This divides the site into three zones

- Victorian Precinct
- Medical Services
- Aged Care

In general terms we consider that this is compatible with the maintenance of the cultural significance of the site and could allow the opportunities identified in Section 8.2 to be realised.

Figure 8.3 Development Strategy

8.5 Alterations and New Buildings

The alteration of the important heritage buildings has generally resulted in an adverse impact on their cultural significance. This is partly from the poor fit of medical services into heritage buildings and a lack of expertise or finance in dealing with the changes. The Hospital has made admirable attempts to conserve the Victorian buildings on the site and the current condition of the extant buildings is excellent.

There are many poorer quality buildings on the site that could possibly be replaced but this may rest with the economics of the matter. Achieving a critical mass may prove difficult if wholesale demolition occurs.

8.6 Development options

We consider that there are opportunities for the redevelopment at the site that would maintain cultural significance while largely achieving the hospitals development aims. While there are endless possibilities, Morrison Design Partnership has developed a potential scenario based on our analysis. This proposal is discussed in Section 9.0

9.0 DRAFT DEVELOPMENT OPTION

9.1 Development Proposals

These are shown on figure 9.1.

The proposals include:

- Demolitions
- New Buildings
- Car Parking
- Landscape
- Cultural Enhancement

9.2 Impact of the Development Option

9.2.1 Generally

There are two large areas of the site that are currently unbuilt:

A The formal gardens to the front of *Edina*
B The former lower garden currently used for car parking

The use of the upper site could not be countenanced, but the lower site may be an appropriate area for development. This area was originally separated from the upper garden by a hedge and level change and it appears that the area was more densely and informally planted. The original layout has been removed along with the drive and its historic entry sequence. A building across the site here would form the formal garden into a court extending what was partly achieved by the Morgan wing. The hedge would have served the same purpose originally (obviously in a less strong form) but the 1921 photograph (Figure D) shows the intended effect.

The suggestion is quite bold but could resolve the dichotomy over the use of the heritage site as a hospital. There are many considerations in regard to the design of the building that would have to be carefully examined but the building could provide many opportunities for enhancement of the site.

9.2.2 Demolitions

The following buildings are identified for demolition

Annexe 1910 altered	A building of low significance that has been heavily The demolition would allow the recreation *Edina* Drive and enhance the setting of the Vickery Chapel
Kiosk	An intrusive element that could be incorporated into a new building with views to both parts of the site The setting of the Chapel and *Edina* could be greatly enhanced
Zante c.1910	An incongruous building of low significance The demolition would allow the recreation *Edina* Drive and enhance the setting of the Vickery Chapel and *Edina*

Hunter House 1952	An undistinguished brick building of moderate significance The demolition would improve the setting of *Wych Hazel* and *Banksia* and would allow a better interpretation of the site when viewed from Birrell Street and Carrington Road Reinforce the setting of the Victorian Precinct
Day Care Buildings	Modern buildings of low significance Allow reinstatement of a pedestrian "drive" from the original entry gates to the upper part of the site Re use of the Bronte Road entry gates perhaps for pedestrian use

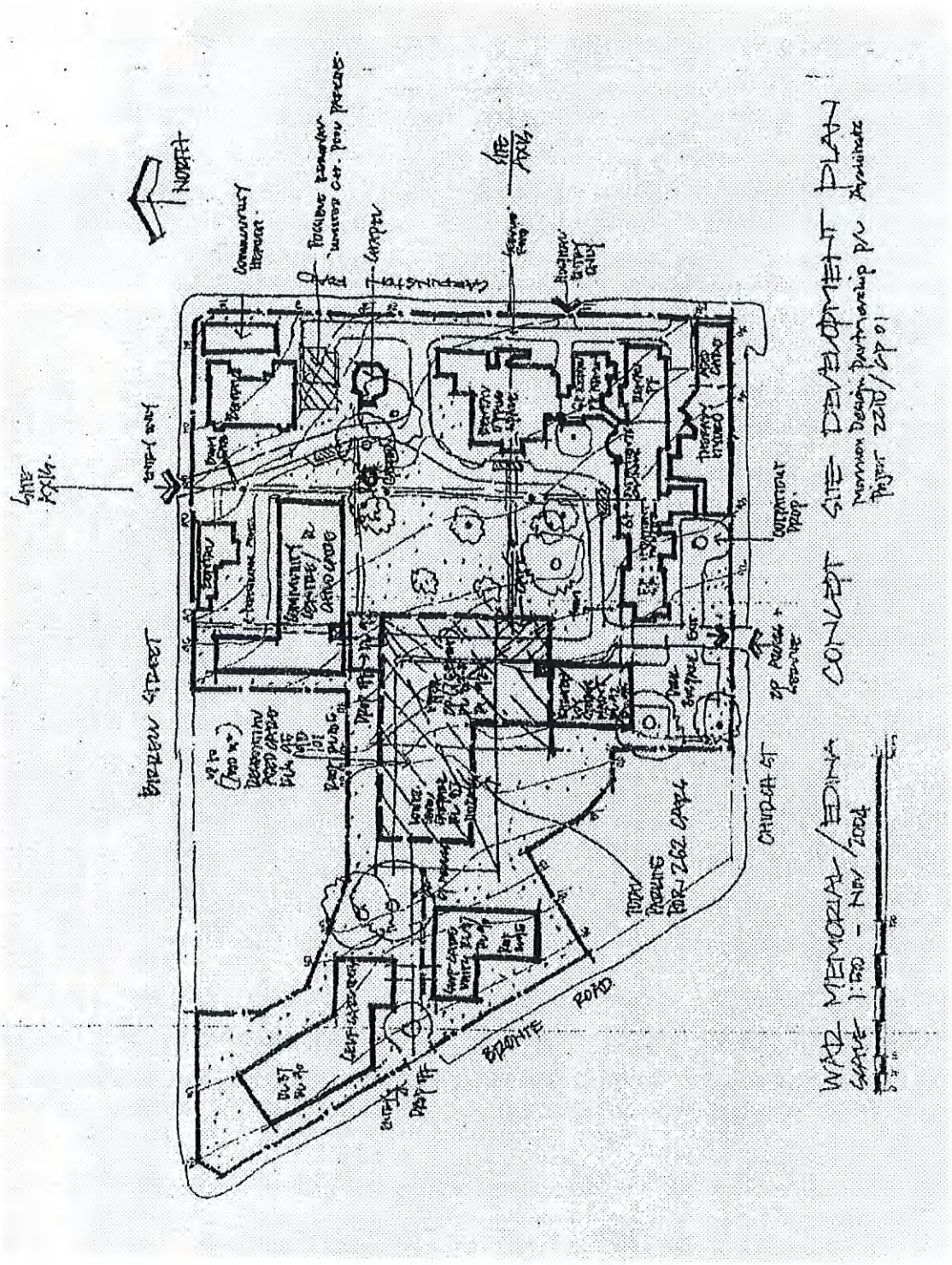


Figure 9.1 Outline Development Strategy

Morrison Design Partnership

9.2.3 Car Parking and Site Access

The building would provide underground parking at the centre of the site with pedestrian access to each part. Vehicle access could be restricted to enter from Church Street with a short ramp down. The hardstanding areas close to *Edina* could be reinstated as garden and gravel drive.

Edina Drive could be returned to its Victorian form and limited to pedestrian access.

9.2.4 New Buildings

The strategy does not include designs for the new buildings but it is anticipated that the new buildings may be three storeys. This is of the scale of the Morgan building that is a good fit in terms of scale, site presence and heritage impact. The formation of a court to the Victorian precinct would remove the current ugly site views to the lower section.

Although detailed guidelines for new buildings are outside the scope of this report, some constraints arising from the heritage impact on the site can be set out:

Bulk and scale	Three storeys from the current level of the car parking area Long thin plan form to reduce bulk in the centre of the site and reduce overshadowing To be at the scale of the Morgan Wing
Height	Views from the first floor verandah of *Edina* to be preserved View to the Norfolk Island Pines to be preserved
Internal views	Open colonnade at ground level with views through to the lower garden
Design	Masonry structure with balance of solid over glass No use of glazed curtain walling Use of verandahs, colonnades encouraged Public use at ground floor (café, social rooms)

9.2.5 Landscape

The proposals would alter the historic landscape pattern of the site, but it can be argued that this has already occurred. The lower section of the site is largely developed and the lower section of garden is largely neglected and used as a hardstanding for cars. Comprehensive redevelopment could allow replanning and re-landscaping of the areas around the buildings to reflect the original layout. The lower pool could be reformed to give a focus to a court in the lower garden and the drive reinstated as a pedestrian link.

The line of immature camphor laurels running across the centre of the site may have to be removed, but these are not original and are generally regarded as noxious weeds. Planting to the front of a new building would be appropriate to soften the impact on at ground level.

There are many mature trees in the lower garden some that may be original and relate to selective planting by the Vickery family (Queensland swamp trees). These should be identified, catalogued and retained.

The reinstatement of garden and site features close *Edina* and along Edina Drive would be a considerable enhancement of the setting of the place and

there is ample pictorial evidence of the layout to allow an accurate reconstruction.

9.2.6 Cultural Enhancement

The strategy would have to include the components that enhance the cultural significance of the place as outlined in Section 8.2 above. We consider that these could be considerable. They are unlikely to result from the continued piecemeal development at the site.

The strategy is at an early stage but has the potential to be considerable developed provided that it is accepted in principle by the authorities. It is an approach that was successfully used at the Women's Hospital in Paddington.