

HERITAGE IMPACT STATEMENT



Multi-Storey Car Park and On-Grade Car Parks

Wagga Wagga Hospital

260-280 Edward Street, Wagga Wagga

October 2020 | J4575

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Cover image: Looking towards the site of the proposed multi-storey car park.

1 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared to accompany a Development Application for a new multi-storey car park and two on-grade car parks at Wagga Wagga 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 sites of the proposed works are not listed as heritage items by Schedule 5 Part 1 of the *Wagga Wagga Local Environmental Plan 2010 (LEP 2010)* and are not located within a Conservation Area identified by Schedule 5 Part 2 of this plan. They do, 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 a 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 NSW Health Infrastructure. It accompanies plans prepared by Jacobs (architectural) and Site Image (landscape).

1.2 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.

1.3 Limitations

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

The information about the Hospital Site and adjacent heritage item/conservation area provided by the State Heritage Inventory and other readily available sources (see Section 1.5 below) were relied upon. The heritage item and conservation area were viewed from the public domain only.

1.4 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. These assessments inform this statement.

Site visits have been carried out by Weir Phillips Heritage and Planning on a number of occasions since 2008. The photographs contained in this statement were provided by Savills Australia. These photographs are supplemented with images from Google Maps as accredited.

1.5 Documentary Evidence

1.5.1 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.* Unpublished report prepared for Capital Insight and dated December 2009.

1.5.2 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.

1.5.3 Planning Documents

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

1.6 Site Location

Wagga Wagga Hospital is located at No. 260-280 Edward Street, Wagga Wagga, on the south eastern corner of Edward Street and Docker Street. Refer to Figure 1.

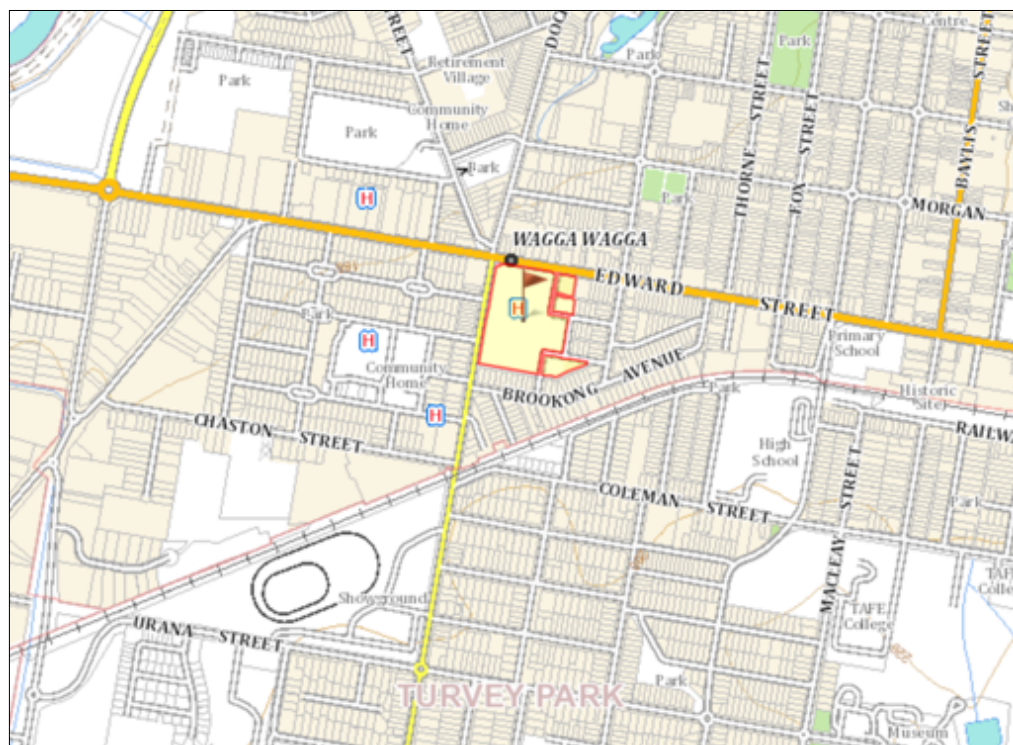
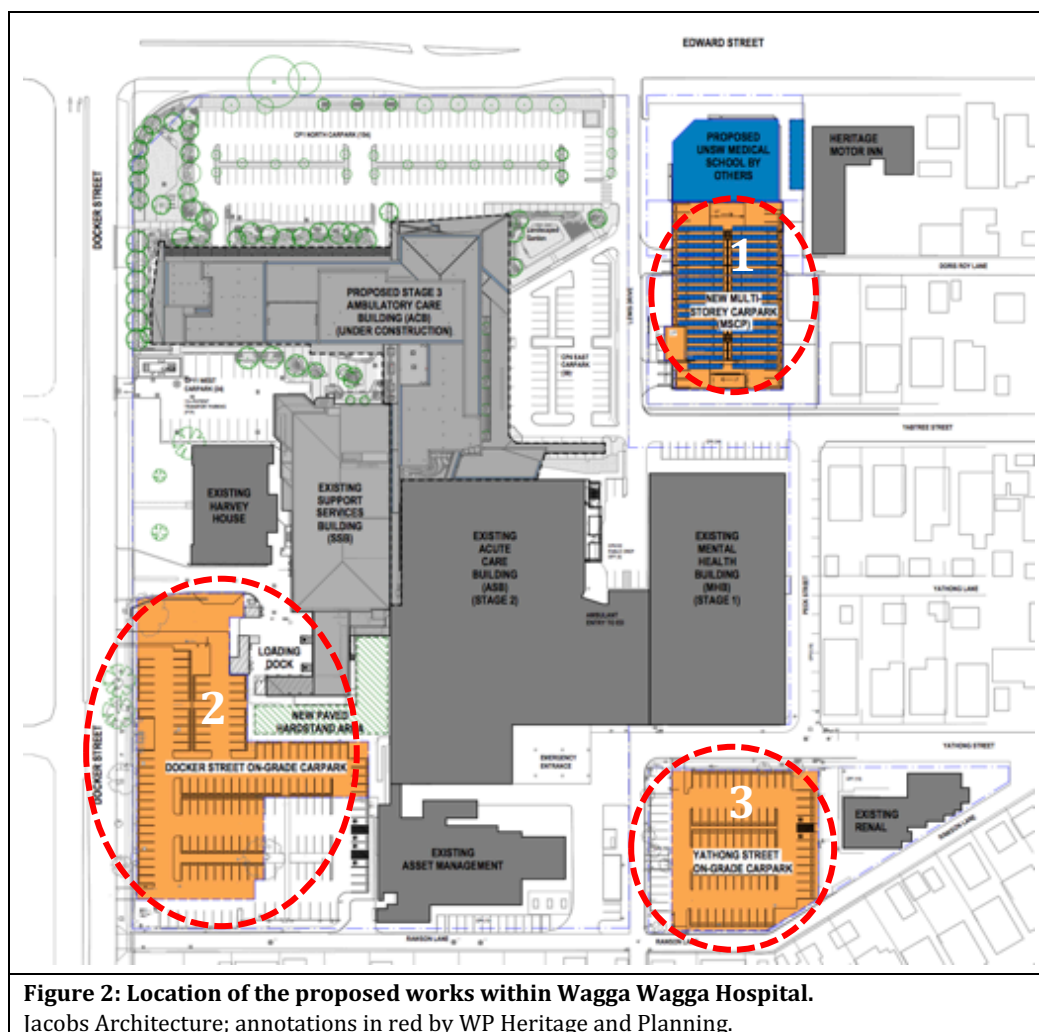


Figure 1: Location of Wagga Wagga Hospital.

SIX Maps; annotation in blue by WP Heritage and Planning.

Figure 2 shows the location of the proposed car parks within the Wagga Wagga Hospital Site. Table 1 identifies the types of the proposed car parks in each location. The works are all contained within Lot 334 D.P. 1190643.



| No. in Figure 2 | Type of Car Park |
|-----------------|----------------------------------|
| 1 | Multi-Storey Car Park |
| 2 | Docker Street On-Grade Car Park |
| 3 | Yathong Street On-Grade Car Park |

2 BRIEF HISTORY OF WAGGA WAGGA 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 area 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 on part of a 40 acre parcel of land owned by T. Byrne. This land was located outside the boundaries of the first township. In 1885, five acres of Byrne's land, including the subject site, were resumed for a gaol. The land, however, would never be used for this purpose and, when the earlier public hospital, which was located within the township itself, became inadequate to meet the needs of the population, the proposed gaol site was re-dedicated as a hospital site (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 being 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. The Vernon-McRae 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 multi-storey car park near Edward Street. 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. The sites of the proposed on-grade car parks were vacant land at this time.



Figure 3: 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 are 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 4: 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 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, however, 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.

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 5: 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 multi-storey car park, on the opposite side of Lewis Drive. The most recent application (submitted in 2019) is for the construction of a three storey building, with landscaping, to the immediate north of the proposed multi-storey car park for use by the University of New South Wales (UNSW).

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.

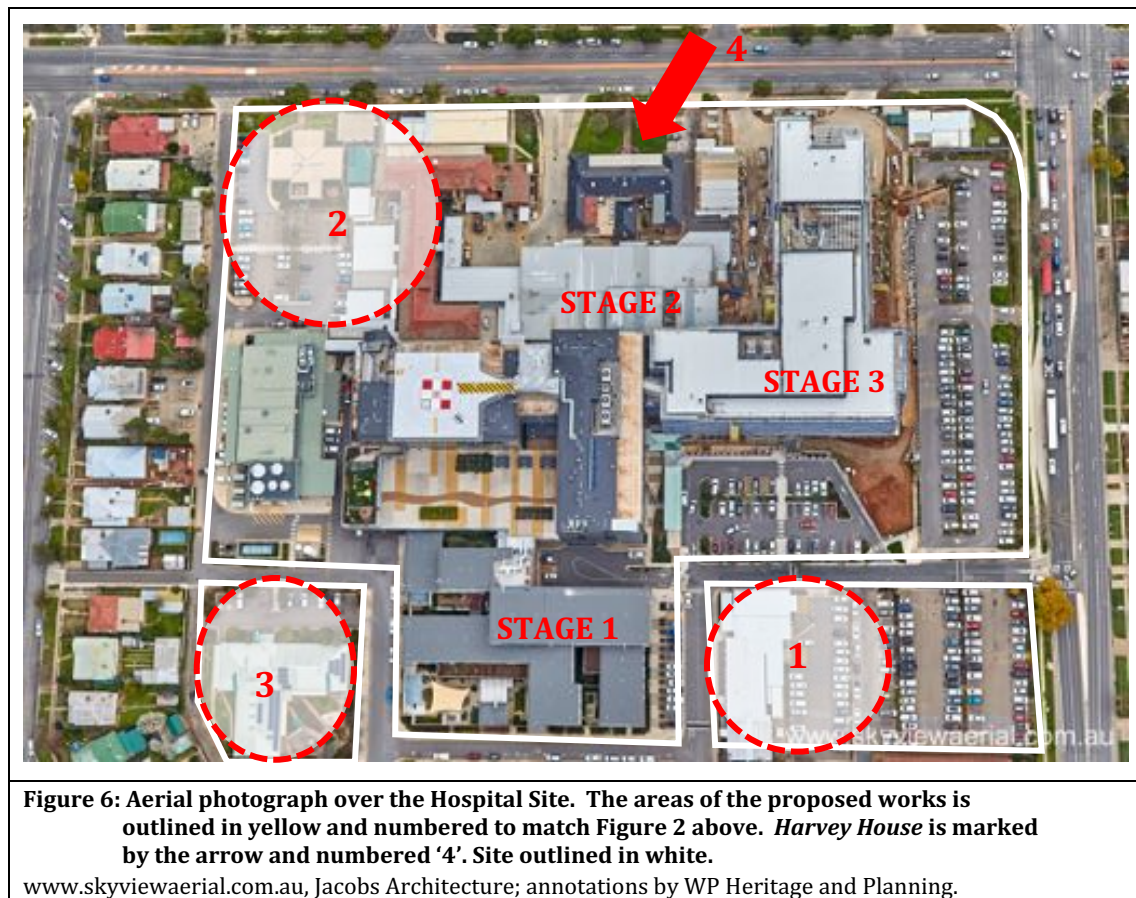
3 SITE ASSESSMENT

3.1 The Hospital Site

For the following, refer to Figures 5 and 6. In Figure 5, the Wagga Wagga Base Hospital Site is outlined in red. The sites of the proposed car parks are circled in blue and numbered '1'-'3'. *Harvey House* (UNSW Rural Clinical School), discussed in a later section of this statement, is marked by the arrow and labelled '4.' This is the only pre- World War II building still standing on the Hospital Site.

Wagga Wagga 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 6 below, the Wagga Wagga Hospital is undergoing phased redevelopment. Figure 2 above provides a current site plan. New buildings ranging in height from single storey to six storeys have recently been constructed or are under construction.



3.2 The Areas of the Proposed Works

3.2.1 The Site and Setting of the Proposed Multi-Storey Car Park

The site of the proposed multi-storey car park is located at the western end of Yabtree Street. It is level and is currently occupied by an at-grade carpark accessed off Lewis Drive. Narrow islands (with limited planting) separate the rows of car parking bays. Lights mounted on tall metal posts light the space at night.

Figure 5 above and Figures 7 to 9 below illustrate the site of the proposed works



Figure 7: The site of the proposed multi-storey car park from Edward Street.



Figure 8: Looking west across the site of the proposed car park, over the site of the proposed new UNSW Building and towards the new multi-storey building to the west of Lewis Drive.



Figure 9: The site of the proposed multi-storey car park from Lewis Drive.

The existing car park extends north of the site of the proposed new car park. There is a current application for the construction of a three storey building, with landscaping, on this land for use by the UNSW. Refer to Figure 10.

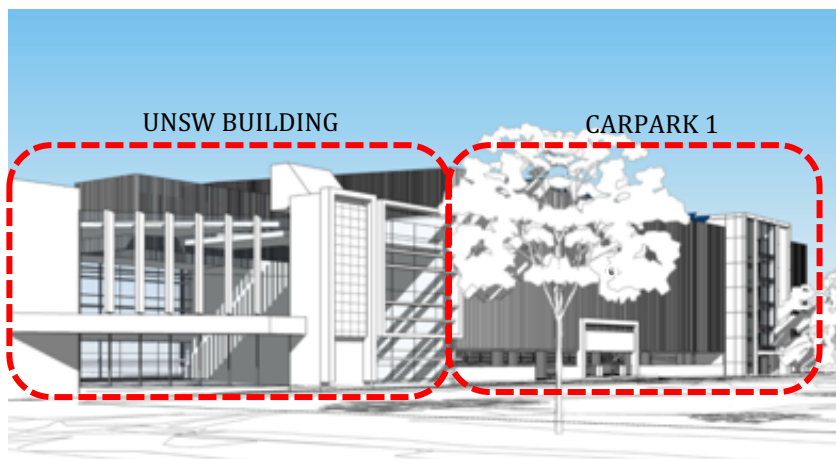


Figure 10:
Western elevation
of the proposed
new UNSW building
to the north of the
site of the
proposed car park.
Jacobs Architects.

To the south of the proposed car park lies Yabtree Street. On the opposite side of Yabtree Street lies the recently completed Mental Health and Acute Care Building, which is visible in Figure 7 above, behind the car park.

To the immediate east of the site of the proposed works lies No. 244-248 Edward Street, the Comfort Inn Heritage, 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. Behind the Heritage Inn, and also adjoining the site of the proposed works, lies No. 8 Yabtree Street, Wagga Wagga, a single storey Interwar period bungalow. The northern side of Yabtree Street, which extends to the east of the site of proposed works, is lined with bungalows of a similar scale and style. Refer to Figure 11.



Figure 11: The Comfort Inn Heritage, adjoining the site to the east along Edward Street.
Refer also to Figure 9 above.

Google Maps.

To the immediate west of the site of the proposed works lies Lewis Drive, which provides the principal point of entry into the Hospital Site. It carries a single lane of traffic in either direction. There is a footpath and immature street trees on the western side and a recently completed six storey building on the former site of the Old Hospital Building and the Main Hospital Building. A car park fronts Lewis Drive and continues into the area opposite the site of the proposed works. Refer to Figures 12 and 13.



Figure 12: Lewis Drive to the west of the site of the proposed works.



Figure 13: The multi-storey building to the east of the site of the proposed works.
Google Maps.

The wider area surrounding the Hospital Site is relatively flat, with minor rises and falls. The underlying street pattern is formed by north-south running streets, 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.

Refer back to Figure 6 and to Figure 14 below.



Figure 14: Edward Street opposite the site of the proposed works.
Google Maps.

3.2.2 The Site and Setting of the Proposed Docker Street Car Park

This site lies on the north eastern corner of Docker Street and Rawson Lane. The corner part of the site is occupied by an at-grade car park. The car park extends to Rawson Lane and is unfenced. Tall lights line the boundary with the lane. A small area of lawn separates the car park from Docker Street. This boundary has a low brick fence with pipe rail.

Further to the north, and also part of the site of proposed works lies a c. 1980s single storey brick building with low pitched roof, originally constructed for Dental Health. There are gardens on the eastern and western sides of this building. The car park extends west and north of this building.

Further to the north of the Dental Health building, and also part of the site of proposed works, lies the two storey Lewis House, built in the mid twentieth century as a Nurses' Home. This building has been approved for demolition. A wide driveway separates Lewis House from Harvey House.

Refer to Figure 6 above and to Figures 15 to 19 below.



Figure 15:
View towards the
site from the
corner of Docker
Street and Rawson
Lane.



Figure 16:
View into the site
from Rawson Lane.



Figure 17:
Car park, part of
the site of the new
car park, with
Lewis House
beyond.



Figure 18:
Lewis House.



Figure 19:
The northern end of Lewis House and the driveway separating it from Harvey House.

To the north of the site of proposed works lies Harvey House and the Support Services Building.

Harvey House is the only pre-World War II building to survive on the site. It is a finely detailed two storey brick building with a low hipped tiled roof designed by Edwin Smith and built in 1936 as a nurses' home. The principal elevation addresses Docker Street. This elevation is symmetrical, with two street facing projections at either end, joined by a two storey verandah that runs along the central section. The verandah has brick piers and balustrade; the first floor verandah roof is supported by timber posts. The central entrance is marked by a shallow, simply detailed Art Deco Style porch front. The building is set back from Docker Street behind a low brick fence, lawn and planting. The windows on this and other elevations are regularly spaced, timber framed double hung sash windows with multiple panes. Harvey House present a side elevation to the side of the proposed works.

The Support Services Building is a multi-storey building constructed as part of the current re-development of the Hospital Site. It lies behind Harvey House. A multi-storey building, in a similar style to the Support Services Building, is under construction to the north of Harvey House. Refer to Figures 20 to 22 below.



Figure 20:
Harvey House and
the Support
Services Building
behind it.



Figure 21:
View towards the
northern elevation
of Harvey House in
2019. This
elevation will
address the site of
the proposed
works.
Google Maps.



Figure 22:
Multi-storey
building under
construction to the
immediate north of
Harvey House,
showing, along
with Figure 19, the
developing setting
of Harvey House.

To the east of the site of proposed works lies the Asset Management Building, a large single storey c.1980s brick and rendered block utilities/services building of limited architectural merit. Refer to Figure 20 below.



Figure 23:
The Asset Management Facility to the east of the site of the proposed works, with the Multi-Storey Acute Care Services Building behind.

To the west of the site of proposed works lies Docker Street. This street, in the vicinity of the site of the proposed works is a wide street that carries two lanes of traffic in either direction, separated by a paved median strip. There are footpaths and nature strips to either side of the street. There are regularly planted street trees on the western side of the street and irregularly spaced street trees on the eastern side of the street. The western side of the street, opposite the Hospital, is predominately lined with free standing single storey Interwar period brick bungalows. Refer to Figure 24.



Figure 24:
Docker Street opposite the site.

To the south of the site lies Rawson Lane. The lane is narrow, with a narrow footpath to either side and no street planting. The northern side of the lane, opposite the Hospital, is lined with the rear fences, yards and elevations of dwellings fronting Brookong Avenue. These dwellings are predominately single storey Interwar period bungalows. Refer to Figures 25 and 26.



Figure 25:
Rawson Lane
looking back
towards Docker
Street, opposite the
site.
Google Maps.



Figure 26:
Rawson Lane on
the corner with
Docker Street,
opposite the site.
Google Maps.

3.2.3 The Site and Setting of the Proposed Yathong Street Car Park

This site of this proposed carpark is bound by Yathong Street to the north, Lewis Drive to the west, Rawson Lane to the south and the existing Renal Services building to the east.

The site is level and currently occupied by Yathong Lodge, a c.1980s-1990s single storey brick building. Refer to Figures 27 and 28.



Figure 27:
Yathong Lodge on
the site of the
proposed works
from Rawson Lane.



Figure 28:
Yathong Lodge
from Yathong
Street.

Yathong Street is wide, with concrete foot paths and narrow nature strips to either side. On the northern side of the street lies the Hospital's recently constructed Mental Health Care Building and a number of free standing, single storey Interwar period bungalows.

To the east of the site lies the Hospital's single storey Renal Dialysis Unit. To the west of the site, on the opposite side of Lewis Drive, lies the Asset Management Building described above. To the north of the site lies Rawson Lane. As described above, the lane is narrow. The southern side of the lane is lined with the rear fences, yards and elevations of the single storey Interwar period bungalows fronting Brookong Street. Refer to Figures 29 and 30.



Figure 29:
Yathong Street,
looking towards
the Hospital site.



Figure 30:
Renal Dialysis Unit
to the east of the
site.
Google Maps.

4 HERITAGE SIGNIFICANCE

4.1 The Site

4.1.1 Statutory Listings

Wagga Wagga 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 sites of the proposed works are 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 Hospital is listed by the Register of the National Estate.

- *National Trust of Australia (NSW)*

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

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

The '1936 Nurses Home' (Harvey House) 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 lies to the north of the proposed Docker Street car park.

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.'¹

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 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.

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

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.²

4.1.4 Discussion

The integrity of the site was assessed by the Heritage Report prepared in 2009 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 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

² 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.

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.³

Physical integrity has been further reduced since the above statement was written 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 sites of the proposed works do not contain significant structures or structures that have not been approved for demolition. The only significant element within the Hospital Site and in proximity to one of the areas of proposed works is Harvey House, which was identified in the 2009 Heritage Assessment prepared by Weir Phillips Heritage as being of High Significance.

Given the level of demolition and reconstruction that has occurred on the Hospital Site in recent years, the only historically significant view corridors that survive towards the Hospital Site are those towards Harvey House.

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 31, 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 areas of proposed works are marked by the arrow.

³ 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.

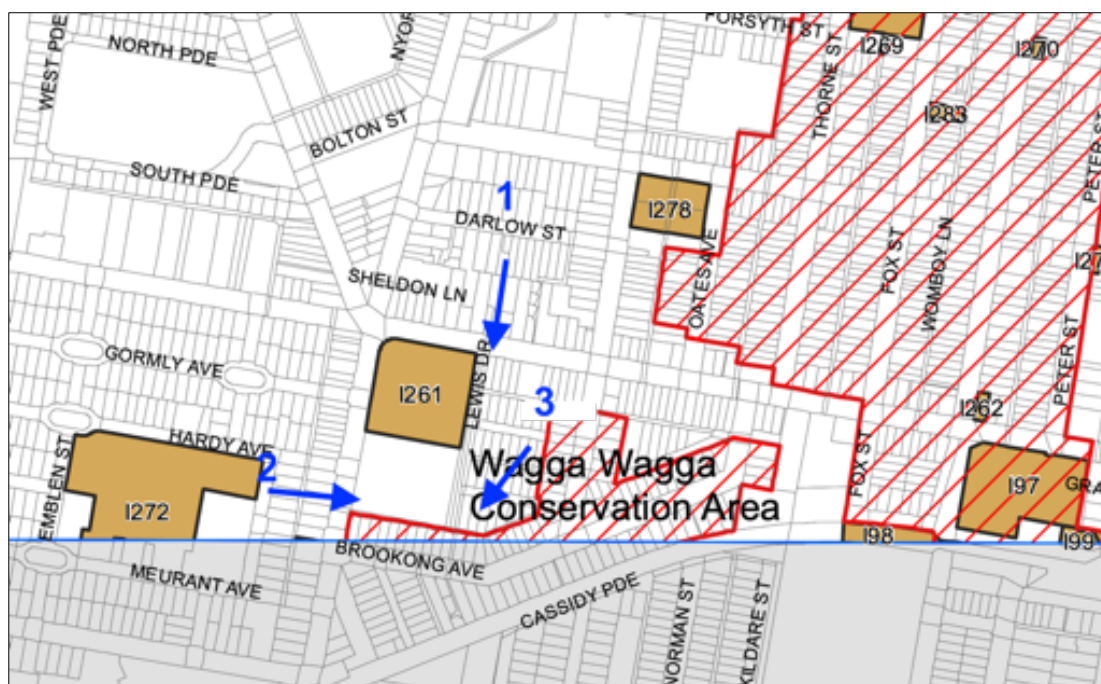


Figure 31: Wagga Wagga Heritage Plan (Detail), Wagga Wagga LEP 2010.

Wagga Wagga LEP 2010; annotations in blue by WP Heritage and Planning.

4.2.2.1 Heritage Items (Schedule 5 Part 1)

The item 'I216' in Figure 31 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 31) indicates that the listing is restricted to the north western part of the Hospital Site and does not include the sites of the proposed works. The name implies that the focus of the listing is the 1960s Hospital building, since demolished.

The Statement of Significance provided by the State Heritage Inventory listing sheet, however, suggests that the listing is broader than for the now demolished 1960 building:

‘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.’⁴

The statement (and listing) have not been updated to reflect the demolition of the building.

The listing sheet makes reference to other Hospital buildings. Of these, the only surviving building is the former 1936 Nurses’ Home, formerly *Harvey House* and now the UNSW Rural Clinical School.

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

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* which adjoins or lies within the vicinity of the areas of proposed works, being:

- Wagga Wagga Conservation Area. This area is cross hatched in red in Figure 31 above.

One part of this area lies adjacent to the proposed Docker Street car park and the proposed Yabtree Street car park. A second part of the area lies to the north east of the proposed multi-storey car park and is separated from the site by Edward Street and a number of properties.

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:

'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....'⁵

⁵ '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.

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:

‘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 areas of proposed works lie at the western ends of Yathong Street and Yabtree Street. These streets are narrow, with narrow nature strips and footpaths. Where not part of the Hospital Site, 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 are clearly visible in view corridors out of the Conservation Area out of this part of the Conservation Area and forms part of its wider setting. Refer to Figures 25, 26 and 29 above and to Figure 32 below



Figure 32: View towards the hospital from near the Edward Street and Murrumbidgee Street corner. Murrumbidgee Street is just west of the Conservation Area. This photograph shows how visible the large Hospital Buildings are when close to the Conservation Area.

5 THE PROPOSAL

The following should be read in conjunction with the plans prepared by Jacobs (architectural) and Site Image (landscape) that accompany this application.

Three new car parks are proposed:

1. **Multi-Storey Car Park:** a six storey car park with flat roof accessed from Lewis Drive. The finishes include concrete and coloured concrete, powder coated sunscreen mesh, powder coated mullions, coloured backed glass and aluminium claddings. The colours will match the colours of the recently completed buildings. Solar panels will be mounted on the roof. Planting is proposed on the eastern, western and southern sides.
2. **Docker Street Car Park:** at-grade car park accessed from Docker Street. This is an extension of the small existing car park in this location to the west and north and includes landscaping on all sides. The carpark will be accessed from Docker Street. This work involves the demolition of Lewis House and the Dental Health building.
3. **Yathong Street Car Park:** at-grade car park accessed from Yathong Street and Rawson Lane. This is an extension of the small existing car park to the east and includes landscaping.

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.

These questions are taken into consideration in assessing the impacts on the site below.

In assessing the following, 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 remains is Harvey House. The proposed works will have no impact on:

- The fabric of the building; and
- Will not block significant view corridors to/from Harvey House, which are obtained from Docker Street.

Given the above, the public will still be able to view and appreciate the building as a fine example of an Interwar period nurses' home.

The proposed multistorey car park will have no impact on the immediate setting or view corridors to/from Harvey House because it is well removed from this building and separated from it by a recently constructed multi-storey building.

The proposed Yathong Street Car Park will have no impact on the immediate setting or view corridors to/from Harvey House because it is at-grade, lies well to the rear of Harvey House and is separated from it by intervening buildings.

The proposed Docker Street Car Park will be visible in view corridors that include Harvey House and will form part of its immediate setting. The impact is mitigated by the following:

- The proposed car park lies to the south of the Harvey House and adjacent to a less significant side elevation. It is located outside of the most significant view corridors, which are obtained from directly outside of Harvey House and are towards the front elevation of the building.
- No significant vegetation will be removed to create the car park.
- The car park is at grade and does not incorporate any vertical structures that will challenge or overwhelm Harvey House.
- The proposal provides for landscaping to assist in the integration of the car park into the site. The site of the proposed works will continue to be separated from Harvey House by a driveway. Harvey House also lies within a highly developed landscape of large scale buildings and car parking.

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.

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 car parking supports the ongoing functioning of Wagga Wagga Hospital as a Hospital. Supporting the use of the site as a Hospital (and related functions) will maintain its social significance.

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, have been taken into consideration. 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?
- Will the public, and users of the item, still be able to view and appreciate its significance?

Two areas of the Conservation Area must be considered: The area to the north east of the Hospital Site and the area to the south and west of the Hospital Site.

The proposed works will not impact upon the fabric of the Conservation Areas or block significant view corridors to/from them. The public will still be able to view and appreciate these Conservation Areas as places of Pre-World War II housing.

The Conservation Area north east of the Hospital Site does not directly adjoin the Hospital Site. It is separated from it by Edward Street and intervening buildings. The proposed at-grade car parks off Yathong Street and Docker Street will not be visible within the wider setting of this part of the Conservation Area. The six storey car park, however, may be visible in distant view corridors out of the Conservation Area because of height of the building. The impact is minimal and acceptable because of the degree of separation and because the car park, if visible, will read as one of a number of buildings of up to six storey in height part of the Hospital Site within distant view corridors. The car park will be finished in materials and colours that complement the existing new buildings on the site and will thus read as part of a suite of related buildings. It will not reduce the ability to understand this part of the Conservation Area as a place of Pre-World War II housing.

The at-grade car parks off Yathong Street and Docker Street will have a minimal and acceptable impact on the setting of the part of the Conservation Area south of Rawson Lane for the following reasons:

- They are at-grade car parks that will not be visible within significant view corridors within this part of the Conservation Area. These view corridors are primarily obtained from Brookong Street. The significance of views along

Rawson Lane and into the rear of properties fronting Brookong Street are limited.

- Rawson Lane will continue to provide a well-defined physical barrier between the Hospital site and the Conservation Area.
- Landscaping is provided that will help integrate the parking areas. The existing at grade car parking areas on this side of Rawson Lane have had a minimal and acceptable impact on the Conservation Area.

The multi-storey car park is sufficiently removed from this part of the Conservation Area to have no additional impact above and beyond the impact of that the existing Hospital buildings that are of a similar massing and scale have had on the general setting of the Conservation Area. It will appear as a distant back ground element in views north from the Conservation Area that include the Hospital site. The building is finished in a contemporary manner, complimenting the recently constructed buildings on the site. It will read, where visible from the Conservation Area, as part of a suite of contemporary buildings. Planting is proposed on the eastern and southern sides of the car park which will help integrate the car park into the streetscapes at street level.

7 CONCLUSION

This Heritage Impact Statement has considered the heritage impacts of three proposed new car parks at Wagga Wagga Hospital, Edward Street, Wagga Wagga. Two of the proposed car parks are at-grade. The third is a six storey car park located in the north eastern part of the site.

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 also lies within the vicinity of the Wagga Wagga Conservation Area listed by the *Wagga Wagga LEP 2010*.

Wagga Wagga Hospital has undergone significant redevelopment over the past 10 years. Its primary significance now lies in its social significance as a long serving local health care facility. Only one historically an architecturally significant building still stands, being Harvey House.

The proposed works support the social significance of the site by facilitating its function as a hospital and will have no impact on significant fabric. The six storey car park will read as one of a number of contemporary structures of a similar massing and scale on the site. It is sufficiently separated from Harvey House and the nearby Conservation Areas to have no impact on direct view corridors to/from these items and no addition impact on the setting of these items/area over and above the recently constructed buildings on the site. The two proposed at-grade car parks lie within the immediate vicinity of Harvey House and the southern part of the Wagga Wagga Conservation Area. Their impact on the setting of Harvey House and Conservation Area is minimal and acceptable because they are located at grade, will not block significant view corridors and will include landscaping.

The proposed works fulfil the requirements for new works within the vicinity of significant buildings and Conservation Areas provided by the Wagga Wagga *LEP* and *DCP*.