

# HERITAGE IMPACT STATEMENT



## **UNSW Biomedical Science Centre**

**Wagga Wagga Base Hospital**

**260-280 Edward Street, Wagga Wagga**

**April 2020 | J4190**

**Weir  
Phillips**  
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## **1 INTRODUCTION**

### **1.1 Preamble**

This Heritage Impact Statement (HIS) has been prepared to accompany a Development Application for a new building to house a Biomedical Science Centre for the University of New South Wales (UNSW) on part of the site of Wagga Wagga Base Hospital, No. 260-280 Edward Street, Wagga Wagga, New South Wales.

The principal planning control for the site is the *Wagga Wagga Local Environmental Plan 2010 (LEP 2010)*. The site of the proposed works is not listed as a heritage item by Schedule 5 Part 1 of the *Wagga Wagga Local Environmental Plan 2010 (LEP 2010)* and is not located within a Conservation Area identified by Schedule 5 Part 2 of this plan. It does, however, lie adjacent to a heritage item listed by this plan and within the vicinity of a Conservation Area. Under Part 5.10 of the *LEP 2010*, Council must consider the impact of the proposed works on any items/conservation areas within the vicinity of the site. A heritage management document is submitted with the Development Application to assist in the assessment process. The most appropriate heritage management document in this instance is an Heritage Impact Statement (HIS).

Wagga Wagga Base Hospital is listed as a heritage item by the s170 Register of NSW Health under the auspices of the *NSW Heritage Act 1977*. There is some ambiguity about whether or not the site of the proposed works is included in this listing. There is no plan or lot identifier on the associated listing sheet, making it difficult to ascertain whether the listing refers to the whole of the Hospital Site or just to part. A cautionary approach is thus taken; this HIS assumes that the Hospital Site is listed in its entirety.

This statement has been prepared at the request of Savills Australia and on behalf of the University of New South Wales (UNSW). It accompanies plans prepared by BNMH Architects (architectural) and Fiona Yeates Consulting Pty Ltd (landscape).

### **1.2 Background**

The UNSW Faculty of Medicine is currently operating a Rural Clinical School at Wagga Wagga Base Hospital. The current School in *Harvey House*, caters for full time students in years 3, 4, 5 and 6, the final four years of their degree in Medicine.

The Faculty of Medicine proposes the development of a three-storey stand-alone Biomedical Science Centre that will provide the additional teaching space for the School to teach Year 1 and 2 students to deliver the full six year degree program in Medicine.

The site, 1,603.8sqm on Edward Street (Sturt Highway) bordering Lewis Drive, on the Hospital Site has been agreed between Health Infrastructure, Murrumbidgee Local Health District and UNSW. The land is currently owned by the NSW Health Administration Corporation (HAC) but will be transferred to the University at a later date. As a requirement of the land transfer, a subdivision DA will be lodged for the site separately.

### **1.3 Authorship**

This HIS was prepared by Alice Fuller, B.App.Sc. (CCM), M.Herit.Cons. (Hons.); and James Phillips, B.Sc. (Arch.), B.Arch., M.Herit.Cons. (Hons.), of Weir Phillips Heritage and Planning.

### **1.4 Limitations**

A detailed site history and assessment were not provided for. An archaeological assessment has not been provided for.

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The information about the Hospital and adjacent heritage item/conservation area provided by the State Heritage Inventory and other readily available sources were relied upon. These items were viewed from the public domain only.

## **1.5 Methodology**

This assessment has been prepared with reference to the *NSW Heritage Manual* and with reference to the Council planning controls listed under Section 1.6. Weir Phillips Heritage and Planning have prepared a number of heritage assessments for Wagga Wagga Base Hospital since 2008.

A site visit was carried out by a representative of Weir Phillips Heritage and Planning in March 2020. Unless otherwise stated, the photographs contained in this statement were taken on this occasion. These photographs are supplemented with images from Google Maps as accredited.

## **1.6 Documentary Evidence**

### **1.6.1 General References**

- *Peter Freeman Pty Ltd, Wagga Wagga City Council Urban Heritage Study, Volume 2: Inventory- Part 1, August 2002.*
- Weir Phillips Architects and Heritage Consultants, *Wagga Wagga Base Hospital, Edward Street, Wagga Wagga, Heritage Report*, p.97. Unpublished report prepared for Capital Insight and dated December 2009.

### **1.6.2 Heritage Listing Sheets**

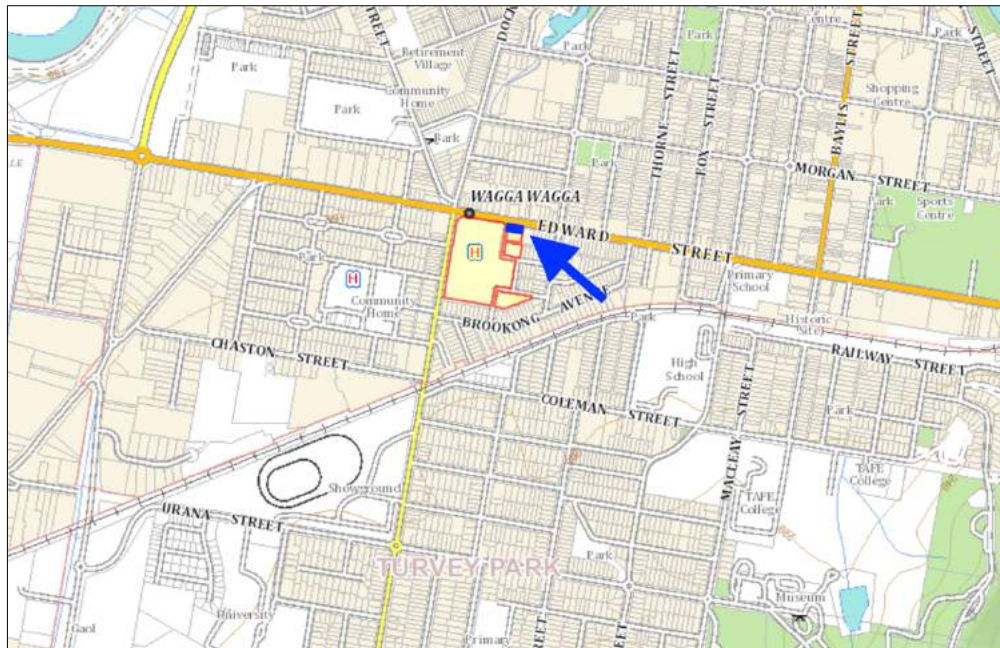
- *Wagga Wagga Base Hospital, Edward Street, Wagga Wagga.* State Heritage Inventory Database No.: 3540663.
- *Wagga Wagga Base Hospital (1960s Building), Edward Street, Wagga Wagga.* NSW Heritage Database No.: 2560185.

### **1.6.3 Planning Documents**

- NSW Heritage Council, *Statements of Heritage Impact*, 2002.
- *Wagga Wagga Local Environmental Plan 2010.*

## **1.7 Site Location**

The site of the proposed works is located within the Wagga Wagga Base Hospital, No. 260-280 Edward Street, Wagga Wagga. The site of Wagga Wagga Base Hospital is outlined in red and coloured yellow in Figure 1 below. The proposed works are located on the eastern side of the intersection of Edward Street with Lewis Drive, on part of Lot 334 D.P. 1190643. In Figure 1, the site of the proposed works within the Hospital is marked in blue and highlighted by the arrow.



**Figure 1: Location of No. 54 Lang Road, Centennial Park.**  
SIX Maps; annotation in blue by WP Heritage and Planning.

## 2 BRIEF HISTORY OF WAGGA WAGGA BASE HOSPITAL

Weir Phillips Heritage and Planning have written a number of heritage assessments and reports for Wagga Wagga Base Hospital since 2008. The following history is summarised from these earlier reports.

Wagga Wagga lies in the lands of the Wiradjuri (*Wirraaydhurray*) people.

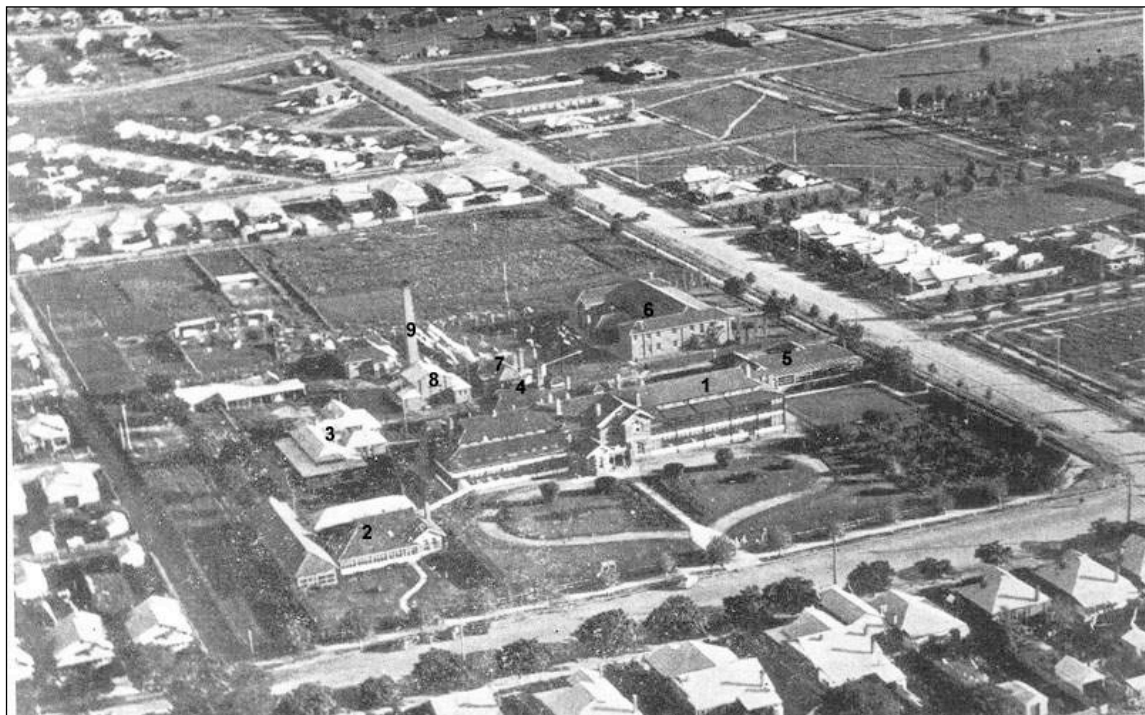
The first recorded European incursions into the area occurred between 1820 and 1840 when explorers past through the country and pastoralists established large holdings. The origins of the City of Wagga Wagga lie in the opening of a Court of Petty Sessions on the Wagga Wagga pastoral run in 1847; two years later, a township was surveyed. Parish maps indicate that the subject site is located outside the boundaries of the first township, on part of 40-acre parcel of land owned by T. Byrnes. In 1885, 5 acres of Byrne's land, including the subject site, was resumed for a Gaol Site. The land, however, would never be used for this purpose and, when the existing hospital, located within the township itself, became inadequate to meet the needs of the population, the Gaol Site was re-dedicated as a Hospital Site on 3 January, 1907.

The first building on the site was designed by the Government Architect W.L. Vernon, with working drawings prepared by local architect W.J. Monks. Funds for construction were raised locally and through Government grants. By the time builder Charles Hardy commenced work in 1907, the decision had been taken to build only the central section and one of two wings of Vernon's original design. Ancillary buildings, including a Nurses' Home and Mortuary were also constructed. Even before the Hospital was officially opened in September 1910, Vernon's Federation Queen Anne Style building was lavishly praised in the local press. By 1921 sufficient funds had been raised to build the second planned wing. Plans for this wing, which included a special children's ward, were prepared by Government Architect G. McRae and were true to the Vernon's original design; the work was completed in 1922. This building has been demolished as part of the current redevelopment works.

During the period leading up to World War II, new buildings were constructed and alterations and additions carried out to existing buildings in response to government administrative changes, local growth, medical advances and the types of illnesses being treated. Wagga Wagga Hospital was declared a Base Hospital in June 1934. Major works of this period include a New



Nurses' Home (later *Harvey House* and now the UNSW Rural Clinical School), 1936; the conversion of the original Nurses' Home into Private and Intermediate Wards (later *Rawson House*), 1937; the construction of a dedicated Maternity Ward (later *Robinson House*), 1938; and the construction of a New Laundry and Kitchen Block, 1942. Figure 2 illustrates the site as it stood in 1943. Of these buildings, only *Harvey House* (now the UNSW Rural Clinical School) still stands. There are dwellings on the site of the proposed works. When this site was acquired by the Hospital and these dwellings demolished and replaced with the existing carpark has not been ascertained for the purposes of this statement.



**Figure 2: Aerial photograph of Wagga Wagga Hospital, 1943. Note the dwellings on the site of the proposed works (lower left hand corner), long since demolished.**

S. Morris, *A Delicate Balance*, 1988 cited in Weir Phillips Architects and Heritage Consultants, *Wagga Wagga Base Hospital, Edward Street, Wagga Wagga, Heritage Report*, 2009.

Key: 1. The original or Old, Hospital Building; 2. Rawson House, 3. Isolation Block; 4. Kitchen and Staff Dining; 5. Maternity Unit (later Robinson House); 6. Nurses' Home (later Harvey House, now UNSW Rural Clinical School); 7. Laundry; 8. Boiler House; 9. Chimney Stack.

Building continued into the Post World War II period with the addition of an Administration Block to the original hospital building (Old Hospital Building) in 1946; the construction of a New Nurses' Home (*Lewis House*) in 1948; and the construction of a T.B. Unit (*Gissing House*) in 1956. All these buildings have been demolished or approved for demolition.

Wagga Wagga was declared a City in 1946 and continued to expand as new subdivisions were carried out and the population increased. Planning for a multi-storey ward block commenced in the early 1950s, under Government Architect Cobden Parkes, and continued under his successor Edward Farmer. Work commenced in 1961 and the new block (the Main Hospital Building) was opened in 1963, together with a new Nurses' Home (part of *Lewis House*) and a New Nurses' Training School (now *Schofield House*). The aerial photograph Figure 3 was taken some time after the Main Hospital Building was completed in 1963. These buildings have been demolished or are approved for demolition.



**Figure 3: Undated aerial photograph of Wagga Wagga Base Hospital, after the construction of the Main Ward Building and Lewis House. There are still dwellings on the site proposed works (lower left hand corner) at this time.**

Photograph of a photograph hanging in the Wagga Wagga Base Hospital.

The changes that have occurred in the delivery of health care services and in medical treatment since the 1960s have significantly affected the efficiency of the buildings constructed at or before this time. Plans for extensive reconstruction of the Wagga Wagga Base Hospital in the 1970s were later abandoned. Existing buildings continued to be remodelled to meet demand and, in some instances, carry out new functions. Construction work in the 1990s provided a Dental Clinic, Hydrotherapy Pool and Clinical Services Building.

Throughout its period of operation, numerous individuals and groups have been closely involved with the Wagga Wagga Base Hospitals, including members of staff, the hospital board and community groups, such as the Hospital Auxiliary and Country Women's Association.

Wagga Wagga Base Hospital is undergoing phased redevelopment, which has resulted in the demolition of many of the buildings that previously stood on this site, notably the Old Hospital Building and the Main Hospital Building. Figure 4 provides an aerial photograph of the site prior to the commencement of demolition works in 2008-10. The buildings are numbered and identified. Most of these buildings have been demolished or are approved for demolition.



**Figure 4: Aerial photograph over the site prior to the demolition of many of the buildings in 2008-2010.**

Weir Phillips Architects and Heritage Consultants, *Wagga Wagga Base Hospital, Edward Street, Wagga Wagga, Heritage Report, 2009.*

#### Key

No.	Element	No.	Element
1	Edward Street	G	Stores
2	Lewis Drive	H	Dental
3	Rawson Lane	I	Lewis House
4	Brookong Avenue	J	Nurses' Home, part of Lewis House (1961)
5	Docker Street	K	Community Services
6	Yabtree Street	L	Clinical Services
7	Yathong Street	M	UNSW Rural Clinical School
A	Old Hospital Building	N	Hydrotherapy Pool
B	Main Building	O	Physiotherapy
C	Mortuary	P	Robinson House
D	Gissing House	Q	Blood Bank



No.	Element	No.	Element
E	Scofield House (formerly the Nurses' Training School)	R	Four dwellings to be demolished and land incorporated into the site
F	Maintenance and Engineering	S	Yathong Lodge

Buildings of up to six storeys in height have recently been completed or are under construction at Wagga Wagga Base Hospital. Stage 1 and 2 of the Hospital's redevelopment have been completed. Stage 1, the Sub-Acute Mental Health Facility, was completed in 2011. Stage 2, the Acute Hospital, was completed at the end of 2015. Stage 3, a six storey Ambulatory Care Building is under construction to the west of the site of the proposed works, on the opposite side of Lewis Drive.

### 3 SITE ASSESSMENT

#### 3.1 The Hospital Site

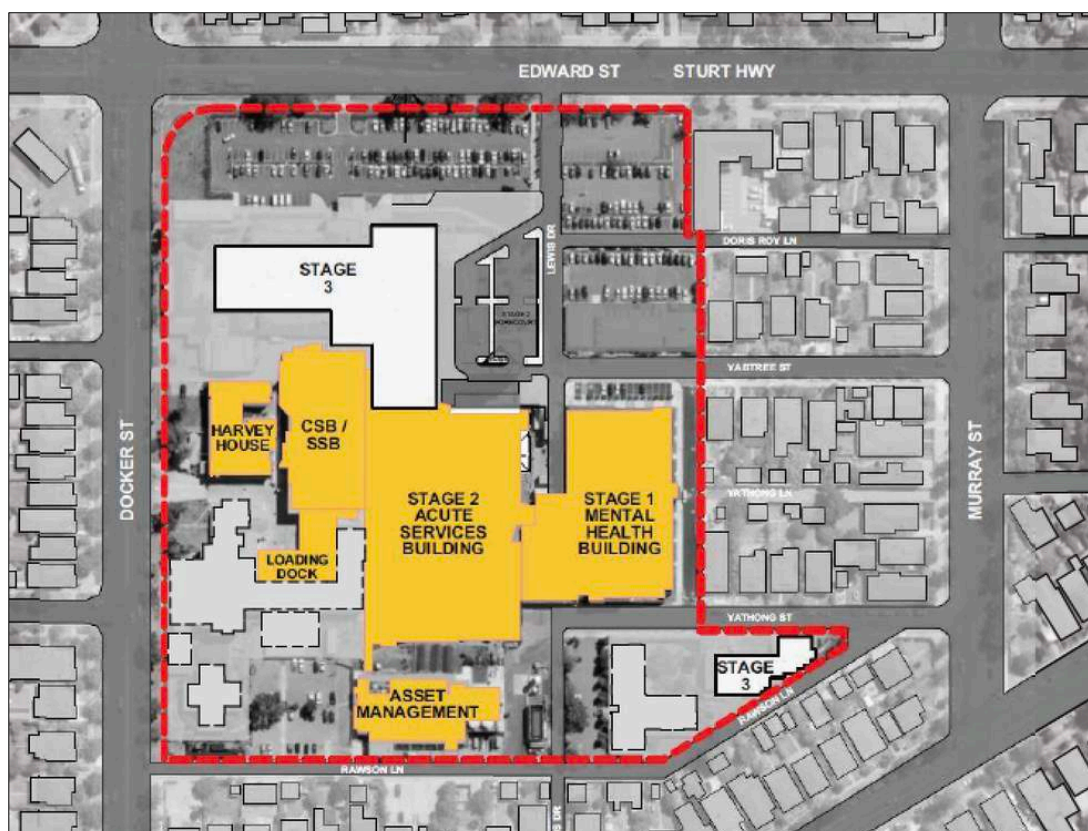
For the following, refer to Figures 5 and 6. In Figure 5, Wagga Wagga Base Hospital is outlined in red. The site of the proposed works is outlined in blue and numbered '1'. *Harvey House* (UNSW Rural Clinical School) and *Lewis House*, discussed in a later section of this statement, are circled in blue and numbered '2' and '3' respectively.

The subject site lies within Wagga Wagga Base Hospital. The Hospital is bounded by the Edward Street (Sturt Highway) to the north, Rawson Lane to the south, Docker Street to the west and private properties to the east. The principal access into the site is from Lewis Drive, off Edward Street. The main portion of the site comprises an area of approximately 4.2 ha; car parking on adjacent lands provides an additional 1.5 ha. The site falls approximately three metres from south to north. Under the *Wagga Wagga LEP 2010* the hospital site is zoned SP2 Infrastructure.

As described above and demonstrated by Figure 5 below, the Wagga Wagga Base Hospital is undergoing phased redevelopment. Figure 6 provides a current site plan. New buildings ranging in height from single storey to six storeys have recently been constructed or are under construction.



**Figure 5: Aerial photograph over the Hospital Site. The area of the proposed works is outlined in blue and numbered '1'. *Harvey House* is circled in blue and numbered '2'. *Lewis House* is circled in blue and numbered '3.'**  
SIX Maps; annotations in red by WP Heritage and Planning.



**Figure 6: Plan showing the existing layout of the Hospital site. Stages 1 and 2- buildings up to three storeys in height- have been constructed. Stage 3- a six storey building- is currently under construction. *Harvey House* is retained. *Lewis House* will be demolished.**

NSW Health Infrastructure.

### 3.2 The Site of the Proposed Works

The site of the proposed works is located on eastern corner of the intersection of Edward Street and Lewis Drive. It is level and is currently occupied by a carpark accessed off Lewis Drive. There is a metal post and wire fence along the northern (Edward Street) boundary; a wire fence with metal barricade along the eastern boundary; there is no fencing along the western, Lewis Drive, boundary. The carpark continues to the south. The site is 1,603.8sqm in size.

There is a concrete edged garden bed along the Edward Street boundary with low planting. Similar garden beds separate the rows of car parking bays. Lights mounted on tall metal posts light the space at night.

Figure 5 above and Figures 7 and 8 below illustrate the site of the proposed works





**Figure 7: The site of the proposed works from Edward Street.**

Google Maps.



**Figure 8:  
Within the area of  
proposed works  
looking east  
towards Lewis  
Drive.**

### 3.3 The Setting

The area surrounding the Hospital is relatively flat, with minor rises and falls. The underlying street pattern is formed by streets running north-south, intersected with east-west running streets at irregular intervals. Land around the Hospital Site is used for a variety of purposes, largely residential, but also including ovals and parks, schools, the Riverina TAFE College to the east, Calvary Hospital to the west and the showgrounds to the south. There is a concentration of private clinics and doctor's surgeries in Docker and Edward Streets.

To the north of the Hospital and the site of the proposed works lies Edward Street (Sturt Highway). This section of Edward Street carries two lanes of traffic in both directions. There are footpaths and nature strips to either side of the street and mixed street planting. The streetscape within the immediate vicinity of the Hospital Site is characterised by single storey buildings, predominately residential. Some of these buildings have been converted for use as medical rooms. Most of these buildings are brick-built and range in date from the Federation and Interwar periods through to the current day. There is also a group of two



storey c.1980s townhouses directly opposite the site of the proposed works. The front setback of these buildings is consistent, providing for small front yards, some of which are concealed by high walls. Side setbacks are narrow, producing a closely spaced pattern of housing; integrity is mixed.

To the immediate east of the Hospital Site and the site of the proposed works lies No. 244-248 Edward Street, the Econo Lodge Heritage Inn, a two storey c.1970s-1980s L-shaped brick building with hipped roofs clad in tile. This building is set back from Edward Street to provide for a landscaped forecourt; it lies close to its common boundary with the site.

To the immediate west of the site of the proposed works lies Lewis Drive, which provides the principal point of entry into the Hospital. It carries a single lane of traffic in either direction. There is a footpath and immature street trees on the western side and a six storey building under construction on the former site of the Old Hospital Building and the Main Hospital Building. A carpark fronts Edward Street and lies directly opposite the site of the proposed works.

To the south of the site of the proposed works lies a continuation of the carpark. Continuing south lies the recently completed Mental Health and Acute Care Building.

Figures 9 to 13 illustrate the setting of the site.



**Figure 9: The setting of the site. The site is outlined in red and marked by the arrow. Further demolition has occurred since this photograph was taken. *Harvey House* (UNSW Rural Clinical School) and *Lewis House* are circled in red. These buildings are referred to in later sections of this statement.**

SIX Maps; annotation by WP Heritage and Planning.



**Figure 10: Motel adjoining the site to the east.**  
Google Maps.



**Figure 11: The site with the new Wagga Wagga Base Hospital buildings under construction to the west and south.**





**Figure 12: The site with the new Wagga Wagga Base Hospital buildings under construction and newly completed to the west and south.**



**Figure 13: Edward Street directly opposite the site.**

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## 4 HERITAGE SIGNIFICANCE

### 4.1 The Site

#### 4.1.1 Statutory Listings

Wagga Wagga Base Hospital is:

- Listed on the s170 Register of NSW Health under the auspices of the *NSW Heritage Act 1977*. The listing simply reads 'Wagga Wagga Base Hospital,' Edward Street, Wagga Wagga. There are no listing boundaries given. See Section 4.1.3 below for further information.
- Part of the Hospital Site is listed as a heritage item by Schedule 5 Part 1 of the *Wagga Wagga LEP 2010*. The site of the proposed works is not located within these listing boundaries. See under Section 4.2.2 below.

The Hospital is:

- Not listed on the National Heritage List under the auspices of the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.
- Not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Not located within a Conservation Area defined by Schedule 5 Part 2 of the *Wagga Wagga LEP 2010*.

#### 4.1.2 Non-Statutory Listings

With respect to the following non-statutory heritage registers:

- *Register of the National Estate and the Commonwealth and National Heritage Lists*

No part of the Wagga Wagga Base Hospital is listed by the Register of the National Estate.

- *National Trust of Australia (NSW)*

No part of the Wagga Wagga Base Hospital is listed by the National Trust.

- *(R)AIA Twentieth Century Register of Significant Buildings*

The '1936 Nurses Home' and the '1961 Hospital' are listed by the Twentieth Century Register (Nos. 4701954 and 4701955). The former still stands; the latter has been demolished. The 1936 Nurses Home is well removed from the site of the proposed works (see below).

#### 4.1.3 s170 Listing

There is very little information provided on the listing sheet associated with the s170 Listing. There is no site description to help identify what NSW Health consider to be significant on this site. The statement of significance is simply as follows:

'Of historical significance.'<sup>1</sup>

Weir Phillips Architects and Heritage Consultants provided the following statement of significance for the Hospital in a heritage assessment dated 2009:

'Wagga Wagga Base Hospital has high local historic and social significance as a place from where medical services have been continuously provided to the people of Wagga Wagga and the surrounding districts from 1910 to the present day. From this time, the site has been the focal point for medical services in Wagga Wagga and has evolved in line with the community it serves. As for many

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<sup>1</sup> *Wagga Wagga Base Hospital*, Edward Street, Wagga Wagga. State Heritage Inventory Database No.: 3540663.



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hospital sites across New South Wales, the site demonstrates state-wide patterns concerned with changing medical practices and technologies, government policies, community expectations and nursing patterns. The site demonstrates a strong continuity of use, despite the lack of integrity demonstrated by some individual buildings.

Wagga Wagga Base Hospital has local significance as a place of significant and widespread community involvement. The site is directly associated with many individuals, most notably the doctors, matrons, nurses, student nurses and other staff, who have worked in the Hospital since 1910, and with people who have served on the Hospital Board. Many of these people have had strong and significant ties to the local community. Community groups, such as the Hospital Auxiliary and the CWA, have close and sustained ties to the Hospital. Associations are expressed on site in fabric and in the names of wards, buildings and streets.

Wagga Wagga Base Hospital has minor significance as one of many hospital sites across the state capable of demonstrating the evolution of hospital design and architecture over a prolonged period. There are extant examples of the work of the NSW Government Architect's Office from Federation times through to the Post World War II. Given the extent of alteration to key buildings, however, much of this aspect of significance lies in historic records. The site retains good examples of an Interwar period nurses' home designed by Edwin Smith (UNSW Rural Clinical School (formerly the 1936 Nurses' Home, later Harvey House) and Post World War II Functionalist Style ward block designed by the Cobden Parkes and (later) Edward Farmer. Both buildings have aesthetic significance as examples of their type and style and for their contribution to the streetscape.<sup>2</sup>

The integrity of the site was assessed as follows:

'Wagga Wagga Hospital has operated continuously from this site since 1910. The site has constantly evolved over time as a result of advances in medical science and education, government policy and changes in the types of services required by the community. Consequently, like many hospitals of this age, the site has evolved in terms of site area and buildings constructed, demolished or altered and added to.

The photographs, records and plans of Morris' history, A Delicate Balance, and other historical sources, provide a good understanding of the major stages of change on the site. This process is not always evident in physical fabric. All traces of some buildings, for example, have been removed. In many other instances, changes made to buildings have compromised the ability to read earlier phases of history. This is particularly true of the Old Hospital Building.

Landscaping around the site has changed over time. The area behind the Old Hospital, for example, was once used for dairy cows and fresh produce; this area was gradually built out. The once formal and well-maintained garden along the Edward Street frontage became less structured over time and has now been replaced with a new car park, currently under construction. The loss of the formal landscaping to the front of the Old Hospital Building, together with the extensive alterations to the front elevation of this building, has had a detrimental impact on understanding the early phases of history on the site from physical fabric.

Additions/alterations to buildings and the construction of new buildings has impacted on how buildings relate to each other and to the surrounding

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<sup>2</sup> Weir Phillips Architects and Heritage Consultants, *Wagga Wagga Base Hospital, Edward Street, Wagga Wagga, Heritage Report*, p.107. Unpublished report prepared for Capital Insight and dated December 2009.

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landscape. The construction of the Main Ward Building, (now demolished) for example, altered the vertical scale of the site, the degree to which it was visible from the surrounding landscape and created new view corridors out of it.

The lack of integrity demonstrated by the fabric of some parts of the Wagga Wagga Base Hospital demonstrate the response over time to provide a high level of medical care to the people of Wagga Wagga. This is an important facet of the site's social significance. While buildings have been demolished as part of Phase 1 of the current redevelopment, for example, resulting in the loss of integrity with regard to physical fabric, the significance or integrity of the site as a place of medical services is strengthened.<sup>3</sup>

Physical integrity has been further reduced since this time by the demolition or approval for demolition of many of the pre-1970 buildings on the site. Integrity in terms of use as a Hospital, however, has been maintained and strengthened.

Not all parts of the site are of equal significance. The 2009 Heritage Assessment provided the following table identifying the significant elements on the site.

No.	Element	Level of Integrity
A	Old Hospital Building	Low
B	Main Building	High
C	Mortuary	Low
D	Gissing House	Moderate (extensively altered, but original block identifiable)
E	Scofield House (formerly the Nurses' Preliminary Training School)	High
F	Maintenance and Engineering	Moderate-High
G	Stores	Moderate-High
H	Dental	High (appears to be as built)
I	Lewis House	High
J	Nurses Home 1961	Moderate-High
K	Community Services	Moderate
L	Clinical Services	High (appears to be as built)
M	UNSW Rural Clinical School (formerly the 1936 Nurses' Home, later Harvey House)	High
N	Hydrotherapy Pool	High (appears to be as built)
O	Physiotherapy	Low-Moderate
P	Robinson House	Low-Moderate
Q	Blood Bank	Intrusive later addition to Lewis House
R	Four dwellings to be demolished in Yabtree Street	No. 10: Low; Nos. 12-16: High

The site of the proposed works was then, as now, a carpark and was not identified as being of significance. Most of the buildings identified above have been demolished or will be demolished under current approvals. Of those buildings ranked Moderate or

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<sup>3</sup> Weir Phillips Architects and Heritage Consultants, *Wagga Wagga Base Hospital, Edward Street, Wagga Wagga, Heritage Report*, p.97. Unpublished report prepared for Capital Insight and dated December 2009.

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High, UNSW Rural Clinical School, formerly *Harvey House*, and *Lewis House* still stand. *Lewis House* will ultimately be demolished.

*Harvey House* (Figure 13) is a two storey Interwar period brick building with hipped roof forms clad in tile. *Lewis House* is a two and three storey brick and rendered building with a hipped tiled roof constructed in two stages in the 1950s and 1960s. Both buildings primarily addresses Docker Street. The principal view corridors to/from these buildings are all from Docker Street. As demonstrated by Figure 7 above, they are physically well removed from the site of the proposed works. Neither is visible from the site of the proposed works and vice versa.

Given the level of demolition and reconstruction that has occurred on the Hospital Site in recent years, none of the historically significant view corridors towards the site that once existed from Edward Street remain.



**Figure 14: Lewis House, as it presents to Docker Street.**



**Figure 15: The UNSW Rural Clinical School, formerly Harvey House, as it presents to Docker Street.**

## **4.2 Heritage Items in the Surrounding Area**

For the following, 'in the vicinity' has been determined with reference to distance from the site of the proposed works, the massing and scale of the proposed works and existing/potential view corridors.

### **4.2.1 NSW Heritage Act 1977**

There are no items listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977* in the vicinity of the site.

### **4.2.2 Wagga Wagga LEP 2010**

For the following, refer to Figure 16, a detail of the Heritage Plan, *Wagga Wagga LEP 2010*. In this plan, heritage items (Schedule 5 Part 1 of the *Wagga Wagga LEP 2010*) are coloured brown and numbered. Conservation Areas (Schedule 5 Part 2 of the *Wagga Wagga LEP 2010*) are cross hatched in red and numbered. The blue arrow points to the site.



**Figure 16:**  
View north  
along Lang  
Road in the  
vicinity of  
the site.

#### 4.2.2.1 Heritage Items (Schedule 5 Part 1)

The item '1216' in Figure 16 above is identified by Schedule 5 Part 1 of the *Wagga Wagga LEP 2010* as:

- Wagga Wagga Base Hospital (c1960 Building), No. 260-280 Edward Street, Wagga Wagga.

The listing boundary is given as: Lot 13, DP 659184. This lot no longer exists. The accompanying heritage plan (Figure 16) indicates that that the listing is restricted to the north western part of the Hospital Site and does not include the site of the proposed works.

The level of significance is given as 'local.'

The Statement of Significance provided by the State Heritage Inventory listing sheet associated with this listing is as follows:

'This site has been associated with the provision of health care in Wagga Wagga since 1910 and continues to fulfil that function. The c1960 hospital building is a representative and relatively intact example of the International style of architecture. Local significance.'<sup>4</sup>

The listing name makes it clear that the focus of the listing is on the c1960 Building. This building has been demolished as part of the current redevelopment of the Hospital. The *LEP 2010* has not been updated to reflect this change.

The listing sheet makes reference to other Hospital buildings, as well as the now demolished c1960 Building. Of these, the most significant surviving building is the former 1936 Nurses' Home, formerly *Harvey House* and now the UNSW Rural Clinical School. As stated above, this building fronts Docker Street and is well removed from the site of the proposed works.

<sup>4</sup> *Wagga Wagga Base Hospital (1960s Building)*, Edward Street, Wagga Wagga. NSW Heritage Database No.: 2560185.



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#### 4.2.2.2 Conservation Areas (Schedule 5 Part 2)

There is one **Conservation Area**, listed by Schedule 5 Part 2 of the *Wagga Wagga LEP 2010* in the Hospital site being the:

- Wagga Wagga Conservation Area. This area is cross hatched in red in Figure 16 above.

The *Wagga Wagga City Council Urban Heritage Study* (August 2002) provides the following information for the historical development of the section of the Wagga Wagga Conservation Area that lies closest to the Wagga Wagga Hospital site:

'The first residence located in this area was *Foxborough Hall*, built by wealthy Wagga hotelier Thomas Fox in 1857 and named after his wife's parent's home in Ireland. *Foxborough Hall* incorporated flower gardens, a small vineyard, a brick kitchen, servants' quarters, men's huts, brick stables, a coach house etc. Fox died in 1859 and the property changed hands several times until it was bought by James Gormly on 8 July 1882. The house was rebuilt in 1893 after a fire in about 1887. During the 1920s, the property and 20 acres of land was purchased by the Roman Catholic 'Blue Sisters' for conversion into a private hospital called St Joseph's, a branch of the Lewisham Hospital of Sydney. The Gormly and Hardy families owned land around the former *Foxborough Hall*, which they subdivided during the 1920s. The area was then referred to as Lewisham. The Gormlys subdivided their land around 1920. James Gormly [died 1922] is reputed to have planted all of the Kurrajong trees in the Gormly Avenue area. The tree stock came from his mother's home and in one year he spent £37 on water for the trees. Robert Joseph Ernest Gormly advertised building lots facing Edward Street from £2/2 per foot in the *Daily Advertiser* of 25 July 1923, with potential purchasers being exhorted to '... buy where the floods will never reach you.

The *Daily Advertiser* of 13 October, 1927 reported that a new 'garden suburb' was being developed on the old Foxborough subdivision by Hardys Ltd. The name of this area was to be Akarana, decided after a competition which attracted over 70 entries, the winner being Mrs. Jean Stinson of Peter Street. About 40 cottages were planned. It was planned to include a recreation ground, and central garden plot which will be kept fresh by means of automatic sprinklers. The subdivision was described as an 'excellent scheme for keeping beautiful the outskirts of Wagga.

The area on the other side of Docker Street was subdivided around the same time, in 1925. The Bolton Estate was purchased by the Housing Board and comprised Brookong, Salmon, Yabtree and Yathong Streets. The Mount Erin trustees subdivided an area north of the railway in February 1927, comprising 23 allotments, extending Fox Street and creating Donnelly and Cox Streets [commemorating John Donnelly and Jon Cox, both of whom had been active in the establishment of Mount Erin Convent in 1874. The new Lewisham [Calvary] Hospital was opened and blessed on 30 March 1930. Calvary Hospital [so named in 1954] was controlled by the Order of the Little Company of Mary....'<sup>5</sup>

There is no statement of significance for the Conservation Area. Section 3.3 of the *Wagga Wagga Development Control Plan 2010* provides the following information about the area that helps to define its significance:

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<sup>5</sup> 'Central Area: North of the Railway Line (to Edward Street)' in *Peter Freeman Pty Ltd, Wagga Wagga City Council Urban Heritage Study, Volume 2: Inventory- Part 1*, August 2002.

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'The heritage conservation area incorporates the area of the town's early settlement. The heritage conservation area includes the Fitzmaurice Street commercial precinct and the residential precincts to the west and south.

The conservation area has cohesive streetscape qualities. Characteristic elements that contribute to the conservation area's thematic significance and character are:

- Buildings from the Victorian, Federation, Edwardian and Interwar periods
- Single storey dwellings, mainly detached dwellings.
- Pitched roofs and similar roof styles
- Common use of local red brick with corrugated iron roofing.
- Common fencing styles and materials.
- Garages and outbuildings located to the rear of dwellings.
- Street trees and private garden plantings unify the streetscape, especially the Peter Street palm trees, Gurwood Street plane trees.'

The closest part of the Conservation Area to the subject site is to the south east, where the western ends of Yathong Street and Yabtree Street part of the Conservation Area. These streets are narrow, with narrow nature strips and footpaths. Where not used as car parking areas by the Hospital, they are characterised by closely spaced single storey Interwar period bungalows, with later infill developments. Nos. 10-16 Yabtree Street are owned by the Hospital and have been recently been demolished. There are no street plantings. The new buildings at Wagga Wagga Base Hospital is visible in some view corridors out of the Conservation Area and forms part of its wider setting. The subject site is not visible from the Conservation Area because, with the exception of lamp posts, it contains no vertical elements. Refer to Figure 17 below.



**Figure 17:**  
View from the  
western end  
of Yabtree  
Street  
towards the  
site of the  
proposed  
works.

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## 5 THE PROPOSAL

The following should be read in conjunction with the plans prepared by BNMH Architects (architectural) and Fiona Yeates Consulting Pty Ltd (landscape).

It is proposed to construct a three storey building on the eastern side of the intersection of Edward Street and Lewis Drive, on part of the existing carpark. Construction materials and finishes for the eastern, northern and western elevations will include honed concrete blocks, aluminium cladding, aluminium louvred screening, powder coated metal mesh and elliptical aluminium louvres. The southern elevation will be constructed of painted concrete blocks to provide for a future possible multi-deck car park (not part of this application). The plant is located on the roof and will be screened by louvre screening frames. The principal entrance will lie in the north western corner.

The proposed landscaping includes new planting of various types and scales around the building, in garden beds and planters; a paved forecourt of Lewis Drive; and paved pathways on the northern and eastern sides of the building.

The site will be transferred to UNSW at a later date. Subdivision does not form part of this application.

## 6 EFFECT OF WORK

### 6.1 Effect of Work on Wagga Wagga Base Hospital

Three central questions are raised by the Heritage Council publication *Statements of Heritage Impact* (2002):

- The following aspects of the proposal respect or enhance the heritage significance of the item for the following reasons.
- The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures taken to minimise impacts.
- The following sympathetic solutions have been considered and discounted for the following reasons.

Each is answered in turn below.

#### Question 1:

**The following aspects of the proposal respect or enhance the heritage significance of the item for the following reasons**

In answering the following question, it is noted the 1960 Main Hospital Building, which was the focus on the *Wagga Wagga LEP 2010* heritage listing, has been demolished. The only building of significance of the Wagga Wagga Base Hospital that will remain in the long term is *Harvey House*. The proposed works will have no impact on *Harvey House* for the following reasons:

- There will be no impact on the fabric of the building.
- The proposed works will not block significant view corridors to/from *Harvey House*. The public will still be able to view and appreciate the building as a fine example of an interwar period nurses home.
- The proposed works will have no impact on the immediate setting of *Harvey House*. The six storey Ambulatory Care Building (Stage 3 of the Hospital redevelopment) will conceal it from *Harvey House*.

In the absence of other built fabric of significance, social significance- as a site where medical services have been provided over a long period of time- becomes the dominant aspect of significance.

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Where social significance is one of the dominant aspects of the significance of a site renewal and adaptation so that the significant social function can be continued may be seen as supporting and even enhancing that aspect of its significance. As the social function of a place evolves with its supporting population, so too does the understanding of that significance. This is particularly applicable to hospital facilities where maintaining the use of the site *and* the quality of the service delivered to the public is vital in maintaining the site's social significance.

The proposed new building will contribute to the social significance of Wagga Wagga Base Hospital by forming part of the next stage of evolution as a Hospital and allied services. The continuity of social significance lies in the delivery of services and those using the services, being, in effect, the community of Wagga Wagga and its surrounding districts. Were the place not to be renewed, use would decline and, with it, its ongoing social significance. In short, supporting the use of the site as a Hospital (and related functions) will maintain its social significance. Improving the services that it provides will enhance social significance.

**Question 2:**

**The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures taken to minimise impacts**

There will be no detrimental impacts arising out of this proposal for the following reasons:

- The site of the proposed works is a car park. No significant elements or trees will be removed to provide for the construction of the building.
- There are no significant surviving historical view corridors into/out of the Hospital site from Edward Street.
- The proposed building will not be read in conjunction with the surviving significant building *Harvey House*.

**Question 3:**

**The following sympathetic solutions have been considered and discounted for the following reasons**

Not applicable, given that there will be no detrimental impacts.

## **6.2 Effect of Work on the Wagga Wagga Conservation Area**

In assessing the impact of the proposed works on the Wagga Wagga Conservation Area, the following questions, raised by *Statements of Heritage Impact*, for works adjacent to Conservation Areas, are considered. Not all are relevant to this proposal.

- How is the impact of the new development on the heritage significance of the item or area to be minimised?
- Why is the new development required to be adjacent to a heritage item?
- How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?
- How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?
- Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?
- Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?
- Will the additions visually dominate the heritage item? How has this been minimised?



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- Will the public, and users of the item, still be able to view and appreciate its significance?

The proposed new building will not block significant view corridors into/out of/within the Conservation Area. It will have no impact upon its fabric. It will have limited visibility from the Conservation Area. Where visible, it will read as one of a large group of contemporary building of up to six storeys in scale erected on the Hospital Site. The proposed new building is contemporary in design and does not demonstrate forms and finishes typical of the nearby Conservation Area. This would be inappropriate for a building that serves a very different function and is of a different scale to the dwellings in the Conservation Area. The elevations are detailed in a variety of materials and finishes to help break up their massing and scale. The finishes are not such that the building will have undue prominence in its setting. Planting is proposed in the corner closest to the Conservation Area and along the eastern side which will screen the proposed services. The new building where visible will essentially read as the other new hospital buildings do- as a large scaler building outside the Conservation Area but visible from within its boundaries.

How the front of the site is landscaped will have no impact on the Conservation Area because the new landscaping will not be visible from the Conservation Area.

The proposed works will have no impact on the ability to understand the significance of the Conservation Area as a place of Victorian, Federation and Interwar period buildings.

## **7 CONCLUSION**

This Heritage Impact Statement has considered the heritage impacts of a proposed new building on part of the site of Wagga Wagga Base Hospital to house a Biomedical Science Centre for the UNSW.

Wagga Wagga Base Hospital is listed on the s170 Register of NSW Health. Part of the site (not including the site of the proposed works) is listed as a heritage item by the *Wagga Wagga LEP 2010*. The site lies within the vicinity of the Wagga Wagga Conservation Area listed by the *Wagga Wagga LEP 2010*.

Wagga Wagga Base Hospital has undergone significant reconstruction over the past 12 years. There are no significant structures or landscape elements on the site of the proposed works. The building that was the focus of the heritage listing on the *Wagga Wagga LEP 2010* has been demolished. The only significant building on the Hospital Site that is to be retained in the long term is *Harvey House*. Given these changes, the significance of the site now lies in its long term use as a hospital (and for allied services) and its social significance. The proposed works support this aspect of significance whilst having no impact on the fabric, view corridors and setting of *Harvey House*.

The proposed new building will have limited visibility from the Wagga Wagga Conservation Area. It will not block view corridors into, within or out of the area. Where visible, it will not have undue prominence within the group of up to six storey buildings that now occupy the Hospital Site. The proposed works will have no impact on the ability to understand the historic and aesthetic significance of the Conservation Area.