



LEGEND:



### SIGNIFICANT TREE



HERITAGE BUILDINGS



### EXISTING AIR QUALITY

BUILDINGS TO BE DEMOLISHED

## OUTLINE OF PROPOSED BUILDINGS

## BUILDING NAMES

- |                |                              |
|----------------|------------------------------|
| BUILDING 1     | GORTON b. 1959               |
| BUILDING 2     | EMILY TROLLOPE WARD b. 1886  |
| BUILDING 3     | TAPPY'S PLACE b. 1991        |
| BUILDING 4     | EMILY'S PLACE altered 1926   |
| BUILDING 5     | NURSERY b. 1959              |
| BUILDING 6     | KINDERGARTEN modernised 1971 |
| BUILDING 7     | MURRAY HOUSE b. 1914         |
| BUILDING 8     | LAUNDRY b. 1910              |
| BUILDING 9     | RESIDENCE b. 1930            |
| BUILDING 10    | STORE                        |
| BUILDING 11&12 | SYDNEY HOPE COTTAGE          |

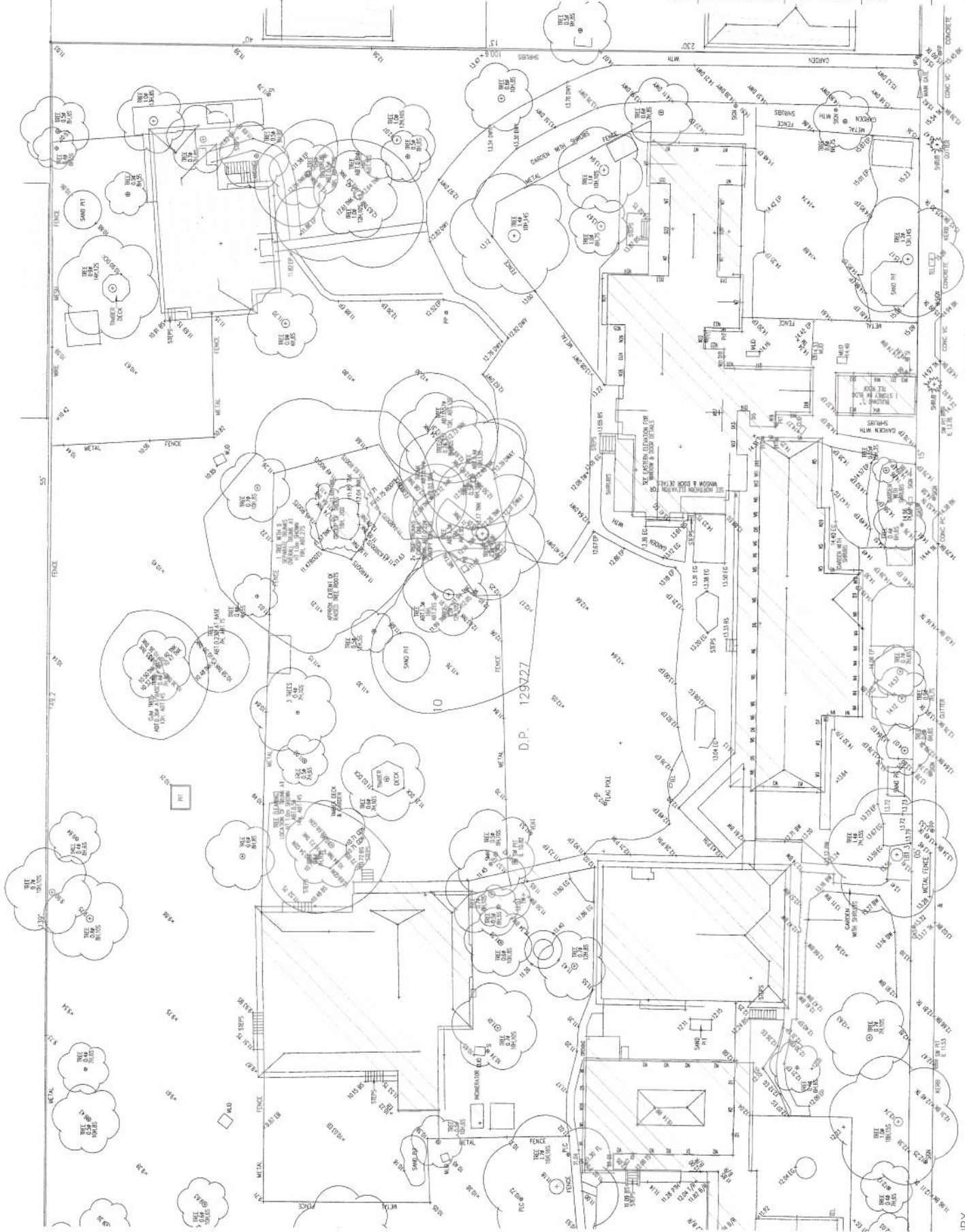
Issue for Development Application	BM
03/05/2010	Cred

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Project & Client	the Infants Home Ashfield
Address	Henry Street, ASHFIELD, NSW 2131
Project Description	the Infants Home Ashfield
Project Size	Drawing Title
Project Status	Site Analysis

Date 5/5/2010  
Scale 1:500 @ A1  
0 5 10 15 20 25 30m  
Drawing Reference  
09086-DA01 - A





No.

Date

Issue

1

20/05/2010

Issue for Development Application

RM

Chd

Architect

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CAD File: <http://www.nbns.com.au> Project: <http://www.nbns.com.au>

Project & Client

**The Infants Home Ashfield**  
at  
17 Henry Street, ASHFIELD, NSW 2133  
for  
**The Infants Home Ashfield**

Drawing Title

**SURVEY**

Date

20/05/2010








Scale

1:200 @ A1

Drawing Reference

09086-DA - A

STREET

	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED
	EXISTING STRUCTURE TO BE DEMOLISHED
	EXISTING FENCE/PATH TO BE DEMOLISHED
	EXISTING DRIVEWAY TO BE DEMOLISHED
	EXISTING WALL TO BE DEMOLISHED
	EXISTING FENCE TO BE DEMOLISHED

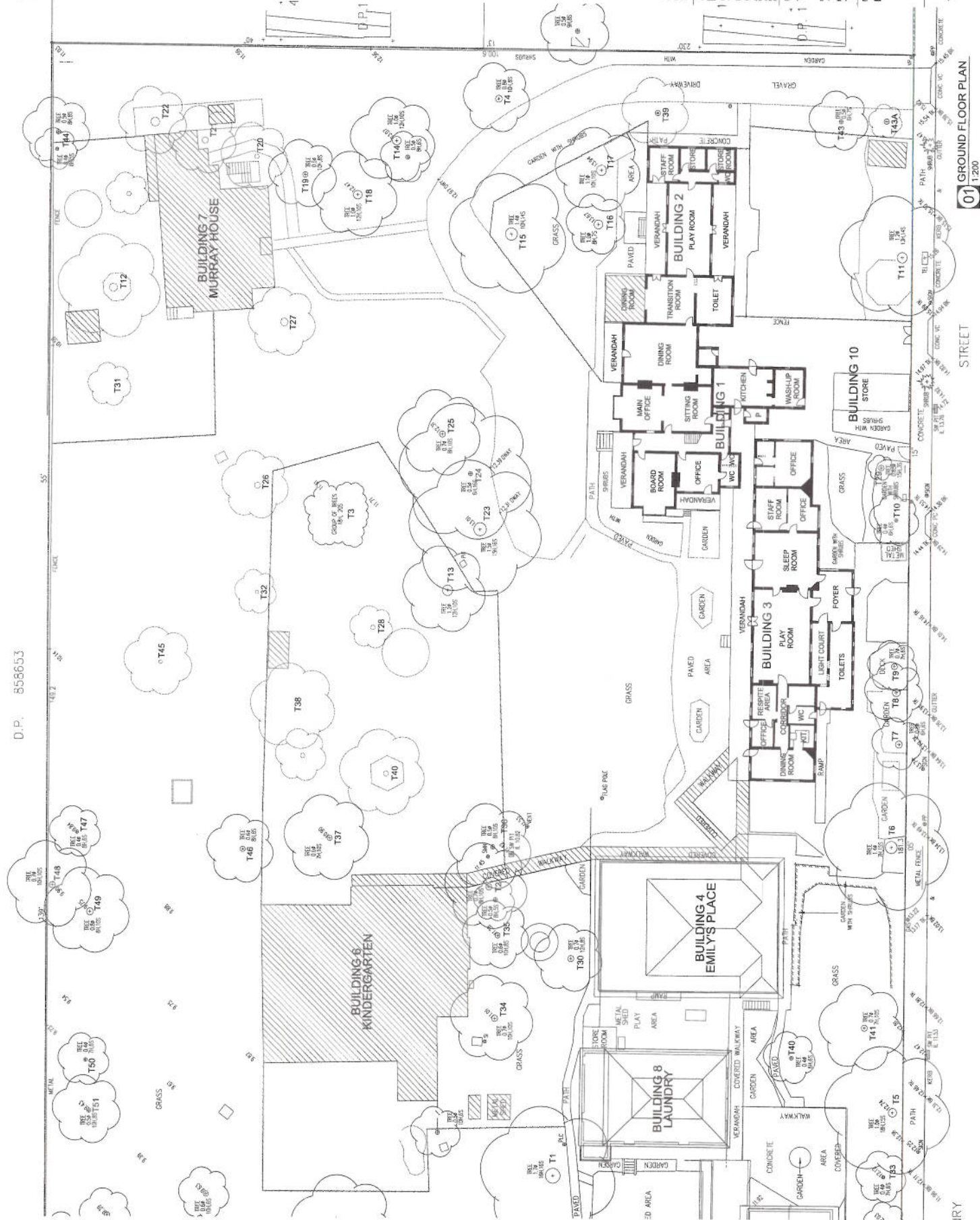
A	CONCERN	Issue for Development Application	BM
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Model: Sydney, NSW, 2004. Consultant: "Nathan" NBR 2700. Quality: Sydney, NSW, 2004.

**Project & Client**  
**The Infants Home Ashfield**  
at  
1717 Henry Street, ASHFIELD, NSW 2131  
for  
**The Infants Home Ashfield**

DEMOLITION/EXISTING PLAN


 Date 5/05/2010  
 Scale 1:200 @ A1  
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 Drawing Reference  
 09086-DA02 - A



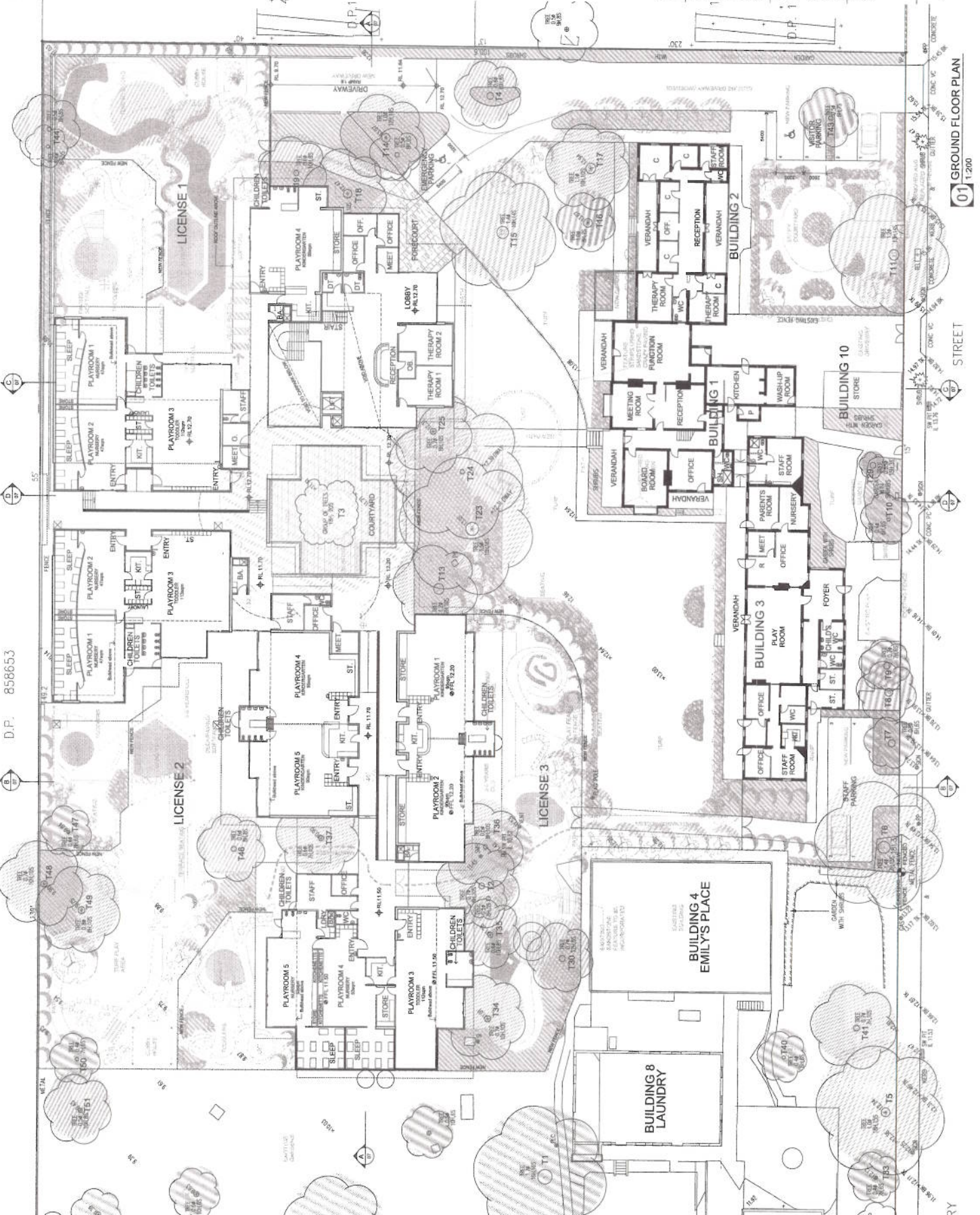


No.	Date	Description	BM	Chd
A	03/05/2010	Issue for Development Application		
		Issue		

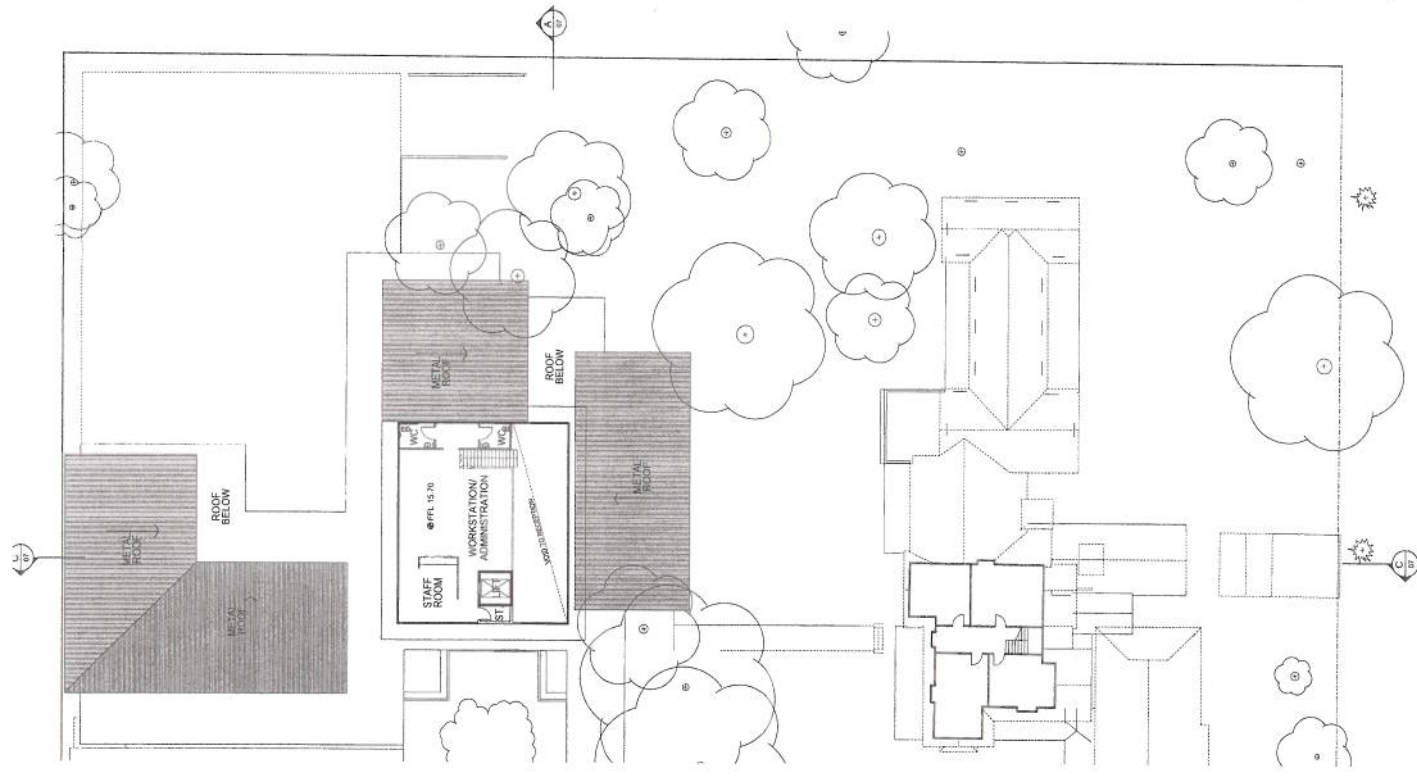
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Project & Client  
**The Infants Home Ashfield**  
 at  
 17 Henry Street, ASHFIELD, NSW 2131  
 for  
**The Infants Home Ashfield**  
 Drawing Title  
**GROUND FLOOR PLAN**

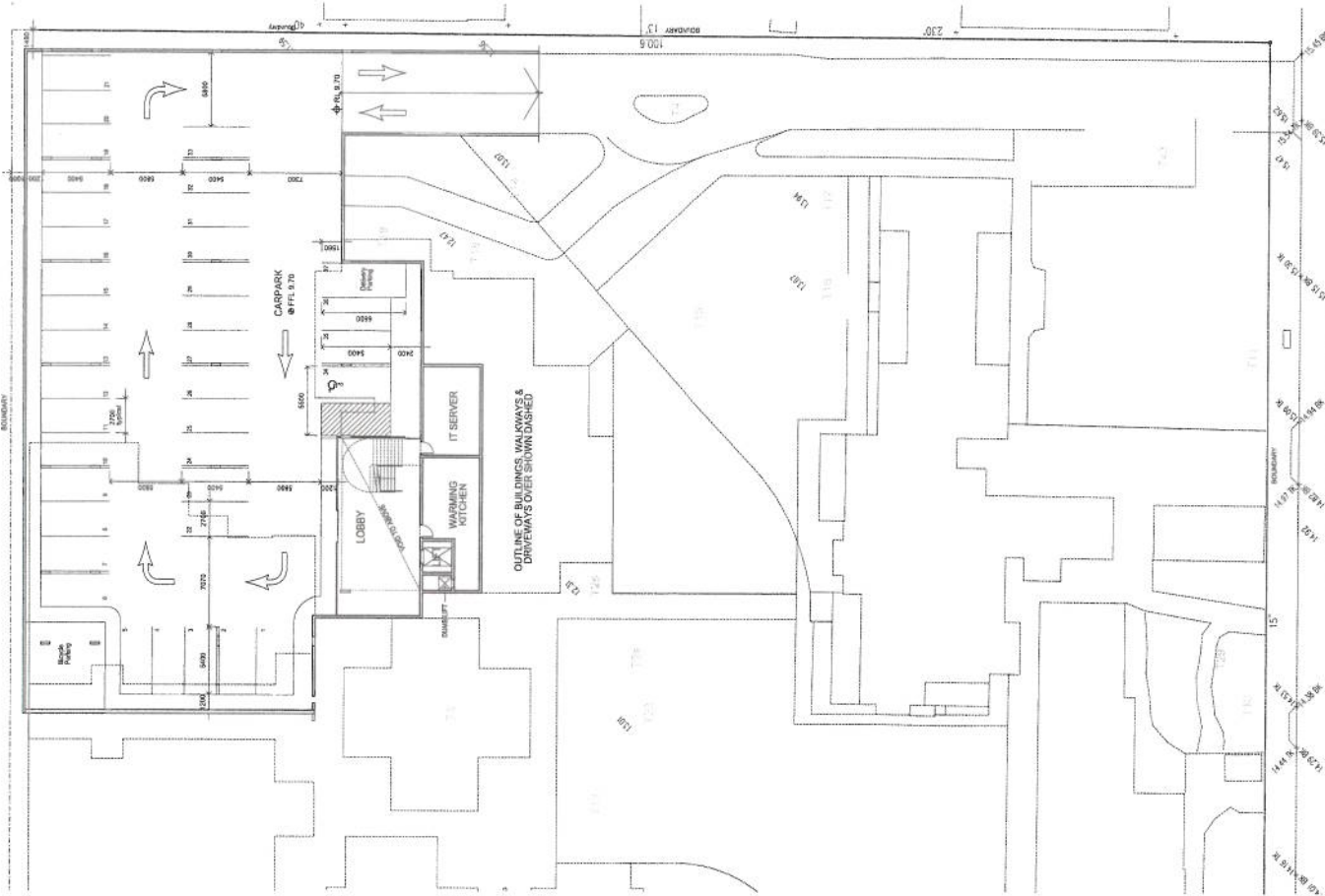
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01 GROUND FLOOR PLAN  
 1:200



02 FIRST FLOOR PLAN  
1:200



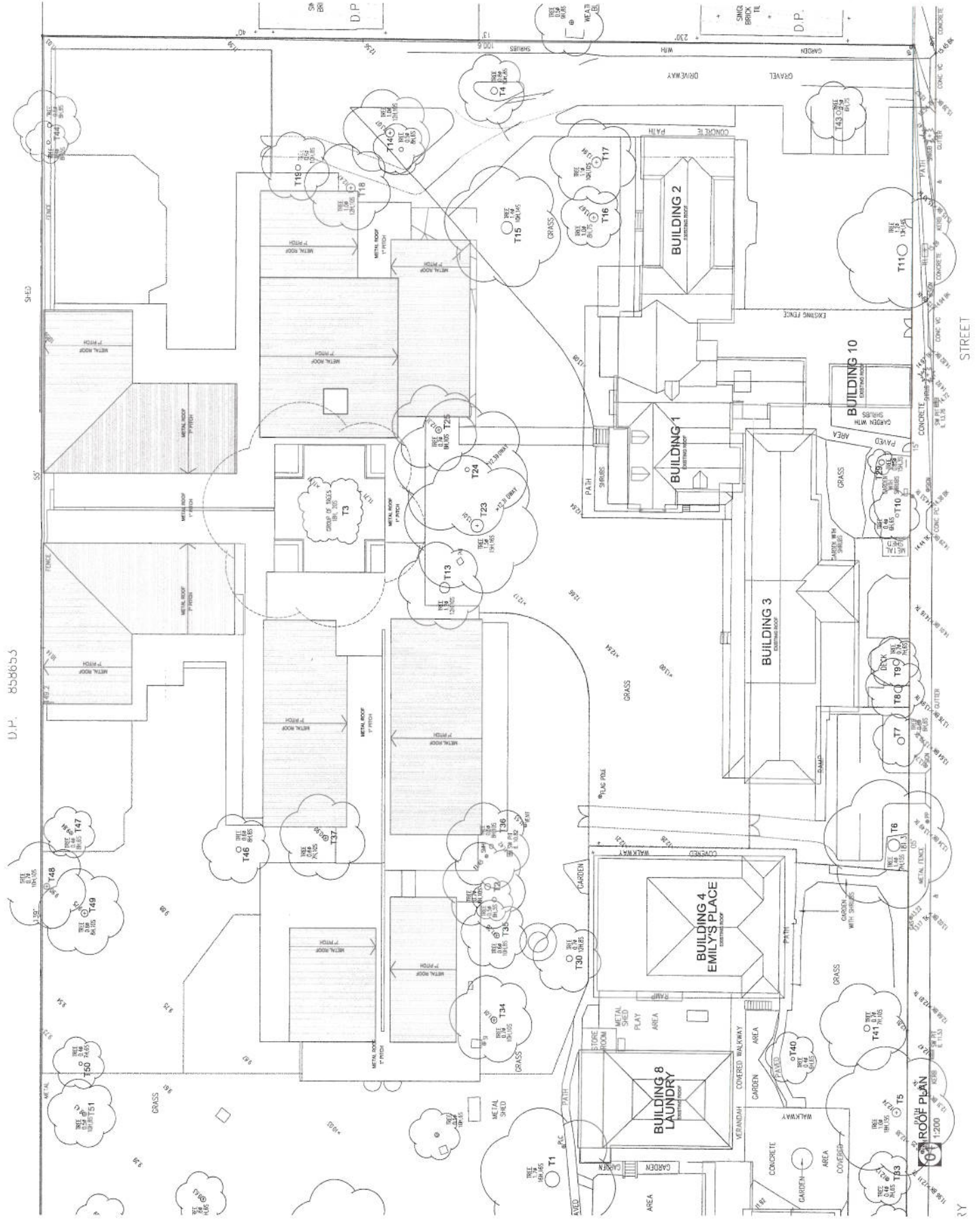
01 BASEMENT FLOOR PLAN  
1:200 CARPARK

A 03/05/2010 Issue for Development Application  
 No. Date Description BM Chd  
 Issue  
 Architect  
 NBRS+PARTNERS  
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Project & Client  
 The Infants Home Ashfield  
 at  
 17 Henry Street, ASHFIELD, NSW 2131  
 for  
 The Infants Home Ashfield  
 Drawing Title  
 BASEMENT FLOOR PLAN &  
 FIRST FLOOR PLAN

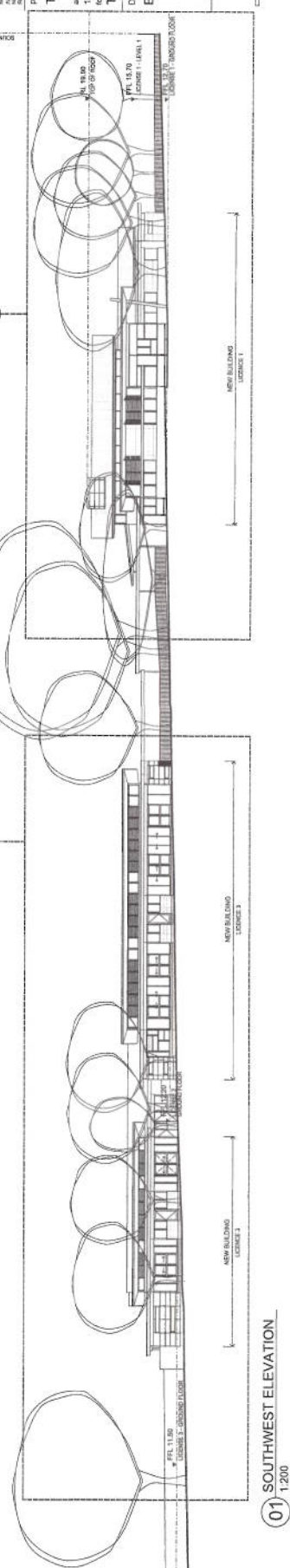
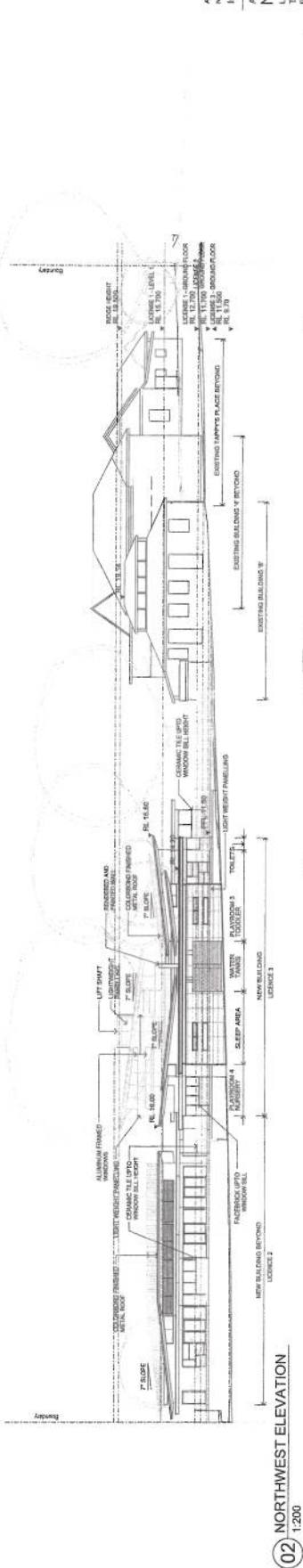
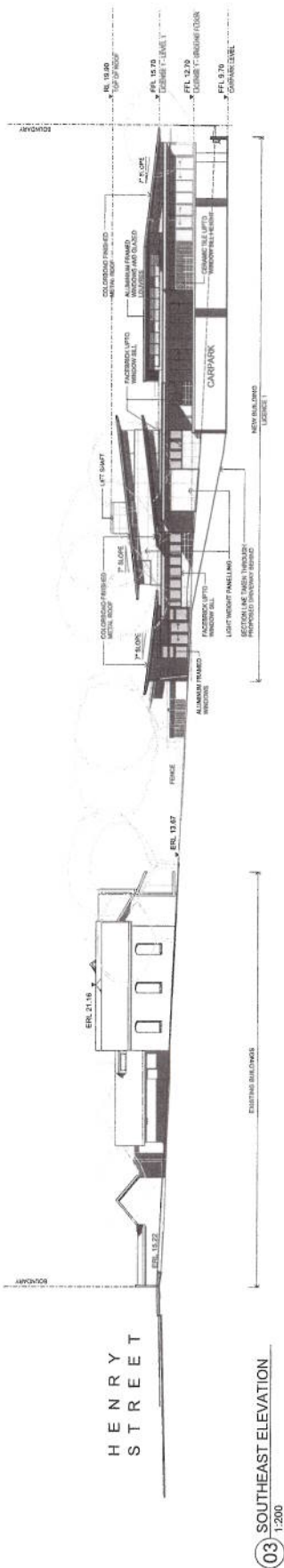
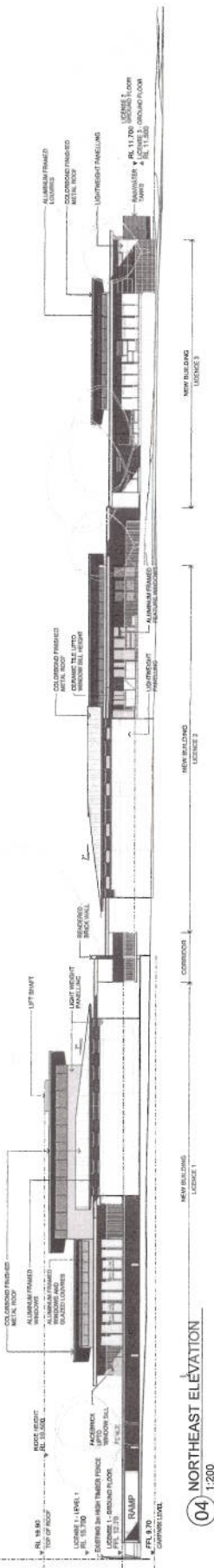
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 09086-DA04 - A





A	03/05/2010	Issue for Development Application	BM	Chd
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Project & Client	The Infants Home Ashfield	at 17 Henry Street, Ashfield, NSW 2131	for The Infants Home Ashfield	Drawing Title
ROOF PLAN	Date: 05/05/2010	Scale: 1:200 @ A1	Drawing Reference: 09086-DA05 - A	

ASAP/2010



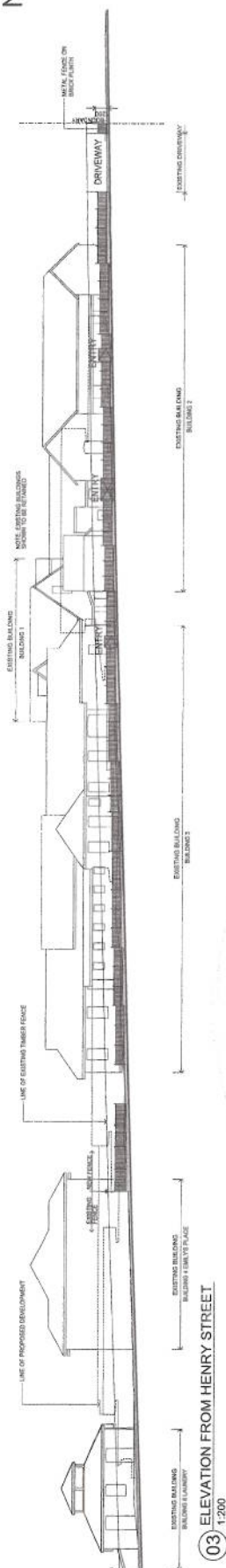
<p><b>Architect</b>  <b>NBRS+PARTNERS</b>          Level 1.4, 140, Street, Sydney NSW 2001 Australia          T: 61 2 9922 2344 F: 61 2 9922 1306          E: <a href="mailto:enquiries@nbsr.com.au">enquiries@nbsr.com.au</a> W: <a href="http://www.nbsr.com.au">www.nbsr.com.au</a>          CAD File: <a href="http://nbsr.com.au/cad">http://nbsr.com.au/cad</a> DWG File: <a href="http://nbsr.com.au/dwg">http://nbsr.com.au/dwg</a>          NBRS+PARTNERS is a registered company in the State of New South Wales.          NBRS+PARTNERS is a registered company in the State of New South Wales.          NBRS+PARTNERS is a registered company in the State of New South Wales.</p>		<p><b>Issue</b>          A 03/05/2010 Issue for Development Application          No. Date Description          Chd</p>
<p><b>Project &amp; Client</b>          The Infants Home Ashfield          at          17 Henry Street, ASHFIELD, NSW 2131          for          The Infants Home Ashfield          Drawing Title  <b>ELEVATIONS</b></p>		<p>Date 03/05/2010          Scale 1:200 @ A1          0 2 4 6 8 10 12m          Drawing Reference          09086-DA06 - A</p>



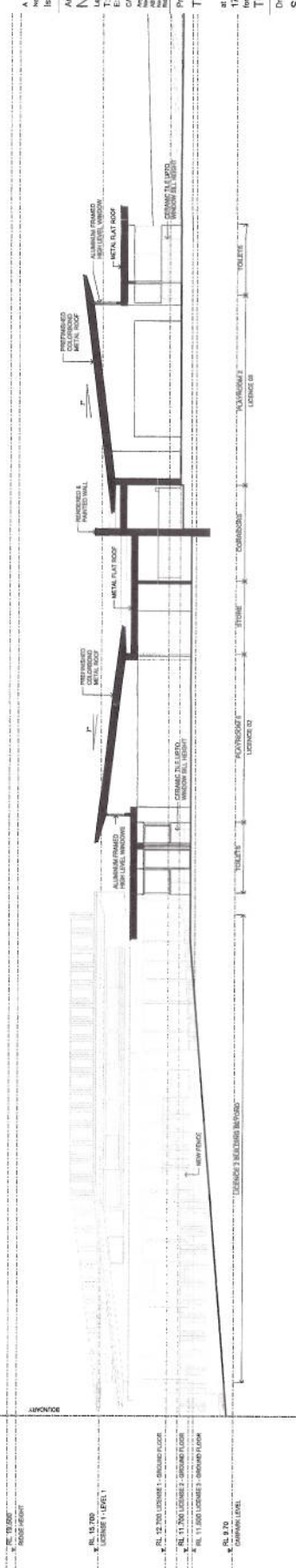








02 SECTION C PART  
1:100 LICENCE 1



01 SECTION B PART  
1:100 LICENCE 1 & 2

[illegible]

### The Infants Home Ashfield

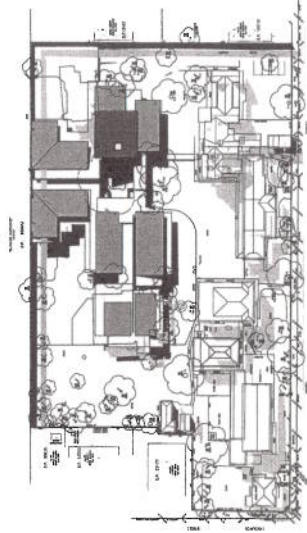
at  
17 Henry Street, ASHFIELD, NSW 2131

for  
The Infants Home Ashfield

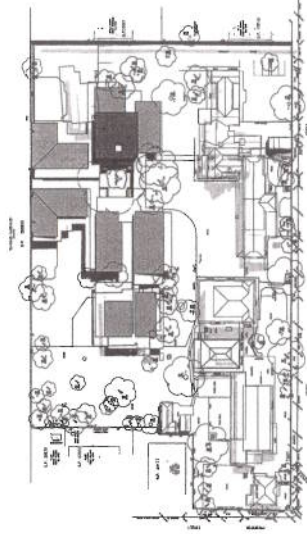
Drawing Title

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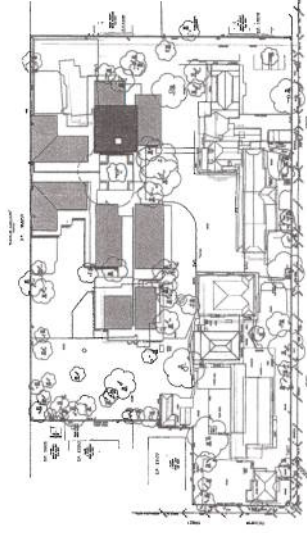




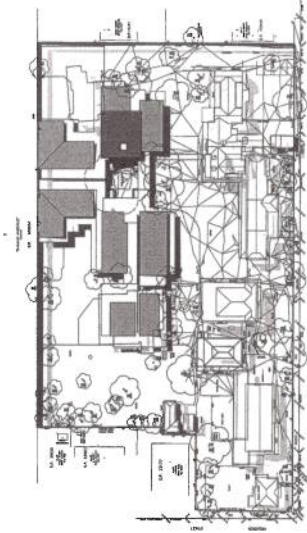
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21 MARCH 9AM



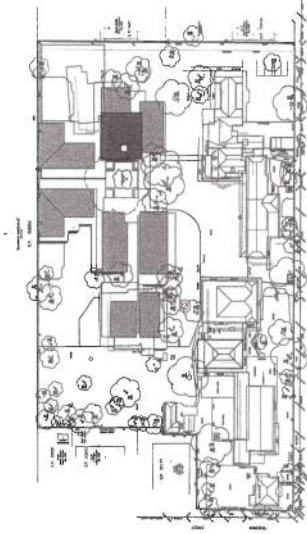
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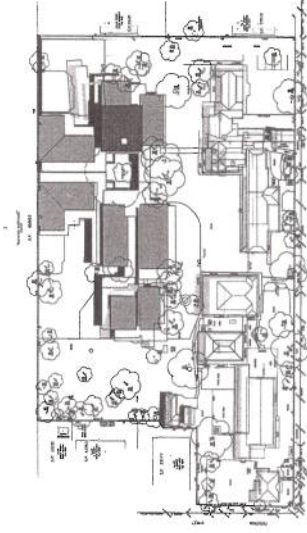
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21 MARCH 3PM



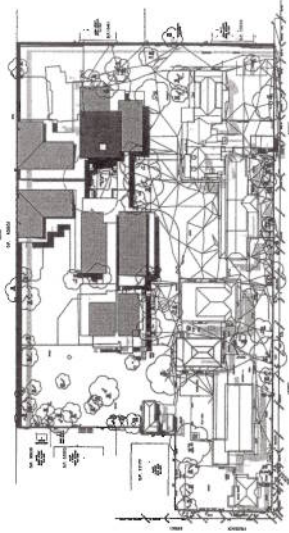
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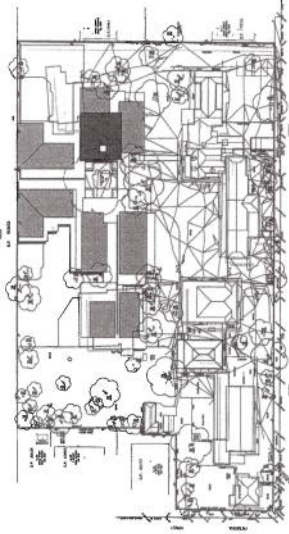
08 SHADOW DIAGRAM  
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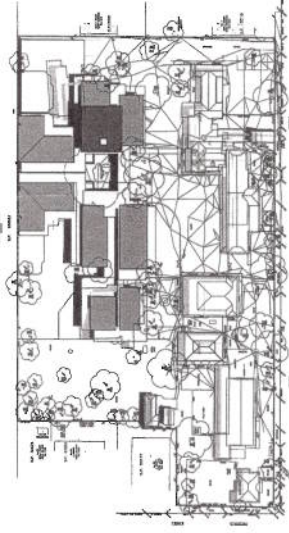
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21 JUNE 3PM



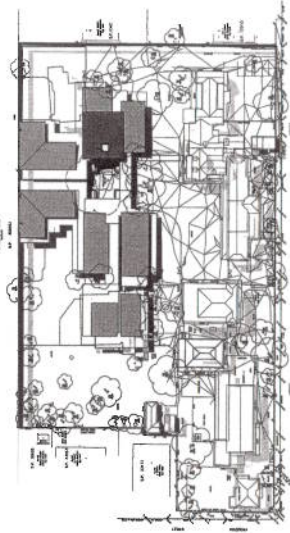
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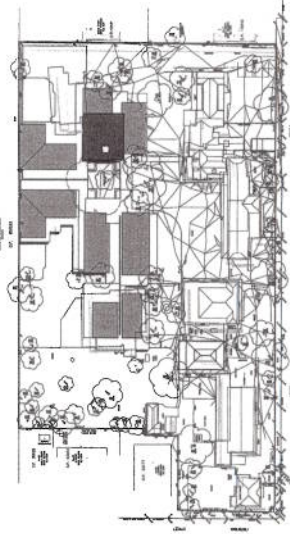
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21 SEPT 12PM



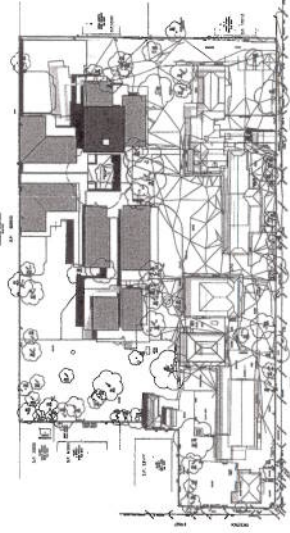
06 SHADOW DIAGRAM  
21 SEPT 3PM



01 SHADOW DIAGRAM  
21 DECEMBER 9AM



02 SHADOW DIAGRAM  
21 DECEMBER 12PM



03 SHADOW DIAGRAM  
21 DECEMBER 3PM

A. 03/05/2010 Issue for Development Application  
Date  
Description  
Issue

Architect  
NBRS+PARTNERS

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E: 61 2 9550 2300 W: www.nbrs.com.au  
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Project & Client  
The Infants Home Ashfield

at  
17 Henry Street, ASHFIELD, NSW 2131

Drawing Title  
The Infants Home Ashfield

Shadow Diagrams

Date: 03/05/2010  
Scale: 1:100 @ A1  
0 1 2 3 4 5 6m  
Drawing Reference  
09086-DA10 - A



**ROBERT A. MOORE PTY LTD**

Architects and Conservation Consultants

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**HERITAGE ADVICE**

MEMO TO: Ms. Breda Kelly, Mr. Shakeeb Mushtaq, Ms. Amanda Faulkner  
FROM: Robert Moore  
RE: Ashfield Infants Home, Henry Street Ashfield – proposed demolition  
DATE: 16<sup>th</sup> February 2010

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I refer to Council's request for comment on the proposed demolition of "Murray House" in the grounds of The Infants Home, having regard to the comments of my co-Advisor Ms. Wilson.

After our inspection last Thursday 11<sup>th</sup> February, I share Ms. Wilson's concerns at the proposed removal of this building. I do not agree that it is such slight value that its demolition does not promise to adversely impact upon the site of which it is part. Furthermore, it would appear possible that by adjustment of the siting of proposed new buildings in the projected central group, this building could be retained, although it conflicts with the proposed underground carpark – which latter in itself is an issue.

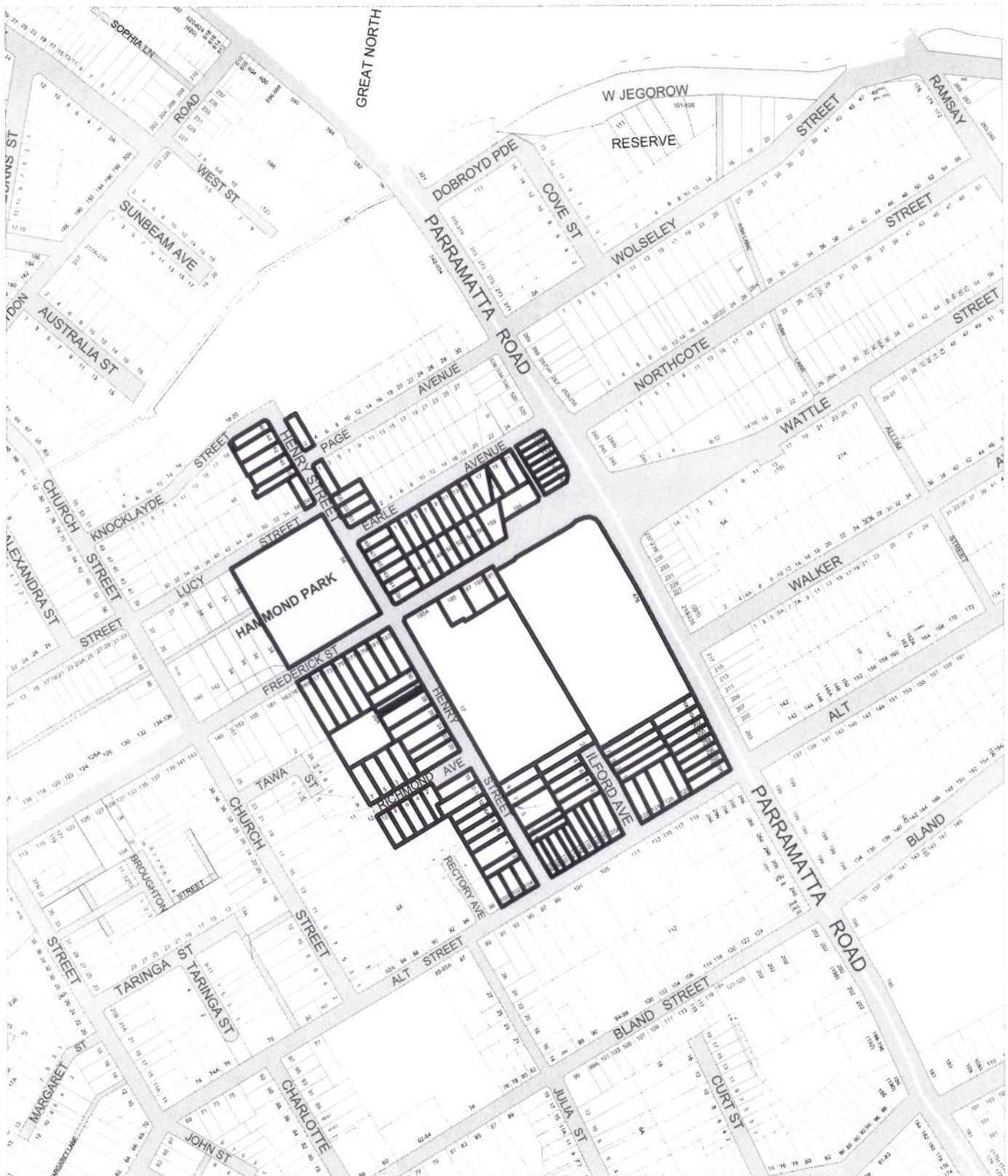
I confirm my verbal advice that this is an instance wherein Council might secure a further independent opinion on the matter – a "peer review" as it were – in order to make a more widely informed decision.

Please contact me if I can offer any additional assistance in this matter.

**Robert A. Moore Pty. Ltd.**

Robert Allan Moore

# DA 2010.102 - 17 Henry & 185A Frederick St., Ashfield



## Ashfield Municipal Council

Scale 1:5,249



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## DEVELOPMENT SERVICES HERITAGE ADVISOR'S REFERRAL COMMENTS

ADDRESS:	17 Henry St, Ashfield: Ashfield Infant's Home
DATE:	19 May 2010 – Helen Wilson

### **The Proposal**

The proposal is to develop the north-east half of the site, in the process demolishing Murray House, removing and in my opinion adversely impacting on significant landscape items, and adversely impacting on Ilford Avenue Conservation Area.

### **Significance of place**

The place has high local significance and potential State Significance. The Infants Home contains a layering of evidence of development by various architects in different eras and associated landscape which contribute to the significance of the site.

### **Demolition of Nurses' Quarters (also known as Murray House, Family Daycare Centre)**

The heritage listing under Ashfield Council LEP applies to the whole site. 'Murray House' (the former Nurses' Quarters and later the 'Day Care Centre'), is one of the buildings listed in Ashfield Heritage Study inventory sheet: *Ashfield Infants' Home: the Grounds and other Buildings* and the statement of significance reads: *A large and unusual landscaped space providing an idyllic setting for one of Ashfield most historic institutions, and the important buildings which make up its fabric.*

Murray House is significant as evidence of the need for purpose built nurses' accommodation on the site. It is also significant as part of the layering of development on the site and the expansion of the home in the early part of the c20th up to the start of WW1. There are additions to the ground floor, particularly at the rear, but the main South-West Elevation, the main part of the building and the internal stair and stairwell remain largely intact. The upper level rooms, reputed to be the former nurses' bedrooms, with their cupboards and internal joinery, are also largely intact. The building and in my opinion appears sound and is able to be restored and re-used, now or in the future. In my opinion, Murray House should not be demolished.

In the Heritage Impact Assessment in 5.1, it is acknowledged that the demolition of Murray House will have some negative impact on the place as a whole, but states that other solutions were discounted. However, through the long succession of scheme development plans presented to Council, the demolition of Murray House was presented as a 'given'. Plans of other proposals e.g. showing developing the northern portion of the site and access through less significant portions of the site on the

northern part of the frontage were not provided, despite being repeatedly requested by Council.

### **Work to significant buildings**

Work is proposed to 'Gorton', 'Emily Trollope' and 'Louise Taplin' buildings, all assessed as of High significance. It is proposed to demolish the Annexe to the Emily Trollope Nursing Ward, reconfigure the large rooms in the Emily Trollope Nursing Ward and carry out alterations and additions in the other buildings. It is important that original fabric and spaces are not adversely impacted upon. Heritage impacts cannot be assessed from the documentation provided. A Conservation Management Strategy with a heritage analysis of the fabric, significance and conservation approaches room by room or area by area was previously requested by Council, but has not been submitted. No details or sections have been provided, only 1:200 floor plans without notation.

It is recommended that the work to the 'Gorton', 'Emily Trollope' and 'Louise Taplin' be the subject of a separate development application including detailed plans, sections and details, that a Conservation Management Strategy (CMS) be prepared on the affected buildings and areas to guide the proposed work, and that the CMS be submitted to Council at an early stage in the process.

### **Curtilage**

In the Statement of Environmental Effects, 1.2 Consultation, p.3, JBA Planning state that Council's heritage advisors were of the view that the curtilage of the heritage items had been reduced, *but were unable to form a view on what was a suitable curtilage for the items*. In my opinion, this is a misleading statement. It is not Council's role to determine the curtilage. This is the role of the heritage/ heritage landscape consultants for the proponent. The curtilage information supplied by the proponent was insufficient, so Council requested further information e.g. on significant views and vistas, in order to be able to assess whether the curtilage taken by the architects designing the scheme was valid and supportable. In meeting after meeting, this information was not provided.

### *Background Information*

The originally proposed curtilage area (Fig 1, Burton C. *Infants Home Ashfield Heritage Landscape Assessment*, 9 July 2009) ran from the south side boundary to a few metres north of the trunk of T1 at the north west of the site, thus encompassing the setting of all the main buildings, running from the Henry Street boundary to the front alignment of Murray house, and including the drip-line of T3.

### *Current Scheme*

The latest site curtilage identified by Taylor Brammer in the *Heritage Landscape Assessment* and relied on to justify this development area, is a small fraction of the curtilage previously identified and in my opinion is not sufficient. It encompasses a small doughnut shaped area including the circular drive in front of main buildings 'Gorton' and 'Emily Trollope', with no landscape curtilage designated around the main heritage buildings and does not include the highly significant tree T3 to require its visual setting to be maintained.



The vistas up the *early access and former drive framed by linear plantings* are identified as significant historic views (Conservation Management Strategy, p.19) but omitted from the assessed curtilage. In my opinion the original drive, shown on the c1860s layout of the site (Conservation Management Strategy, p.12) and the linear plantings beside the drive (T18-22), remain at the north-east of the site and should be included in the landscape curtilage.

In my opinion, the curtilage identified is far too small and not acceptable and the curtilage should encompass landscape settings of trees identified as being of high significance such as T3 and include the landscape settings of heritage items necessary for their appreciation.

### **Landscape**

The proposed development involves removal of a large number of moderately significant plantings, as well as areas of landscape significance such as the area of the original drive to Parramatta Road, and in my opinion, unacceptable impact on highly significant plantings.

In my opinion, much of the *Landscape Heritage Impact Assessment* is taken up with quoting procedures and information from other documents rather than dealing specifically with the site. In my opinion, there also appear to be some discrepancies in the *Heritage Landscape Assessment*: the early/original planting T3 is not located on the plan in Fig 31 on p.21 of early/ original planting and the importance of both T18-22 and the former drive appear to be downgraded, making way for the development in this area and removal of these elements. Other studies have identified the linear arrangement of trees (T18-22) as trees beside the early drive to Parramatta Road which was located between Murray House and the side boundary, i.e.

- On the plan 'Significant Views and Vistas' on p.19 of the Conservation Management Strategy, Appendix K, *JBA Statement of Environmental Effects, Redevelopment of the Infants' Home*.

### *Background Information*

- As part of heritage documentation requested and previously provided to Council, Heritage Landscape Architect Craig Burton identified these trees as lining the drive, noting that the exact alignment of the drive needs verification. (Fig 1, Burton C. *Infants Home Ashfield Heritage Landscape Assessment*, 9 July 2009)

### *Current Scheme*

However, in the Taylor Brammer *Landscape Heritage Impact Statement*, the identification of trees T18-22, has been modified to *A line of brush boxes may indicate the alignment of an earlier entry driveway*. Whether or not the trees form the exact edge of the drive in my opinion does not reduce the significance of the trees, the former drive or this area of the site.

On p.27 of the *Landscape Heritage Impact Assessment*, in the landscape assessment of Precinct 4 containing the former drive and the line of trees T18-22 it states that *this precinct is located to the periphery of the site and is supplementary in both its form and hierarchy to 'Gorton' (the main building) and its immediate curtilage*. In my opinion, this is misleading: it fails to identify its significance, that the drive alignment

and the landscaping around the drive provide crucial evidence, the last remaining evidence of the original 1860s layout of the main drive from 'Gorton' to Parramatta Road, as well as the rationale for the orientation of 'Gorton' facing to Parramatta Road (shown in the plan of Phase 1 1859-1876 on p.12, Conservation Management Strategy, Appendix K, *JBA Statement of Environmental Effects, Redevelopment of the Infants' Home.*) The trees T18-22 are noted in the CMS as plantings at the side of the former drive in that location and in my opinion, the exact alignment of the drive could be established by archaeological examination of evidence on the surface and in sub-soil layers. In my opinion, the early trees T18-22 (mature by 1943), and the evidence of the former drive in the gap in the planting arrangement, are both significant and crucial to the understanding of the original site layout.

### **Archaeological evidence**

As one of the earliest sites of early European development in Ashfield, there is potential for archaeological evidence on the site.

In my opinion there may be archaeological evidence remaining on the north of the site of the south end of the water tanks in Precinct 6: North-east precinct, in the location of the proposed northernmost building. In the Ashfield Infant's Home Conservation Management Strategy, on p.12 (Phase 1 Plan 1859-1876) and p.13 (Phase 2 Plan 1876-1883), a large masonry water tank, part of the earliest phase of development on the site, is shown, but it is not shown in the later Phase plans in the CMS. However, it can be seen on a c1930s MWS&DB Plan of the site. Although most of the water tank may have been removed with the canal construction, evidence of the south-western end of the water tank may still remain on this site. Indeed, in my opinion, the poor growth of boundary trees seen in the 1950 photo in the area of the water tank (p.20 of the *Landscape Heritage Impact Assessment*) indicates this is a possibility.

In my opinion, there is a high likelihood of archaeological evidence on site and it is recommended that a S140 permit under the Heritage Act be required.

### **Impact on Ilford Avenue Conservation Area/**

Ilford Avenue has been identified by Robert Irving OAM as a proposed Conservation Area and is due to go on exhibition shortly. In my opinion, the carpark development has the potential to adversely impact not only on adjacent properties, but also on the visual character and intactness of the proposed Ilford Avenue Conservation Area.

Noise and fumes from the approach ramp and carpark proposed for the east corner of the site, are likely to adversely impact on the adjacent property 10 Ilford Avenue and potentially other properties nearby. 10 Ilford Avenue is a key property in the proposed Ilford Avenue Conservation Area: the garden extending across the end of Ilford Avenue provides a green vista at the end of the street, the house being set back in line with the other houses in the street. Noise and fumes of the carpark may result in efforts to build solid screens in the garden to ameliorate these adverse impacts to the property.

### **Opportunities for development elsewhere on site**

In my opinion, the scheme should be redesigned to allow Murray House to be retained, to allow the trees T18-22 and the former drive to Parramatta Road to be retained and interpreted on site, to increase the visual curtilage around the highly



significant tree T3 and to reduce the impact on the proposed Ilford Avenue Conservation Area.

No alternative scheme has been provided to Council which shows the retention of Murray House (the former Nurses' Quarters), the retention and interpretation of the highly significant original drive to Parramatta Road and trees T18-22 to the south and south-east of Murray House. An alternative scheme could have been developed, demolishing buildings of little significance such as the Caretaker's Cottage/Nursery on Henry Street which would have allowed for location of direct access to the north part of the site where there are fewer heritage items and less significant landscape.

### **Proposed Development**

In the event that the decision is made to allow the demolition of heritage listed items and removal of significant vegetation, the following comments are provided on the proposed development.

Development is proposed in areas where there are highly significant plantings. T3, the large camphor laurel assessed as a rare specimen, is built around with paths below the tree and closely surrounded by buildings. Although the surrounding decking is suspended, in my opinion the decking will adversely impact on the visual setting of the tree and the enclosure of the tree by buildings will also adversely impact on the visual setting and visual impact of T3 on the site. T3 should be in a landscape setting and be the focus of a great court, with views not circumscribed by suspended decking and buildings.

The proposed buildings employ canted roofs with wide eaves. The buildings of high heritage significance, 'Gorton', 'Emily Trollope' and 'Louise Taplin' buildings, have high hipped and gabled roofs. The roofscape is an important element in these historic buildings. The roofs of the proposed buildings closest to the heritage precinct are high-set on the south-west elevation and slope down towards the north-east. This means that the view from these buildings of high heritage significance is predominantly of building facades, whilst the canted roofs are only visible as eaves. The language, form and massing of these proposed buildings, reading as facades with a perimeter 'skirt' of eaves soffits against the skyline, will be very much at odds with that of the historic buildings where the roofs read prominently and importantly, and comprise at least 50% of each view of the buildings. In my opinion, the form of the proposed buildings is not sympathetic to the adjacent buildings of high heritage significance, 'Gorton', 'Emily Trollope' and 'Louise Taplin'.

### **Summary & Conclusion**

We need to have different planning strategies and options for the development of the site which retain significant buildings, landscape and curtilage, which in my opinion are compromised by this proposal.

The demolition of Murray House, the removal of landscape items and the reduction in the curtilage for the heritage items and landscape for the development, and the form and siting of the proposed development in my opinion is not acceptable in heritage terms.

In conclusion, in my opinion the assessments that have been made, the proposed demolition, proposed adverse impacts on the place including the site, area, landscape, buildings, and building groups, and the proposed development of the site are not acceptable and are either not substantiated, or poorly substantiated and inadequately addressed in the documents lodged.

I would recommend that Council obtains a further independent opinion on both the heritage and heritage landscape impacts of the proposed development. This may require separate heritage architect and heritage landscape consultants.

*Signed for email*

Helen Wilson





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9 July 2010

Shakeeb Mushtaq  
Ashfield Council  
Development Services  
260 Liverpool Road  
Ashfield NSW 2131

[shakeebm@ashfield.nsw.gov.au](mailto:shakeebm@ashfield.nsw.gov.au)  
Our Ref: 100617-1

**Re: Independent Heritage Assessment and Advice for DA 10.2010.102 re 17 Henry Street known as the Infant's Home, Ashfield - Stage 1 Initial Opinion**

Dear Shakeeb,

As per Council's commission regarding outstanding heritage issues associated with the above DA, this letter sets out AHMS' initial opinion on two matters:

- The likely effect of the proposed demolition of Murray House on the significance of the Ashfield Infants' Home ('AIH') site and its association with the AIH; and,
- An overview opinion of the Development Application 10.2010.102 ('DA') highlighting the major heritage principles and issues the proposal raises.

A more detailed analysis will be provided in the heritage assessment statement as required in Stage 2 of our instruction.

### Background & Executive Summary

This initial opinion letter has been written by Joanne McAuley and Lisa Newell of AHMS and is based on a site inspection carried out on Friday 2 July 2010 by Joanne McAuley and Laura Matarese of AHMS, a review of documentation provided by Council comprising the Statement of Environmental Effects for the DA with various appended reports, Council's Heritage Advisor comments (dated 19 May 2010 and 15 June 2010) and the applicant's letter of 8 June 2010. No additional research was undertaken nor was supplementary information obtained or sought to assist with forming opinions or findings.

While a primary part of the AHMS' commission was to consider the likely effect of the proposed demolition of Murray House on the significance of the AIH site, it became clear during the site inspection and the review of DA materials, that the proposed demolition could not be considered in isolation from the development proposal as a whole. The acceptability of the proposed demolition would depend in part on the merits and (heritage) compatibility of the overall development proposal.

The holistic consideration of heritage impacts is established by Clause 32 Part (4) of the Ashfield LEP 1985. Clause 32 applies to heritage items and states that the Council may decline to grant consent until a DA contains a conservation plan or heritage impact report that sets out steps to mitigate any likely adverse impact on the significance of a heritage item, place or heritage conservation area. This clause establishes and reinforces that Council can (and should) take a holistic view of any DA which may impact a heritage item in whole or part and ensure it includes heritage impact mitigation measures that are appropriate and provide best practice outcomes.

To summarise the opinion set out in this letter, we consider that the demolition of Murray House would have a minor to moderate adverse impact on the historic interest of the AIH site; however, this could be justified through appropriate mitigation. In light of the current development proposals, such mitigation could include new development that would respect the cultural significance of the AIH site and the wider visual and landscape setting of the important heritage items within it.

As explained below, we do not believe that the current proposals provide the necessary level of mitigation and that they would have an adverse affect on the heritage significance of the AIH site. LEP Clause 37 on development within the vicinity of heritage items and Article 8 of the Burra Charter on setting both reinforce the need to ensure that new development make an appropriate response to the visual setting and other relationships that make up the cultural or heritage significance of a place. In determining the current DA, we are of the opinion that the determination of the acceptability of the proposed demolition of Murray House and the appropriateness of the proposed development, which will replace the building in part, are inextricably linked.

## **Murray House**

### Significance of Murray House

The heritage significance of Murray House is identified in the Heritage Impact Statement & Murray House Assessment (29 April 2010) and the Conservation Management Strategy (12 May 2010) (both prepared by NBRSPartners).

In summary, the above reports indicate that the building was constructed in 1914-15 to the designs of Harry Budden (architect to the Infant's Home from 1905-14) and purpose-built as nurses' quarters. It is understood that this use ended in the 1970's.



The chronological history of the site notes that a family day care centre was introduced in 1974, presumably this was at Murray House. Alterations and ground floor additions were made to the building in 1981-2 to enable the provision of emergency and relief care (by architects, Brewster Murray). The building was named "Murray House" in 1997 in honour of Mrs David Murray, MBE, who had been Vice-President and President of the Infants Home Board. The building is currently unoccupied.

Murray House is Federation style with Arts and Crafts influences primarily expressed through the lattice and half-timbered gables on the south west elevation, built form and building materials (brown brick and red clay roof tiles). The many alterations made to the building's exterior including the extensive ground floor additions and enclosed verandah have significantly eroded its architectural integrity and aesthetic value. Internally the ground floor layout has also been much altered although the first floor reads as largely intact and features such as the pressed metal ceiling and timber staircase have value.

The loss of a large area of original curtilage facing Parramatta Road in the 1930's and now occupied by Bunnings Warehouse (former Peek Frean Factory and recognised as a local heritage item) has left Murray House somewhat dislocated from the rest of the AIH site. Presumably (this matter is not conclusively addressed in the DA material) the front elevation of the former Nurses' Quarters would have addressed the Parramatta Road drive which was the main entrance to the site from 1859-1937. Therefore, the south west elevation which now reads as the front entrance with its later hipped porch addition is the original rear of the building. This makes sense given the poor solid to void relationship with large expanses of unrelieved brickwork on this elevation, its weak composition and the lack of design interest with the exception of the decorated gables. It is this façade which addresses the centre of the site.

Murray House is described as having moderate historic significance in the DA heritage assessments by virtue of its original use and the role this played in the AIH's provision of care and welfare for infants, mothers and families and to a lesser degree, its association with the architect Harry Budden. We concur with this finding on the basis that the other criterion values in cultural heritage significance assessment are not met. In aesthetic and architectural terms, the building's integrity has been substantively eroded. The original use ceased over 35 years ago and the building cannot be allocated social value on this basis. From the information provided, it does not appear as though the building has values with regard to technical/research, rarity or representativeness.

To conclude, Murray House clearly forms part of the historical development of the AIH site; however, its cultural significance has been compromised through the loss of its original purpose-built use, the substantial alterations and additions made to it and the undermining of its immediate context through the loss of the large area of

original curtilage onto Parramatta Road which has resulted in primacy being given to its rear elevation.

#### Assessment of Impact on the Significance of the AIH site

In determining the scale and nature of effect that the demolition of Murray House would have on the cultural significance of the site overall, it is important to identify the contribution that the building currently makes to the site.

The LEP heritage inventory entry indicates that the components of greatest or high significance at the AIH site comprise the buildings formerly known as Gorton (the original building dated 1860s), The Emily Trollope Nursing Ward (1880s), the Laundry (1910) and the Louise Taplin Ward (1901). The 'Grounds and other buildings' are also listed as a heritage item and as part of this designation the Day Care Centre (now named Murray House) is mentioned. In the hierarchy of significant elements at the site, it is clear that Murray House is of secondary importance as an individual element, though important as a contribution to a group of elements.

Murray House reads as dislocated from the rest of the AIH site and presents what appears to be its original rear facade to the principal buildings closest to it. It is this weak facade which encloses the space in front of the buildings formerly known as Gorton (the Administration building) and the Emily Trollope Nursing Ward ('Toddlers'). The building is not considered to make a positive contribution to the pleasing group of heritage items made up of the Administration building, Toddlers and Tappy's Place - the former Louise Taplin Wing.

The name Murray House (given in 1997) does not have strong historical significance and makes no contribution to the overall heritage values of the building. There is some historical associative value in relation to building's architect, Harry Budden given his service to the AIH over several years. The former Laundry building was also designed by Harry Budden and is considered to be a superior example of his work both with regard to architectural calibre and intactness.

Despite the erosion of Murray House's values with regard to architectural/aesthetic merit, social importance and context over the years, it plays a part in the historical development of the site. As such, its loss would have an adverse impact on the significance of the AIH site overall. As to the scale of impact, this is considered to be minor to moderate. In line with Council policy and best practice, steps to mitigate adverse impacts are therefore required as part of the DA.

#### **Overview of DA**

##### Context and Setting

Initial review indicates that the heritage assessments accompanying the DA have narrowly defined the site's primary heritage setting or curtilage.



The curtilage as specified can be defined as a 'reduced heritage curtilage' (as per the Heritage Office's 1996 guidance document and as highlighted in the CMS). This is in recognition of the loss of the original legal lot curtilage which once stretched to the Parramatta Road.

The Heritage Landscape Assessment defines the landscape curtilage of the site as being confined to a section of open space in front of the principal heritage buildings which reaches to approximately the centre of the existing central playground in front of the kindergarten building. It is clear, however, that the landscape outside this defined curtilage, particularly to the north east, has ongoing functional, historical and visual setting importance (for the heritage buildings and the site as a whole) and is an identified heritage element in its own right.

Significant views and vistas can also be obtained from the core heritage items across the centre of the site to its boundary with Bunnings and vice versa. These views are not impeded by the existing central playground and trees including the significant Camphor Laurel tree, but would be truncated by the proposed development.

Consequently, while the proposed development would be located outside the curtilage as defined in the DA heritage assessment reports, it would be located within the significant landscape setting of the principal heritage buildings, would affect their existing views and vistas and would impact on the integrity, extent and form of the current landscape of the site. This indicates that the curtilage set out in the heritage assessments may not be appropriate. In turn, this reduced curtilage has provided for a proposed development location that has high potential to adversely impact the heritage values of the site.

### Design Detail

The footprint, envelope, layout, architectural form, materials and detailing of the proposed development, do not appear to have been developed to mitigate the likely adverse locational impacts of the proposal. This is not a comment about the contemporary design approach but rather our view on aspects of the proposed design in relation to the existing heritage buildings and landscape. Best practice advocates a contemporary approach which responds to context.

The proposed buildings have been positioned across the central portion of the largely open landscaped area to the north east of the driveway in front of the principal heritage items. The buildings have substantial footprints which are understood to be as a result of the need for single-storey facilities. The result, however, is that the open and spacious feel of the site and its landscape setting would be undermined and as highlighted above, views across the site would be truncated.

The proposed buildings have flat and mono-pitch roof forms. Their overall form and architectural treatment have a strong horizontal emphasis with elevations displaying

little movement or relief. The existing buildings on the site are characterised by pitched roofs with prominent gables. Their overall form has been well articulated through the use of projecting bays and verandahs. They have well composed facades which balance vertical and horizontal elements well and display visual richness.

The materials and colour palette proposed for the new buildings make a limited response to context. Red brickwork is included within the materials palette, however, its use appears limited with lightweight panelling and aluminium framed sections of glazing extensively employed.

There appears to be no recognition that the new development has a role in mitigating the adverse impacts of the proposed demolition of Murray House.

### Summary

- The proposed demolition of Murray House would have a minor to moderate adverse impact on the historic interest of the AIH site which forms part of its overall significance. We are of the opinion, however, that this negative effect could be mitigated. Mitigation could include new development in its place which makes a positive response to its sensitive setting by respecting existing visual setting and other relationships that contribute to the significance of the place. The necessary level of mitigation required is not provided by the current DA proposals.
- The heritage curtilage as set in the DA heritage assessments appears to have been narrowly defined and may benefit from a reconsideration which includes wider views, landscape values and spatial relationships between key heritage elements and between heritage elements and their landscape setting;
- The proposed new development (for location and design reasons which stem in the main from a reduced heritage curtilage), appears to compound, rather than mitigate, the potential adverse heritage impacts of the proposed demolition of Murray House on the heritage values of the site as a whole;
- It is understood that there is no suitable location alternative for the proposal. If this is accepted, it brings into focus the need to ensure its design detail is re-visited to ensure that it is sensitive and sufficiently compatible with the heritage values of the site to mitigate the impacts of the potential loss of Murray House and the impact of the development in location, setting, landscape and proximity terms.
- The re-visit should include retention of key landscape elements such as the curved row of Brush box trees (Tree Nos 18-22 in the Heritage Landscape Assessment) which are considered to be an important remnant of the former driveway to the original estate from the Parramatta Road.



- Any heritage impact assessment that may be submitted with a revised design should be expanded to include an assessment of the proposal against the principles and standards in 'Design in Context - Guidelines for Infill Development in the Historic Environment' (NSW Heritage Office and the Royal Australian Institute of Architects, 2005).

Please do not hesitate to contact me on 02 9555 4000 or Joanne McAuley at JoanneM@arksolutions.com.au if you wish to discuss the contents of this letter, our initial opinion, further.

Yours sincerely,

A handwritten signature in cursive script, reading "Lisa Newell".

Lisa Newell  
Associate Director  
AHMS



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Urban Planning & Architecture  
A Division of Urban & Environmental

21<sup>st</sup> July 2010

Gillian Hirstman  
President  
Board of Management  
The Infants Home  
17 Henry Street  
Ashfield NSW 2131

Dear Gillian,

#### **Heritage review of DA 10.2010 for The Infants Home, Ashfield**

I refer to my site visit to the Infants Home on the 20<sup>th</sup> July 2010 to inspect the site and to be briefed to prepare an opinion on the subject development proposal.

I have been instructed to provide advice on the proposal and to review the independent heritage assessment prepared by AHMS, dated 9 July 2010.

Although this review is limited by the time available to prepare this advice I have had the opportunity to read the AHMS assessment and the CMS for the site, Heritage Assessment of Murray House and the Statement of Heritage Impact prepared by NBRSP+Partners. I have also read the Heritage Landscape Assessment by Taylor Brammer Landscape Architects Pty Ltd.

#### **Murray House**

I support the views of AHMS in response to the significance and agree that "the scale of impact of demolition is considered to be minor to moderate". The report states that "Murray house clearly forms part of the historical development of the AIH site, however its cultural significance has been compromised through the loss of its original purpose – built use, the substantial alterations and additions made to it and the undermining of its immediate context through the loss of the large area of original curtilage onto Parramatta road which has resulted in primacy given to its rear elevation".

The conclusion of AHMS is that the building may be demolished if the new proposal is satisfactory in terms of the context of the overall site.

#### **Context and Setting**

I do not support the concerns raised by AHMS in terms of location and setting. The significance of the site relates to its provision as an Infants Home and its childcare and associated enterprises continue and reinforce the work of the Home. The social significance is a highly important criterion and the continuing work on the site is essential to retain that significance. The proposed buildings are low in scale and are set back from the main building complex. They are separated by a lawn area that is equivalent to the existing lawn. The tree grouping around the significant Camphor Laurel, T3, is retained and will form the focus of the outlook from Gorton House and the later wings.

The proposed development has been designed to group around a central courtyard and has significant associated landscaping. The scale of the building has been broken down into smaller scale playroom structures. These buildings will not present as a large institutional building but rather a campus of classrooms/playrooms not dissimilar in scale to the existing buildings on the site.





The landscaped character has been evaluated by expert heritage landscape consultants and the area proposed for development has been assessed. The consultants support the proposal. The earlier subdivision and the Bunnings' building and fencing have altered the outlook and there is no historic vista remaining in this regard. The site and its context have changed and now the use is to be developed for broader community purposes.

The issue for me is related to the landscaped character of the grounds. The proposal maintains a range of larger tree species and associated canopies across the site except for the rear of the buildings proposed in the north east corner- License 1. It is here that the underground car-park is located. I consider that there is a need for at least one large canopied species for this section of the site to reinforce the site's canopied character and relationship to sites to the east of the site. This may require the loss or use of one to two car-spaces in the corner of the car-park to provide deep soil planting.

Although this comment does not relate to the heritage items as identified it would replace the impact provided to the site by the loss of tree T12 which has been identified as Highly Significant planting. Whilst it is considered that the tree may be replaced by the proposal to achieve the social outcomes the setting for these new buildings would benefit by at least one large planting in this north east precinct.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Stephen Davies', is written below the text 'Sincerely yours,'.

Stephen Davies  
Director



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 B No: B106882  
 File No: 10/12282  
 Your reference: DA2010/102

The General Manager  
 Ashfield City Council  
 PO BOX 1145  
 ASHFIELD NSW 1800

Attention: Shakeeb Mushtaq

Dear Mr. Mushtaq,

**RE: THE INFANTS' HOME – LOT 10 DP 1292727 – 17 HENRY STREET**

Thank you for your letter dated 21<sup>st</sup> May 2010 received by the Department of Planning on 4th June 2010 referring to the above development application.

It is understood that the development involves the demolition of existing heritage buildings known as Murray House and Kindergarten, removal of trees, refurbishment and restoration of buildings known as The Gorton, Emily Trollope Nursing Ward and the Louise Taplin Ward, construction of new buildings to accommodate 50 place learning and development centres (child care facilities) and Child and Family Support Services with a basement carpark for 37 vehicles, provision of at grade carparking for 9 vehicles and associated landscaping and drainage works.

The application and supporting information have been reviewed and the following comments are provided.

**Demolition of Murray House and Kindergarten Buildings**

Murray House and the Kindergarten buildings are located in the rear portion of the site. Murray House is of 1914 -1915 construction while the Kindergarten building is a converted 1920's building.

The justification for the demolition of Murray House has been set out in the *Heritage Impact Statement and Murray House Assessment* and in the *Statement of Heritage Impact*, both prepared by NBRS + Partners. There is no assessment of the significance of the Kindergarten building. The assessment of cultural significance finds that Murray House has a moderate level of significance based on the following:

- Significantly altered internal fabric (in particular the ground floor) and numerous alterations and additions
- Lack of associations with the activity for which it was formerly used (nurses quarters)
- It is not an exemplary work by the Architect who designed the building (Budden)
- Is not specifically identified in the original Statement of Significance for the item

A statement of cultural significance, based on the above findings is as follows:



*Murray House (former Nurses' Quarters), constructed in 1914, forms part of the Infants' Home Ashfield. Murray House has moderate historic significance associated with the provision of accommodation for nurses who provided a vital role in assisting with the care and welfare of infants, their mothers and families.*

The naming of the building is in honour of Mrs David Murray, MBE who was Vice-President (1957-1964) and President (1964-1993) of the Infant's Home Board. The name 'Murray House' was previously given to a block of flats purchased with a donation provided by an anonymous donor and was reallocated to the current Murray House building when the flats were sold in 1995.

The justification for the demolition of the present day Murray House is based on its moderate significance and the perceived difficulty in adaptive reuse of the existing building for the purposes of the current operations of the Infant's Home. In addition, the Ashfield LGA requires increased child care services and the demolition of Murray House and the Kindergarten will allow the construction of new areas for childcare services in the rear of the property to use allocated funding for this purpose.

It is considered that the demolition of Murray House is appropriately justified and can therefore be supported. However, there is no detailed analysis of the significance of the Kindergarten building and as such a proper assessment of the appropriateness, or otherwise, for demolition cannot be made by the Heritage Branch.

### **Removal of trees**

The assessment of the cultural significance of the landscape elements has been set out in the *Heritage Landscape Assessment* prepared by Taylor Brammer Architects. The assessment finds that the visual relationship between the buildings and early plantings has been lost due to the incremental development of the site to accommodate a range of community uses. However, there are significant areas and individual trees within the site.

The Statement of Significance for the landscaped area as part of this report is as follows:

*A large, mixed landscape supporting the ongoing community uses of the site as a Infants Home and reflecting the contemporary attitudes and tastes towards landscape and retaining landscape elements from the various periods of its history.*

The open space areas of highest significance have been retained as part of the proposed development as open space. These areas are the central open space and the central play area. The central open space is an area at the rear of the Gorton, Emily Trollope and Tappy's Place buildings. The central play area is located around the significant Camphor Laurel tree in the centre of the site which has been identified as having high social significance being used by children today and in its past for climbing and playing under. Other mature trees which form part of the early plantings have also been retained.

It is considered that the proposed landscape plan responds appropriately to the significance of the existing landscape elements.

### **Refurbishment and Restoration of buildings known as The Gorton, Emily Trollope Nursing Ward and the Louise Taplin Ward**

The Conservation Management Strategy (CMS) for the Infants Home identifies that The Gorton Building, Emily Trollope Nursing Ward and the Louise Taplin Ward have high significance. The CMS provides broad directions for the retention of significant fabric and joinery and the need for compatible uses of these buildings which do not compromise any significant spaces and fabric.

Buildings and areas of moderate significance are identified as being appropriate for preservation, adaption, reuse or removal without further assessment.

The CMS is considered appropriate, however as outlined above there is no analysis of the significance of the Kindergarten building and as such a proper assessment of the appropriateness, or otherwise, for demolition of this building cannot be made by the Heritage Branch. This is also the case for Emily's Place and the Caretaker's Cottage which have been identified as of moderate significance without proper justification.

### **New buildings**

The CMS provides design guidelines for any new buildings to be located at the site. These refer to character, scale and massing, materials and details and colour.

It is considered that the guidelines prepared are appropriate to ensuring the new buildings do not impact on the significance of the site.

If you have any questions regarding the above matter please contact Alejandra Rojas at the Heritage Branch, Department of Planning on (02) 9873 8559.

Yours sincerely



01-07-2010

Dr Siobhan Lavelle OAM

**A/Manager**

**Conservation Team**

**Heritage Branch**

**Department of Planning**

**As Delegate of the Heritage Council of NSW**





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 B No: B106882  
 File No: 10/12282  
 Your reference: DA2010/102

The General Manager  
 Ashfield City Council  
 PO BOX 1145  
 ASHFIELD NSW 1800

Attention: Shakeeb Mushtaq

Dear Mr. Mushtaq,

**RE: THE INFANTS' HOME – LOT 10 DP 1292727 – 17 HENRY STREET –  
 REDEVELOPMENT OF LOCAL HERITAGE ITEM**

This letter responds to your request for additional comment on the abovementioned proposed development.

The Heritage Council, in previous correspondence to Council, provided comments on:

- The demolition of Murray House and Kindergarten properties
- The refurbishment and restoration of buildings known as The Gorton, Emily Trollope Nursing Ward and the Louise Taplin Ward
- Removal of Trees
- New buildings

Additional information prepared by NBRS+Partners (dated 26 July 2010) was forwarded to the Heritage Branch. This information is focused on the justification for the demolition of the Kindergarten building. The information has been reviewed and the following advice is provided on this matter and additional matters.

**Demolition of the Kindergarten Building**

The lower significance of the Kindergarten building is acknowledged and it is considered that the demolition of this building will not impact on the significance of the site. However, the site should be included in a comprehensive interpretation strategy. This is also the case for the demolition of Murray House.

**Interpretation Strategy**

Council should require the preparation of an Interpretation Strategy prior to the commencement of works. The Heritage Council has prepared a guideline for the preparation of Interpretation Strategies which should inform this work which is available on the Heritage Council Website (<http://www.heritage.nsw.gov.au/docs/interpretationpolicy.pdf>). The Heritage Council is also available to provide advice and in some cases grant funding can be secured for the preparation of such strategies.

The interpretation strategy should include details on the former use of Murray House as a nurses' ward and the role of these nurses in the activities of the Infants Home.

### **Archaeological Assessment**

The CMP states that an Archaeological Assessment has not been undertaken. The CMP states that 'There is some archaeological potential where former buildings and structures are known to have existed, including the masonry water tank and stables associated with Gorton (page 26). There are also historical maps showing the location of a remnant driveway which runs from the eastern corner of the site with a turning circle at Gorton House. This is a significant element within the landscape and the former setting of the property.

If archaeology of State or local significance is discovered, exposed, moved, damaged or destroyed through excavation works, it may trigger the need for an excavation permit, or an exception endorsement, from the Heritage Council pursuant to S139 and S140 of the Heritage Act 1977.

Council should ensure through conditions of consent that an archaeological assessment is prepared which clearly identifies areas of potential archaeological relics and whether these areas will be impacted as a consequence of the proposed development. This assessment should be prepared by a suitably qualified archaeologist. The necessary excavation permits should be obtained from the Heritage Council, if required, prior to the commencement of works.

### **Curtilage to Significant Heritage Elements**

It is considered that the curtilage to the more significant heritage buildings (Gorton, Trollop Wong and Taplin Wing) and landscape elements in the south western part of the site is not sufficient and does not provide an adequate setting to this area.

The archaeological assessment will confirm the extent of the former driveway and turning circle which would form a more appropriate setting to Gorton building. The findings of the archaeological assessment should inform a review of the curtilage to the significant south western part of the site.

If you have any questions regarding the above matter please contact Alejandra Rojas at the Heritage Branch, Department of Planning on (02) 9873 8559.

Yours sincerely



16/08/2010

Vincent Sicari

**Manager  
Conservation Team  
Heritage Branch  
Department of Planning  
As Delegate of the Heritage Council of NSW**