



Heritage Council



of New South Wales

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Mr Alan Bright
A/Director
Metropolitan & Regional Projects South
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Bright

Re: Exhibition of Environmental Impact Statement for New Comprehensive Cancer Care and Blood Disorder Centre at Prince of Wales Hospital – (SSD 5036–2011)

Reference is made to your letter dated 10 April 2012 regarding the above matter. The EIS for the project has now been reviewed by the Heritage Branch. The Heritage Branch will not be providing comment on Indigenous Archaeology as it is understood that this project has been separately referred to relevant sections of the Office of Environment and Heritage.

I also advise that the Heritage Branch met with representatives of NSW Health Infrastructure and their principal consultants on 1 May 2012 to receive a briefing related to the exhibition of the EIS.

Key issues related to non-Indigenous heritage included the: Impact of the proposed Stage 1 development on heritage significance on any heritage items / conservation areas; Consideration of adjacent heritage items and Consideration of archaeological potential of the area and potential impact of the proposal, in particular the proposed underground radiology bunkers.

The development site is located within the High Cross Heritage Conservation Area, and is located within the identified 'Heritage Precinct' in the Hospital Masterplan. The site is also within proximity to four heritage listed items identified within Randwick LEP 1998. These items include: the Edmund Blacket Building; the Catherine Hayes Hospital building; the Superintendent's Residence (Cottage); and the Prince of Wales Hospital Gate and Fence.

The specialist Heritage Impact Assessment (Appendix H) report has found that the proposed works are not considered to adversely impact on either of the two heritage-listed buildings (Edmund Blacket and Superintendent's Cottage) in relation to their existing setting and spatial relationships or the heritage items and conservation areas in the immediate vicinity. All of the principle works associated with construction would be below the surface and the construction hoardings around the buildings would be temporary.

In response to prior advice from the Heritage Branch the HIA report also assessed the indicative building envelope for Stage 2 to address any potential impacts of the building on the heritage listed items. The indicative envelope takes into account the spatial relationships of the proposed envelope with the Edmund Blacket Building, Superintendent's Residence and the open space setting which constitutes the context and setting for Stage 2. The indicative envelope is considered appropriate to preserve those spatial relationships. The report concludes the envelope is appropriate and can be supported on heritage grounds.

The HIA report also notes that the Stage 1 works would result in temporary loss of views due to the erection of various hoardings. Other assessed impacts are the loss of six existing trees (or clusters of trees) which it is proposed to replace during the Stage 2 development in accordance with a more detailed landscape design. An Aborist's report has provided advice on tree protection measures for the trees which are to be retained. The heritage fence along Avoca Street is also proposed to be dismantled and then re-erected during Stage 2.

In discussion with representatives of NSW Health Infrastructure and their principal consultants on 1 May 2012 the Heritage Branch suggested that appropriate interpretation of the heritage buildings and relationships could also be considered as an outcome arising from Stage 2. This might include for example, enhanced lighting at night to emphasise the architectural features of the Edmund Blacket building or interpretation within the new Stage 2 building.

A specialist European archaeological assessment report was included in the EIS for the Stage 1 development as Appendix K. That report predicted that there was *'limited potential for archaeological remains on the corner of Avoca and High Streets, the northeastern corner of the Prince of Wales Hospital site'*. This area of the original land granted to the Society for Destitute Children appears to only ever have been occupied by the Superintendent's Residence and some associated buildings. The archaeological report recommended that archaeological testing occur to inform the project design.

The Heritage Branch was advised at the meeting held on 1 May 2012 that the archaeological testing was underway and that the fieldwork had confirmed that the area has little or no archaeological potential.

Following review of the Environmental Impact Statement for the New Comprehensive Cancer Care and Blood Disorder Centre at Prince of Wales Hospital, I advise you that there is no objection to the proposal on heritage grounds.

Review of the Mitigation Measures outlined for the Project in Section 8.0 of the EIS, which have been derived from the specialist Consultant's reports, indicate that these are likely to be adequate to manage the impacts of the project.

During the meeting held on 1 May 2012, however, the Heritage Branch noted that Section 01 as shown on Drawing Number 11507 SD1601 Issue C indicates that the excavations for the new bunkers might potentially disturb the footings of the Superintendent's Residence subject to the nature of the underlying rock which is to be excavated for the bunkers. It is noted that the civil and structural engineering

report has considered excavation of the rock and in particular the excavation adjacent to boundaries and Heritage buildings. The advice is that the rock will typically stand vertically without support and that excavated faces should be investigated at the time of excavation to assess if localised dowelling is required to control adversely orientated jointing within the face of the rock and to identify areas that may require protection by shotcrete. The existing report, however, also advises that: *‘the excavation perimeter around heritage buildings should be sawcut and allows for the excavation to be taken very close to the existing heritage walls, provided that the footings of these buildings are bearing on adequate material. This will be confirmed during excavation and some local underpinning of the footings may be required. Additional excavation works including trial pits have been requested...’* (page 11).

The Heritage Branch therefore recommends that if the proposal is approved that appropriate Consent Conditions should be imposed to manage detailed aspects related to the Superintendent’s Cottage and the fence along Avoca Street.

It is recommended that these should cover matters such as the following:

1. The Construction Management Plan is to address the impacts of the excavation for the new bunkers in the vicinity of the Heritage buildings and the Superintendent’s Residence in particular, to ensure that proposed excavation methods are appropriate to protect the building(s) from damage.
2. Additional structural engineering advice and assessment must be obtained regarding the adequacy of the proposed set-back in the vicinity of the Superintendent’s Residence and specific measures to mitigate construction impacts on the building once the underlying character of the sub-surface material in this area is known.
3. A comprehensive Condition Report should be undertaken for the Superintendent’s Residence prior to the commencement of any excavation work for the new bunkers. That report should form the basis for assessment of any impacts arising from the work and for any future remedial works which may be required.
4. A principal built heritage consultant, archaeologists and a landscape practitioner with heritage experience are to be nominated for the project. The consultants shall have appropriate qualifications and experience commensurate with the scope of the works. The name of the consultants shall be submitted to the Director-General for information prior to the commencement of the works.
5. A report by the principal consultant shall be submitted to the Director-General for approval within 3 months of the completion of the works which describes the work, any impacts/damage to the heritage items and remedial works carried out.
6. The heritage fence along Avoca Street is to be recorded in accordance with Heritage Council guidelines prior to the commencement of dismantling works. A methodology for the dismantling works, including provisions for the storage of the fence components and procedures for re-erection is to be prepared and approved by the Director-General prior to the commencement of the works.



Thank you for referring this proposal to the Heritage Council. I trust that the advice in this letter will be of assistance to you.

If you have any questions regarding the above matter please contact Siobhan Lavelle at the Heritage Branch, Office of Environment and Heritage, using the details provided with this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read "V. Sicari".

22/05/2012

Vincent Sicari
Manager, Conservation Team
Heritage Branch
Office of Environment and Heritage
Department of Premier & Cabinet
AS DELEGATE OF THE NSW HERITAGE COUNCIL