



**Parramatta North Urban Renewal  
Cumberland Precinct and Sports and Leisure Precinct  
Re-zoning Application  
Built Heritage Assessment**

Prepared for  
UrbanGrowth NSW

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## EXECUTIVE SUMMARY

The Parramatta North Urban Renewal (PNUR) area is a place of significant heritage value to Parramatta, the people of New South Wales and Australia.

It is a place with a rich history of Aboriginal occupation dating back more than 20,000 years. It was a traditional meeting place and food-gathering ground for the Burramattagal and Wangal clans. The name *Parramatta* is derived from the Aboriginal words for the place (*burra*) where the eels (*matta*) lie.

It is also a place of early colonial and later significance—relating to Old Government House, the site of Australia’s first Government farm and mill, the Female Factory (later Parramatta Lunatic Asylum and Cumberland Hospital), Parramatta Gaol and the Roman Catholic Orphan School (later Girl’s Industrial School and Norma Parker Centre/Kamballa).

Its values are both tangible—reflected in the buildings and structures within historic cultural landscapes and in its archaeological potential, and intangible—expressed through oral traditions, memories and stories.

Aboriginal people maintain a strong spiritual and cultural connection with the place. As the second oldest British settlement in Australia, the place also has very high potential to tell much about early British settlement in Parramatta and Australia and changing community attitudes to moral and social reform, gender, sectarianism, humanitarianism, authority, discipline, punishment and the treatment of mental illness.

Tanner Kibble Denton Architects (TKDA) has been engaged by UrbanGrowth NSW to assist with identifying how best to plan for renewal of the Cumberland Precinct and Sports and Leisure Precinct of the PNUR area while retaining their significant built heritage values. The assessment has informed a State Significant Site study, which is investigating potential amendments of the statutory planning controls applying to the two precincts.

This assessment addresses the built heritage values of the Cumberland Precinct and Sports and Leisure Precinct only. As the many buildings and structures form part of a significant wider cultural landscape, this assessment should be read in conjunction with the other cultural heritage studies prepared for the rezoning application.



*Ward 4 of the former Parramatta Lunatic Asylum*



*The former Dead House and entry to Cell Block Extension*



*The Main Building of the former Roman Catholic Orphan School*



*Bethel House*

### The Cumberland Precinct

The Cumberland Precinct incorporates the Cumberland Hospital site, which retains significant buildings and structures from the Female Factory (1818-1848), Parramatta Lunatic Asylum (1848-1878) and Hospital for the Insane (1909-1960) and other more recent buildings. The precinct also includes Parramatta Gaol (c1836-2011) and the Norma Parker Centre/Kamballa, which retains significant buildings and structures from the Roman Catholic Orphan School (1844-1888) and the Girl's Industrial School (1888-1980).

The precinct features significant cultural landscapes relating to the above institutions as well as potential for archaeology relating to the above institutions and pre-institutional structures such as the water races and dams from the first Government Mill, Marsden's Mill and early homesteads.

### The Sports and Leisure Precinct

The Sports and Leisure Precinct forms part of the original Government Domain and is the site of the first Government farm, Old King's School Oval, Parramatta Racecourse and Cumberland Oval.

The precinct does not retain any buildings or structures from the early settlement period or from the nineteenth century except perhaps as part of its potential archaeological resource.

The only standing building of particular significance is the Ross Street Gatehouse, which replaced the original gatehouse known as 'Mud Lodge' in 1935.

The Parramatta Swimming Pool Centre and Parramatta Stadium are of little historic and aesthetic significance but are places with high social heritage values.



*The Ross Street Gatehouse*



*Parramatta Stadium*

### The Rezoning Application and Indicative Layout Plan

The proposed rezoning of the Cumberland Precinct and Sports and Leisure Precinct aims to amend the existing planning framework applying to these precincts.

It is anticipated that this will include preparation of a State Environmental Planning Policy (SEPP) that amends the provisions of the *Parramatta City Centre Local Environmental Plan 2007* and *Parramatta Local Environmental Plan 2011*.

A site-specific Development Control Plan (DCP) that includes provisions for protection of the heritage values of the two precincts has also been prepared to guide future development and it is envisaged that future development proposals will be assessed and determined by Parramatta City Council under the provisions of Part 4 of the *Environmental Planning and Assessment Act 1979*.

The Indicative Layout Plan (ILP) provides guidance for the future location and extent of open space, transport links and building footprints as well as new uses and building heights, which are to be implemented in conjunction with the site-specific DCP which provides fine-grain development controls for the two precincts. In the Cumberland Precinct, the ILP envisages the creation of a mixed use area that accommodates cultural and community uses as well as housing and employment through the adaptation of existing buildings and introduction of new development. In the Sports and Leisure Precinct, the ILP aims to strengthen the precinct's current role as a major sports venue through introduction of allied retail and commercial uses.

Amendments to the statutory planning framework will facilitate future redevelopment of the Cumberland Precinct and Sports and Leisure Precinct that will help to re-activate the two precincts and allow for the historic buildings and structures to be restored and adapted to form a key part in telling the history and heritage significance of the two precincts to future generations. While rezoning (and future development) will assist with ensuring that significant buildings and structures are retained, conserved and adapted, adverse impacts will need to be appropriately managed.

Both the ILP and Draft DCP have been developed by a project team that has worked to achieve a sustainable long-term future for the two precincts to facilitate the ongoing conservation of their significant heritage values through appropriate adaptive re-use of the significant buildings and spaces and integration of new development. The potential for adverse impacts on significant buildings and structures are generally associated with:

- new uses that would require considerable modifications;
- alterations and additions that would not appropriately respond to significant fabric, spaces, details, architectural character, settings and curtilages;
- infill development that would not appropriately respond to the significant historic setting within which it is located and/or would impact significant fabric, spaces, physical and visual relationships, views, settings and curtilages;
- new development within the vicinity that would detract from the setting and curtilage of significant buildings and structures and impact key views to and from them; and
- site services and infrastructure that could result in physical and visual impacts on significant spaces, fabric, details, architectural character, settings and curtilages.

Although the ILP responds to the heritage significance of the place and the Draft DCP proposes some development controls, a number of additional actions are recommended to ensure the conservation of significant buildings and structures and to avoid, minimise or mitigate adverse impacts on their heritage significance. A summary is set out below.

## **Built Heritage Management Recommendations**

The proposed rezoning will help to re-activate the two precincts and allow for the historic buildings and structures to be restored and adapted to form a key part in telling the history and heritage significance of the two precincts to future generations. While rezoning (and future development) will assist with ensuring that significant buildings and structures are retained, conserved and adapted, adverse impacts will need to be appropriately managed.

The actions set out below are recommended to ensure the conservation of the significant heritage buildings and structures within the Cumberland Precinct and Sports and Leisure Precinct and wider PNUR area and to avoid, minimise or mitigate potential adverse impacts associated with future proposals for change.

### **1 Prepare a built heritage management strategy that establishes how the significant buildings and structures within the Cumberland Precinct and Sports and Leisure Precinct are managed into the future.**

The significant buildings and structures within the Cumberland Precinct and Sports and Leisure Precinct have been subject of a number of separate conservation management documents that record the overall history and heritage significance of various areas of the two precincts and their key buildings and structures. These earlier documents also provide over-arching policies for conservation works and for new works but do not provide more detailed site-specific guidelines to appropriately manage change. Similarly, the Draft DCP includes general controls for new development but does not provide detailed site-specific guidelines.

A Built Heritage Management Strategy could provide a definitive set of over-arching principles and policies and best-practice conservation guidelines as well as detailed site-specific design guidelines including the following:

- subdivision;
- demolition;
- adaptive re-use;
- alterations and additions;
- infill development; and
- development within the vicinity.

The strategy should be prepared in consultation with relevant consent authorities and be formally endorsed/adopted by them as the basis for assessment of future development applications or planning submissions. The authorities would include the Heritage Council of New South Wales, NSW Department of Planning and Environment and Parramatta City Council. The strategy should also be accredited by the Commonwealth Department of the Environment if any part of the Cumberland Precinct is included on the NHL.

The endorsed/adopted strategy should be made easily accessible to the community (placed on the Parramatta City Council website and in public libraries) to ensure that it is used to inform the decision-making process with regards to significant buildings and structures within the two precincts.

Section 7.2 of this assessment includes draft principles, policies and guidelines that could provide the basis for a future Built Heritage Management Strategy.

**2 Prepare a Procurement/Divestment Strategy that sets out which properties should remain in government ownership and which could pass into private ownership.**

The strategy should include consideration of appropriate future uses for each of the buildings and structures and identify government agencies, organisations or community groups that could potentially be accommodated within those retained in government ownership. Ongoing government ownership of some of the significant buildings and structures may ultimately be inappropriate. The strategy should also consider a range of management structure options. In addition, the strategy should consider whether any of the significant buildings and structures could accommodate interpretation and tourism facilities that would assist with implementation of the *PNUR Interpretation Strategy* and appropriate local government tourism initiatives.

**3 Undertake urgent cleaning, maintenance and repairs to ensure that significant buildings and structures are made weathertight and ongoing deterioration of their fabric is prevented.**

While many of the buildings and structures are in fair to good condition, others are not. Some vacant buildings have been subject to arson and vandal attack. It is important that all of the significant buildings are subject to regular cleaning, maintenance and repair.

The works are likely to include repairs to roofs, flashing, rainwater goods, windows and doors, re-pointing of masonry (sandstone and brickwork) and removal of soil build-up and localised stormwater infrastructure upgrades. Stabilisation of some buildings and structures may also be required. The approach, extent, documentation and implementation of cleaning, maintenance and repair should be consistent with the guidelines within the *PNUR Built Heritage Management Strategy* (refer to Built Heritage Management Recommendation 1).

**4 Implement measures to ensure that the buildings and structures are made secure from damage due to vandalism, graffiti and/or arson attack etc.**

A review of existing site security measures should be undertaken and additional measures implemented as necessary to ensure that all of the significant buildings and structures within both precincts are secured.

It is understood that most areas of the Cumberland Precinct and Sports and Leisure Precinct are subject to ongoing site security. However, some of the vacant buildings and structures within the Cumberland Precinct, including the Female Factory/Asylum area, Cell Block Extension and Norma Parker Centre/Kamballa, have been damaged through vandalism and arson attack—this has potential to result in significant impacts on the heritage values of the buildings and the wider precinct.

**5 Interpret the history and heritage significance of the Cumberland Precinct and Sports and Leisure Precinct and their significant institutions, buildings and structures consistent with the *PNUR Interpretation Strategy*.**

The history and heritage significance of the buildings and structures should be interpreted as part of any future works to the buildings. The *PNUR Interpretation Strategy* should include guidelines for the development of an interpretation proposal.

**6 Consider opportunities to participate directly in Commonwealth, State and Local government heritage management initiatives and/or resource/funding partnerships and programmes and encourage other agencies and community groups to do so.**

There are a number of existing government initiatives and partnership opportunities that could be of benefit to the conservation and interpretation of the significant buildings and structures—these should be investigated to determine whether they can assist with the ongoing conservation and interpretation of the history and heritage of the significant buildings and structures within the two precincts.

**7 Review and update as necessary the existing statutory listings that apply to the PNUR area (and the Cumberland Precinct and Sports and Leisure Precinct in particular) to ensure that inconsistencies and errors are removed and an appropriate level of statutory protection is provided for each of the significant buildings and structures.**

The Cumberland Precinct and Sports and Leisure Precinct are subject to the heritage provisions of the following:

- *Heritage Act 1977*;
- *Parramatta Local Environmental Plan 2012*; and
- *Parramatta City Centre Local Environmental Plan 2007*.

The existing heritage listings that apply are in many cases based on out-of-date information or assessment criteria. Many also have boundary maps/plans that are inconsistent with the property descriptions in the listings. There is a level of uncertainty as to what is protected under the legislation and what is not. This should be clarified for future property owners and managers, developers and consent authorities. The heritage listings review should be undertaken in close consultation with each of the relevant authorities and any necessary amendments undertaken prior to the submission of any future development applications.

**8 Establish site-specific exemptions and/or conservation agreements and agreed delegations with relevant consent authorities to minimise the need for unnecessary development applications, notifications or referrals.**

The Cumberland Precinct and Sports and Leisure Precinct are subject to the provisions of the *Heritage Act 1977*, *Parramatta Local Environmental Plan 2011* (Cumberland Precinct) and *Parramatta City Centre Local Environmental Plan 2007* (Sports and Leisure Precinct). Generally, approval is required from the Heritage Council and/or Parramatta City Council to undertake works. Many of the existing exemptions either do not apply or require formal endorsement from the Heritage Division. Consideration should also be given to delegating Heritage Act approval of particular types of development in specific locations within the two precincts to Parramatta City Council to reduce duplication of process and overloading already stretched resources.

The Female Factory has been nominated for inclusion on the National Heritage List (NHL). Should this area become a 'National Heritage Place' then the provisions of the *Environmental Protection and Biodiversity Conservation Act 1999* would apply. If this occurs then a Conservation Agreement should be established with the Commonwealth government to minimise the need for referrals for works within the defined NHL area.



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## **1 INTRODUCTION**

### **1.1 Background and purpose of the report**

The Parramatta North Urban Renewal (PNUR) area is a place of significant heritage value to Parramatta, the people of New South Wales and Australia. As a place with a rich history of Aboriginal occupation dating back more than 20,000 years Aboriginal people maintain a strong spiritual and cultural connection with the place. As the second oldest European settlement in Australia it tells much about early settlement in Parramatta and Australia and changing community attitudes to moral and social reform, gender, sectarianism, humanitarianism, authority, discipline, punishment and treatment of mental illness.

The PNUR area is located immediately to the west and north-west of the Parramatta CBD. Parramatta is at the geographical heart of Sydney and as the most important centre in Western Sydney plays a significant role in the Greater Metropolitan area. The PNUR area is also in close proximity to the Westmead Health Campus and the Rydalmere Education Precinct (refer to Figure 1). The area's renewal provides a once-in-a-generation opportunity to protect, enhance and adaptively re-use the many significant buildings, structures and their landscape settings while also delivering housing, employment and enhanced cultural and community services on the edge of the Parramatta CBD.

Tanner Kibble Denton Architects has been engaged by UrbanGrowth NSW to assist with identifying how best to plan for renewal of the Cumberland Precinct and Sports and Leisure Precinct of the PNUR area while retaining their significant heritage values. The assessment has informed a State Significant Site study, which is investigating potential amendments of the statutory planning controls applying to the two precincts of the PNUR area.

This assessment addresses the built heritage values of the Cumberland Precinct and Sports and Leisure Precinct of the PNUR area only. As the many buildings and structures form part of a significant wider cultural landscape, this study should be read in conjunction with the other cultural heritage studies prepared for the rezoning application.

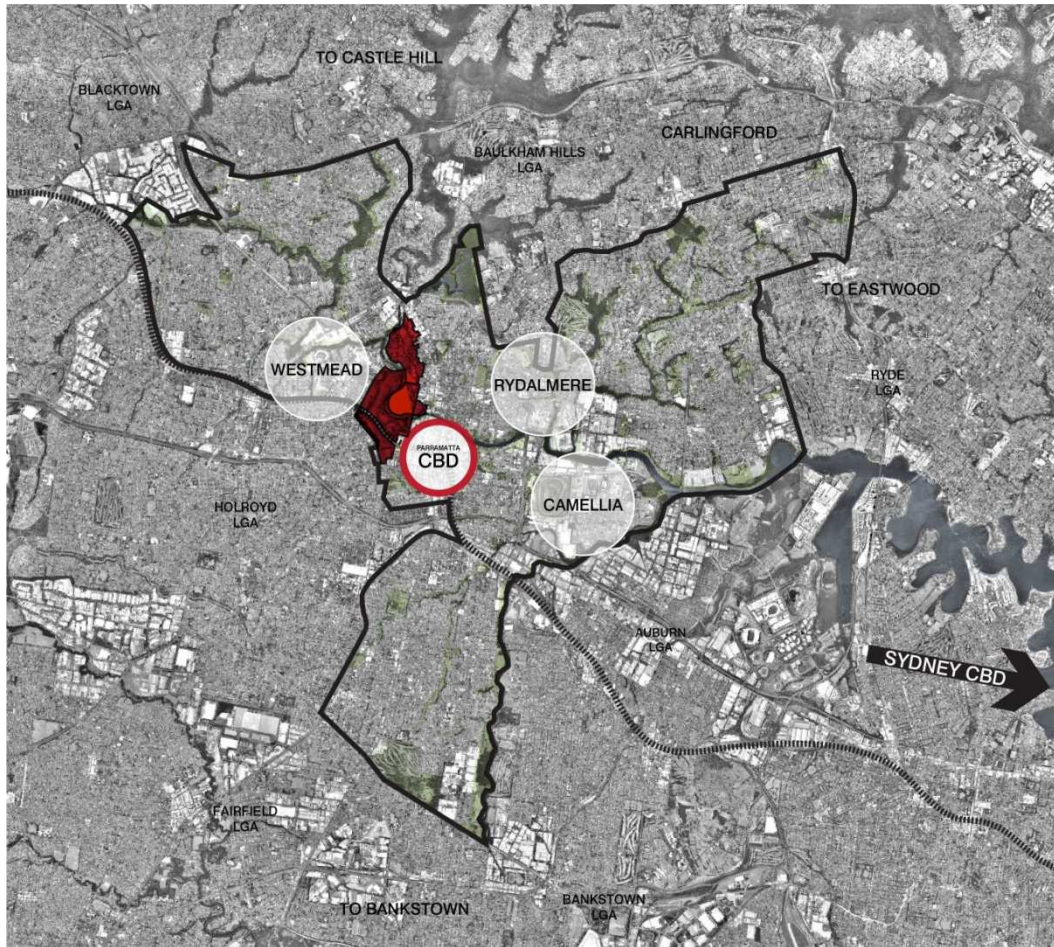
### **1.2 Study Area**

#### **1.2.1 The Parramatta North Urban Renewal Area**

The PNUR area is located to the west and north-west of the Parramatta CBD. The PNUR area is 146 hectares in size and has been divided into four distinct precincts comprising:

- The Cumberland Precinct (40 Ha);
- Sports and Leisure Precinct (21 Ha);
- Old King's School Precinct (4 Ha); and
- Parramatta Park Precinct (81 Ha).

This Built Heritage Assessment relates to the Cumberland Precinct and Sports and Leisure Precinct within the PNUR area only. The area subject to the rezoning application and built heritage assessment is shown on Figures 1, 2 and 3.



1 Location plan, not to scale.  
Source: AJ+C 2014

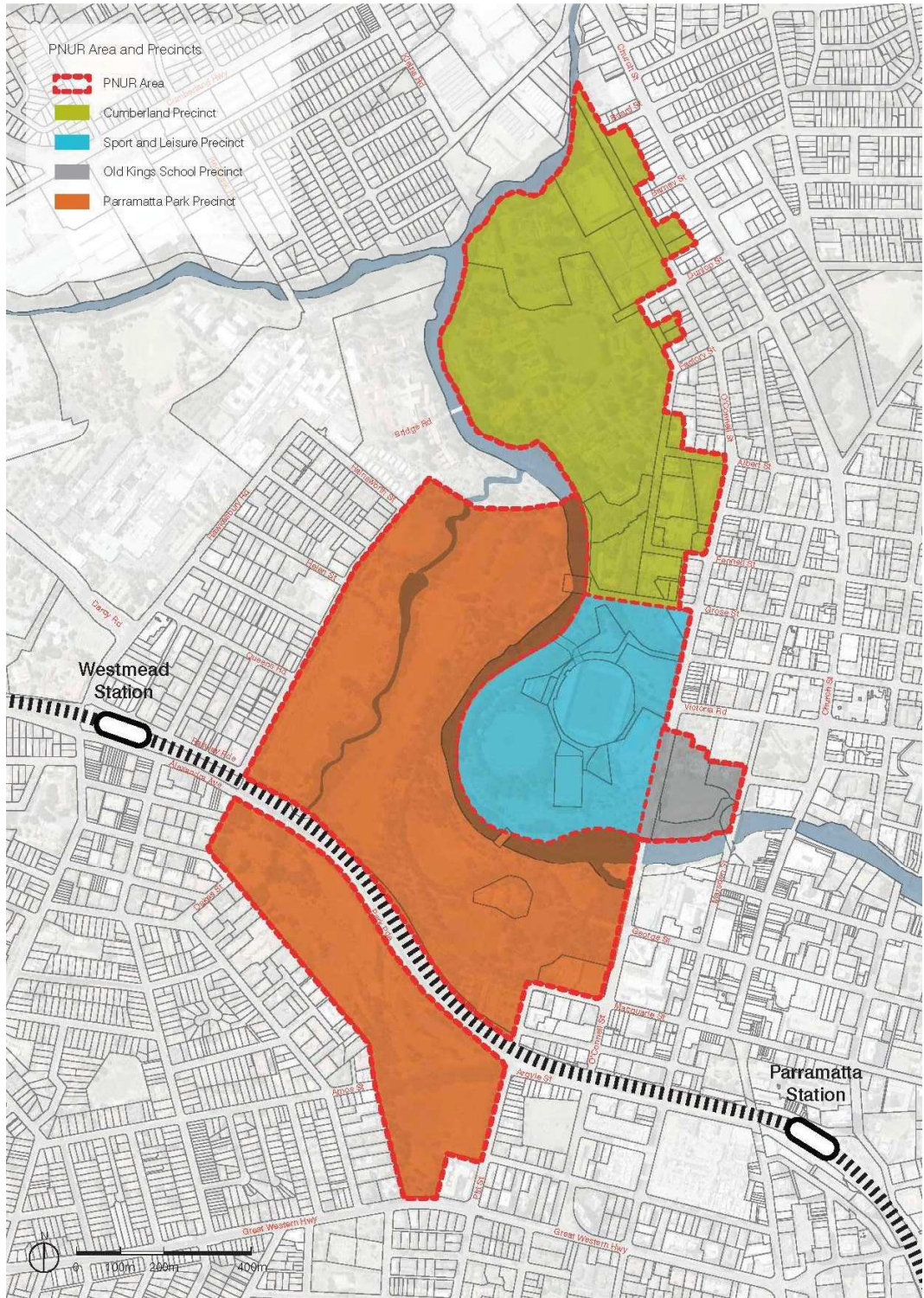


### 1.2.2 The Cumberland Precinct

The Cumberland Precinct is the northernmost part of the PNUR area and is broadly delineated by Parramatta River to the west, Darling Mills Creek to the north, O’Connell Street to the east and Grose Street to the south—see Figure 2 for its boundary and Figure 3 for the area of the precinct subject to the re-zoning application

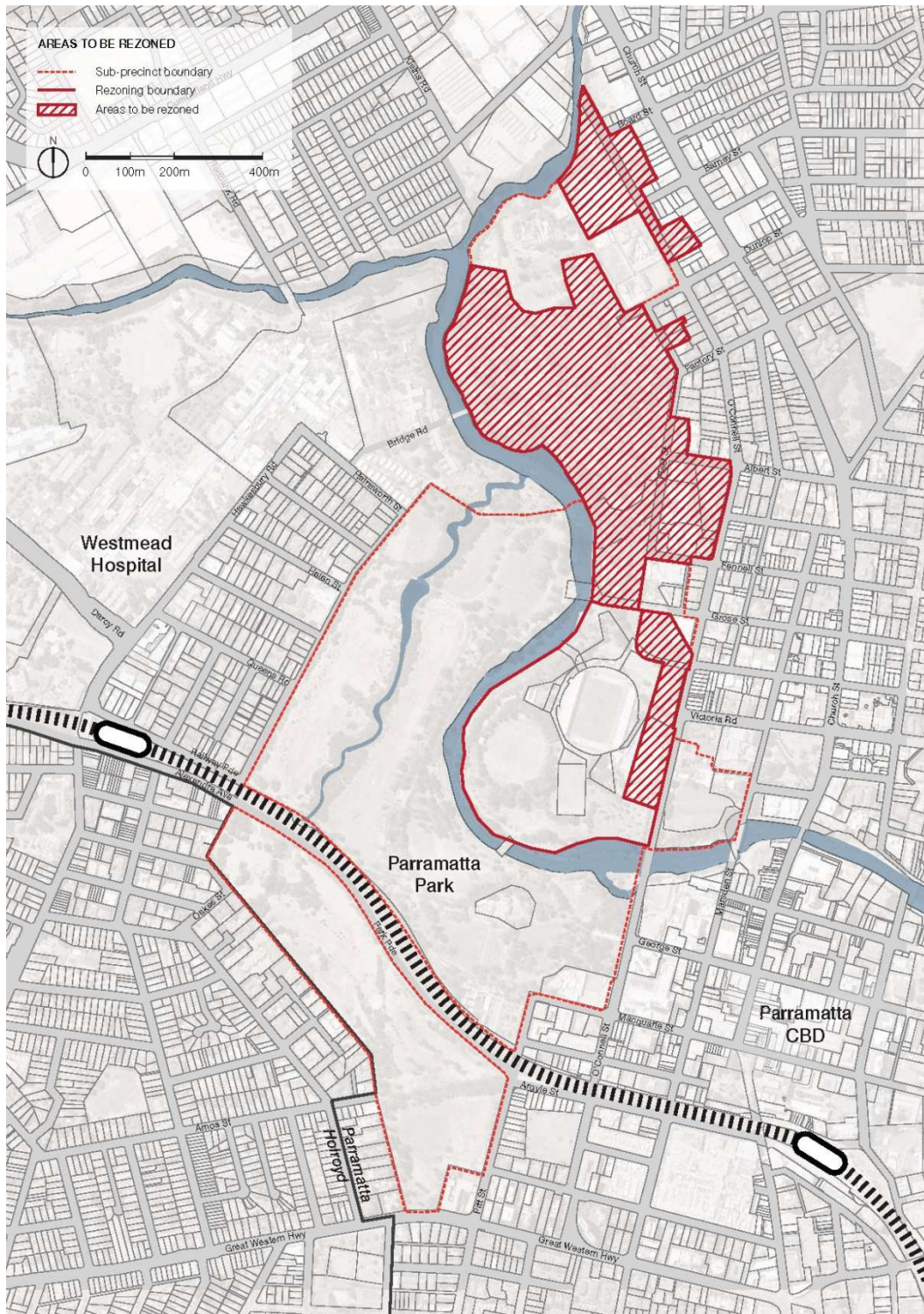
The Cumberland Precinct is occupied by a number of institutions including the Cumberland Hospital (East Campus), former Norma Parker Centre/Kamballa and former Parramatta Gaol. It also includes a number of allied health facilities on Fleet Street and Fennell Street and Correctional Services NSW facilities on O’Connell Street. The Hope Hostel, Marian Nursing Home, Lilian Wells Nursing Home and Northcott Australia Centre are also located within the precinct along with two residential apartment blocks on New Street.

The Cumberland Hospital site is currently owned by Health NSW and is occupied by a number of allied mental health service agencies. It also accommodates agencies that support both the Cumberland Hospital and wider health services in New South Wales. The Parramatta Gaol site and land at the north end of the study area and the properties on O’Connell Street are owned by the State of New South Wales. The remaining properties are owned/managed by a variety of different agencies.



2 PNUR Area Precinct Plan, not to scale. The Built Heritage Assessment is for the Cumberland Precinct and Sports and Lesiure Precinct only.  
Source: AJ+C 2014.





3 Re-zoning plan—showing the area that is subject to the re-zoning application.  
Source: AJ+C 2014.



### 1.2.3 The Sports and Leisure Precinct

The Sports and Leisure Precinct is centrally located within the PNUR area and is delineated to the west and south by the Parramatta River, O'Connell Street to the east and Grose Street to the north. Land uses and facilities currently located within the Sports and Leisure Precinct include Parramatta Stadium and associated facilities, Parramatta Swimming Pool Centre, Parramatta Leagues Club, open space parkland and venue car parking. These built facilities and associated structures occupy predominantly the north-eastern two thirds of the precinct. The balance of the precinct, nestled inside the meander of Parramatta River, is predominantly open space with some incursion of at-grade car parking.

### 1.2.4 Surrounding areas

The study area is located to the immediate west and north-west of the Parramatta CBD. The north-western area of the CBD is emerging as a mixed use residential precinct with residential tower forms.

To the east of the study area, uses range from educational uses, residential accommodation in forms ranging from single dwellings to three-storey residential flat buildings, interspersed with non-residential uses of former dwellings. Further east, retail and commercial uses are located along Church Street and Victoria Road. To the north of the study area, generally along O'Connell Street, building forms are typically three-storey residential flat buildings and commercial and retail land uses in the areas to the east of the former Parramatta Gaol.

To the north of the Cumberland Precinct on the opposite side of Darling Mills Creek are the Northmead industrial areas including large-format industrial buildings. To the north-west of the Cumberland Precinct is a small area of single-storey cottages bound by further industrial development to their west and three-storey residential flat buildings fronting Briens Road, Northmead. To the west of the Cumberland Precinct beyond the Cumberland Hospital (West Campus) and Parramatta Park is the Westmead medical precinct, which is adjoined by a residential area bound generally by Hawkesbury Road, Hainsworth Street, Park Avenue and Railway Parade. Development in this area is predominantly three-storey residential flat building forms interspersed with taller, higher-density residential flat buildings. This residential area is separated from the study area by Parramatta Park.

### 1.2.5 The Built Heritage Assessment Study Area Precincts

A number of study area precincts were developed as part of the *North Parramatta Government Precinct Conservation Management Plan* in 1998. These precincts have been re-used in this assessment for consistency. Additional study area precincts have been created for areas not in the 1998 study. The boundary for each of the study area precincts is shown on Figure 4 (Cumberland Precinct) and Figure 5 (Sports and Leisure Precinct).

The study area precincts are:

#### **Cumberland Hospital**

- 01 Female Factory and Lunatic Asylum
- 02 Cell Block Extension
- 03 Site of Mrs Betts' House
- 04 Male and Female Asylum
- 05 Isolation Precinct

- 06 Hospital for the Insane
- 07 Mill Dam Farm
- 08 Nurses Home Precinct
- 09 Fleet Street Subdivision
- 10 Front Gardens
- 11 The Mill Race (archaeology—not included in this assessment)

**The Norma Parker Centre/Kamballa**

- 12 The Roman Catholic Orphan School
- 13 The Airing Grounds

**Parramatta Gaol**

- 14 Parramatta Gaol

**The Riverbank**

- 15 The Riverbank (cultural landscape—not included in this assessment)

**Linen Service**

- 16 Linen Service

**North O’Connell Street Property**

- 17 North O’Connell Street Property

**Former Governor and Deputy Governor’s Residences**

- 18 Former Governor’s and Deputy Governor’s Residences

**New Street Residential Properties**

- 19 New Street Residential Properties

**Fleet and Fennell Street Properties**

- 20 Fleet and Fennel Street Properties

**Sports and Leisure Precinct**

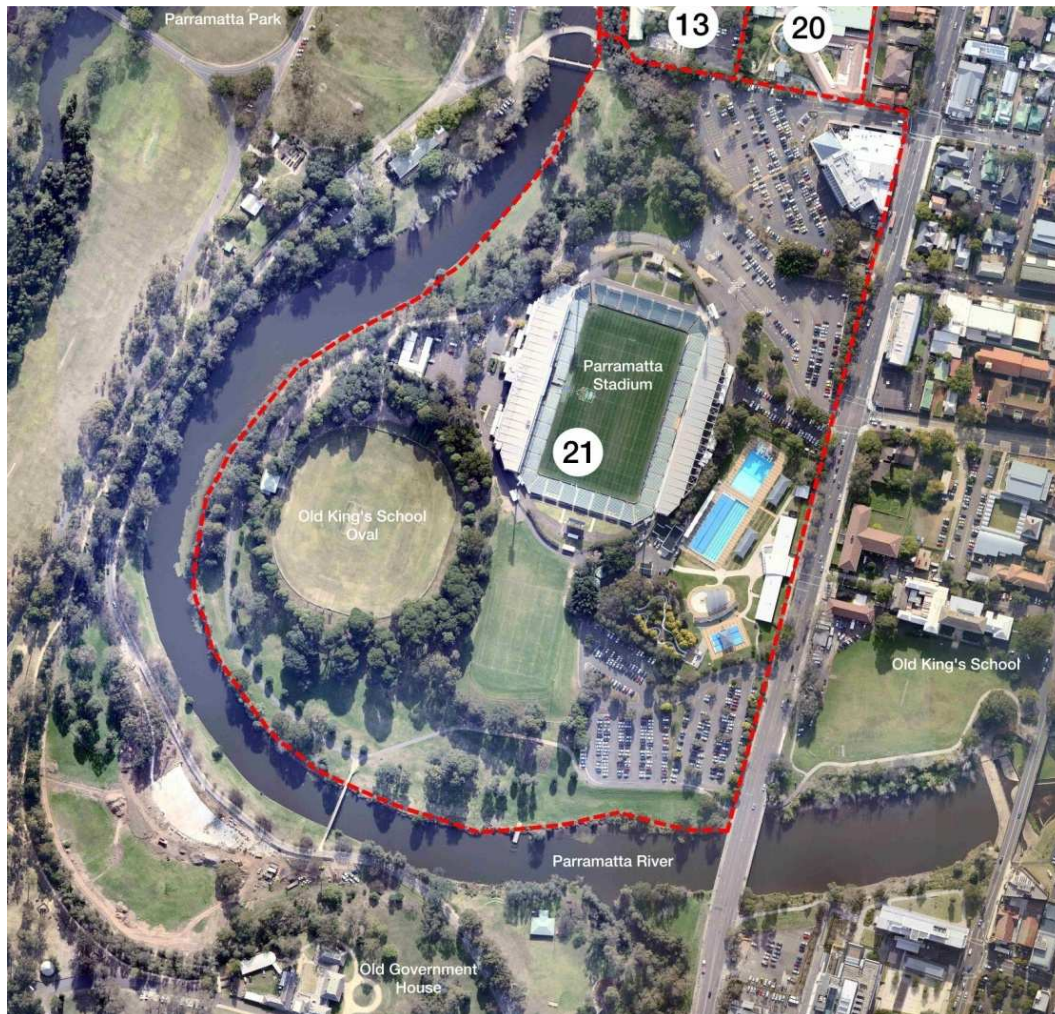
- 21 Sports and Leisure Precinct





4 Built Heritage Study Precinct Plan—Cumberland Precinct, not to scale.  
Source: Nearmap with TKDA overlay 2014.





5 Built Heritage Study Precinct Plan—Sports and Leisure Precinct, not to scale.  
Source: Nearthmap with TKDA overlay 2014.



### 1.3 Methodology

This report has been prepared consistent with *The Australia ICOMOS Charter for Places of Cultural Significance 1999* (The Burra Charter). The Burra Charter is widely acknowledged as the principal guiding document to conservation work and has been adopted widely as the standard for best practice in the conservation of heritage places in Australia.

The historical information and significance assessment in this document have been extracted from previous studies—updated, where necessary to reflect more recent changes. Some limited additional research and analysis has been undertaken where inconsistencies in previous studies or additional clarification have been required.

### 1.4 Authorship

This assessment has been prepared by Megan Jones and Sean Williams of Tanner Kibble Denton Architects. The assistance of UrbanGrowth NSW, Aver and AJ+C is gratefully acknowledged.

## 2 HISTORICAL OVERVIEW

### 2.1 Introduction

The historical development of the study area is comprehensively documented within a number of previous studies and so is not repeated here. The earlier studies identify a number of key institutional phases for the Cumberland Hospital, Norma Parker/Kamballa site and Parramatta Gaol sites—these are repeated below. A series of phase diagrams for the Cumberland Precinct is followed by a brief description of the study area in 2014.

### 2.2 Historical Phases

The identified institutional phases for the Cumberland Hospital site are:

1. Female Factory (1818-1848)
2. Parramatta Lunatic Asylum (1848-1878)
3. Parramatta Hospital for the Insane (1878-1960)
4. Parramatta Psychiatric Centre (1960-1983)
5. Cumberland Hospital (1983-present)

The identified institutional phases for the Norma Parker Centre/Kamballa site are:

1. The Roman Catholic Orphan School (1844-1886)
2. Parramatta Girl's Industrial School (1886-1980)
3. The Norma Parker Centre and Kamballa (1980-present)

The identified institutional phases for Parramatta Gaol are:

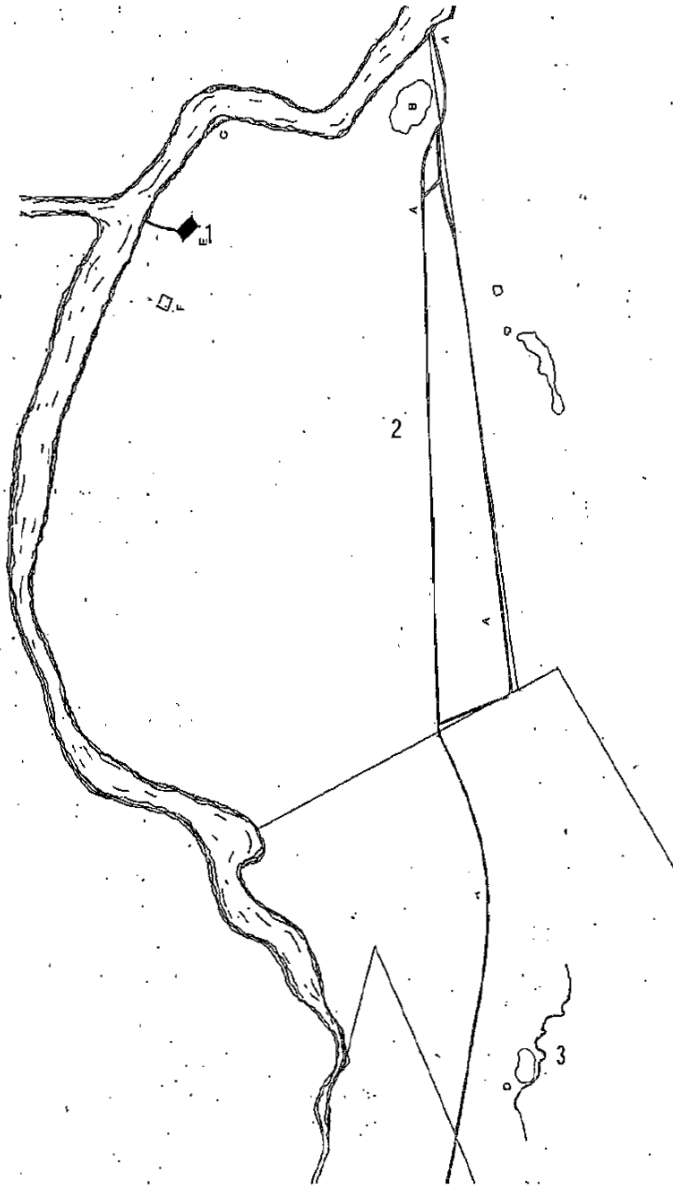
1. First building campaign (1836-1861)
2. The first extension (1861-1870s)
3. Later extensions (1870s-1890s)
4. Refining the facilities (1900-1917)
5. Disestablishment and re-establishment (1918-1927)
6. The State's principle manufacturing gaol (1928-1939)
7. World War II and beyond (1940-1969)
8. Improvements and the Parramatta Linen Service (1970s)
9. Final redevelopment and closure (1980s-2011)

### 2.3 Historical Phase Diagrams

The following historical phase diagrams have been extracted from the *North Parramatta Mixed Use Zone Master Plan*, prepared by the NSW Government Architect's Office in 2004—they relate to the Cumberland Hospital, Norma Parker/Kamballa and Parramatta Gaol sites only.

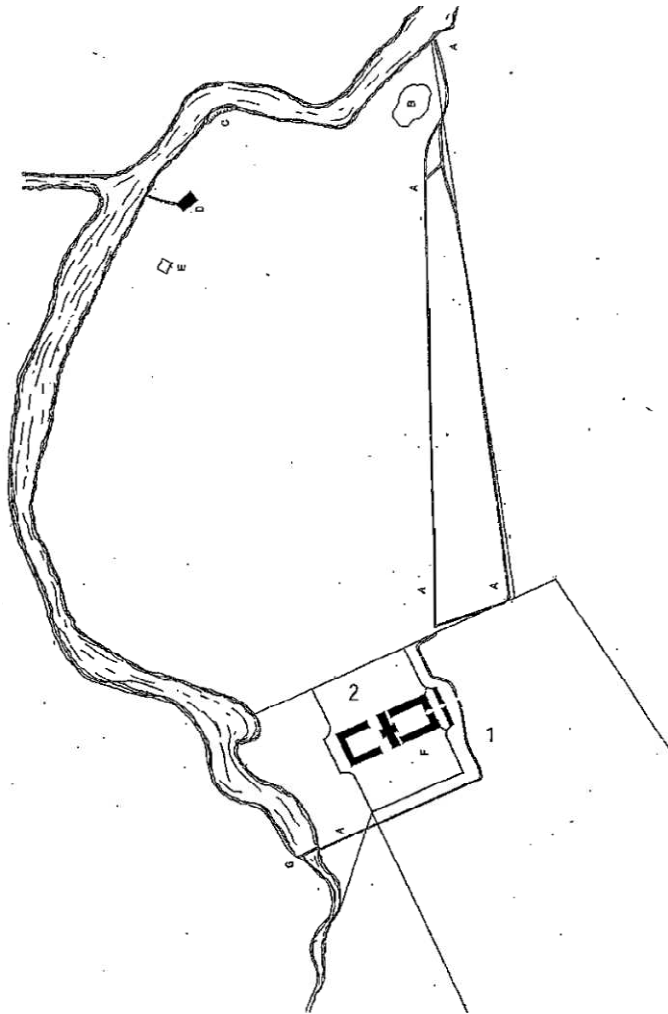
1801-1812

1. Marsden Mill, Mill race, and the sandstone quarry are established.



6 The Cumberland Precinct 1801-1812.  
Source: North Parramatta Mixed Use Zone Masterplan, 2004.





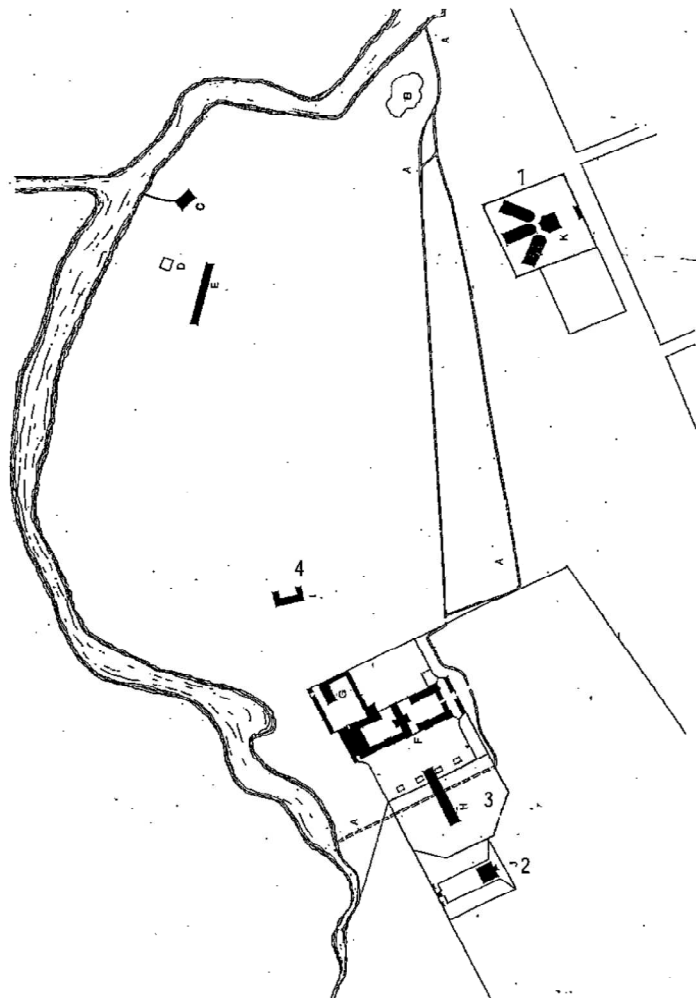
1812 - 1822

1. Government Mill Race is diverted around intended female factory site and west to below dam

2. Female Factory is established in 1818

7 The Cumberland Precinct 1812-1822.  
Source: North Parramatta Mixed Use Zone Masterplan, 2004.



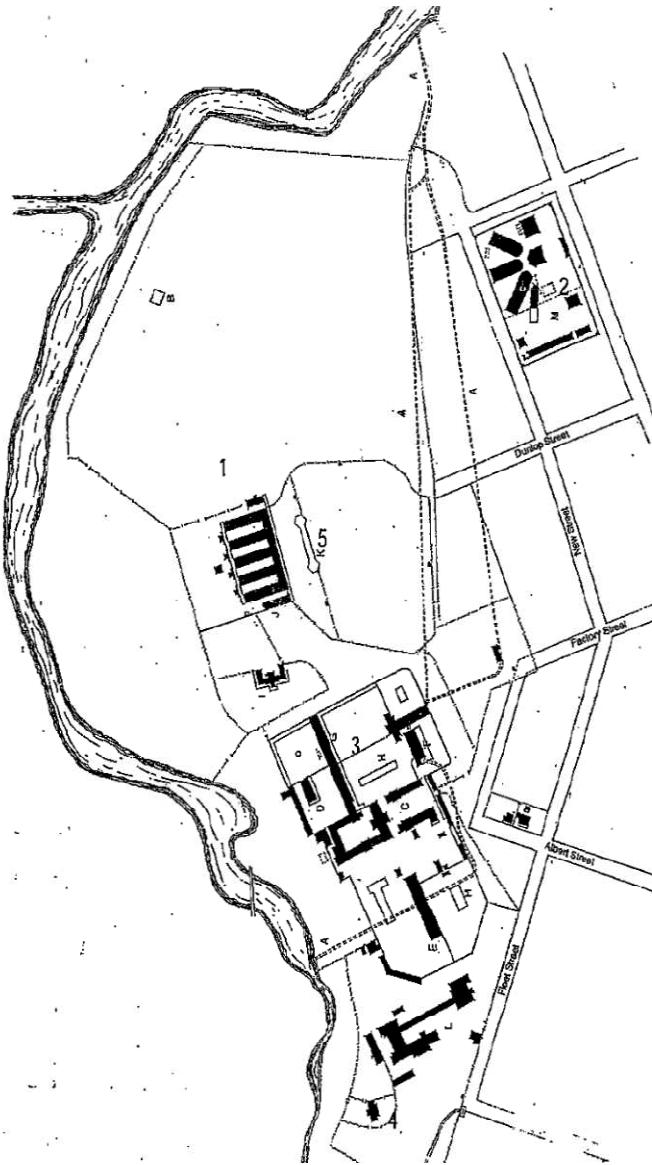


1822 - 1838

1. Governor Bourke initiates the construction of a new jail at Parramatta from colonial funds in 1835
2. New orphan school constructed
3. Wall extended south of female factory to the orphan school
4. Mrs. Betts house established

8 The Cumberland Precinct 1822-1838.  
Source: North Parramatta Mixed Use Zone Masterplan, 2004.





1838 - 1876

1. Central Male Block asylum construction begins between the old female factory and the proposed female weatherboard division.

2. Parramatta Gaol extends buildings into newly acquired land.

3. Parramatta Lunatic asylum opened in 1850.

4. Extensions continue to the Roman Catholic Orphan School.

Government mill race filled in.

The road network develops with Albert, Factory and Dunlop Street connecting to the existing institutions.

4. Bethel built in 1862.

Parramatta Park established in 1855.

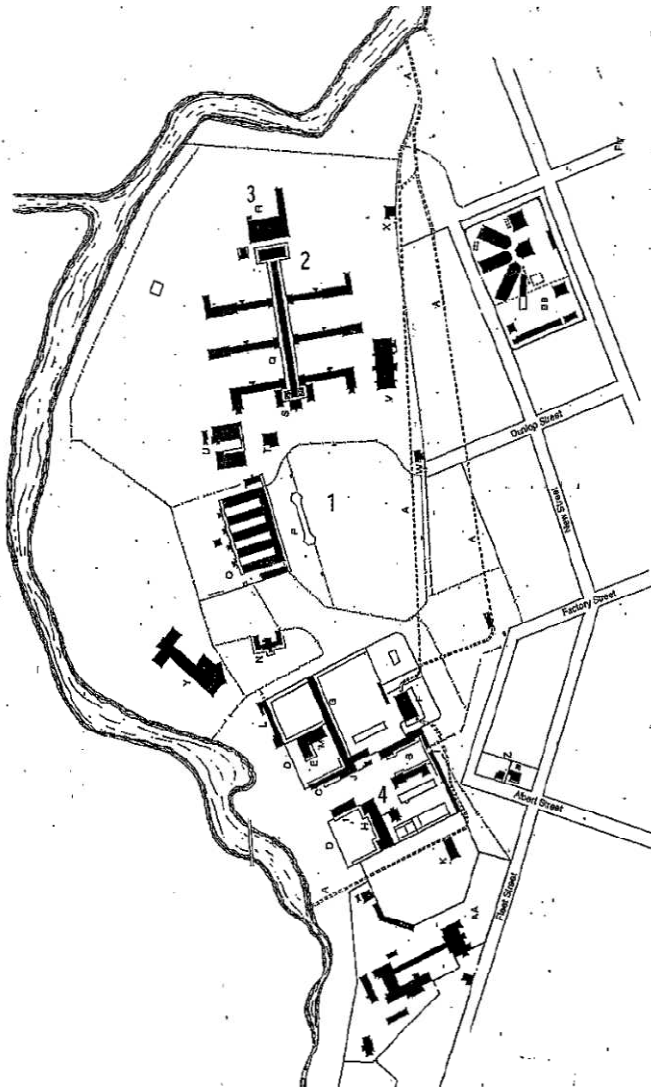
Chapel built in 1865.

5. Male shelter shed is established on the later cricket field.

Proposals are sent for the Botanic Gardens to begin supplying plants for the courtyards in 1866

9 The Cumberland Precinct 1838-1876.  
Source: North Parramatta Mixed Use Zone Masterplan, 2004.





### 1876 - 1885

1. Cricket ground developed on the recreation ground.

2. Female patients moved to the new weatherboard division on the northern edge of the site.

3. The female division is completed in 1883. The laundry is established north of the female division.

4. New male ward is built from demolished stones from the Female factory building and the old clocktower is rebuilt.

The two storey isolation ward is built above the river bank with the ha ha walls and terracing extending to the waters edge.

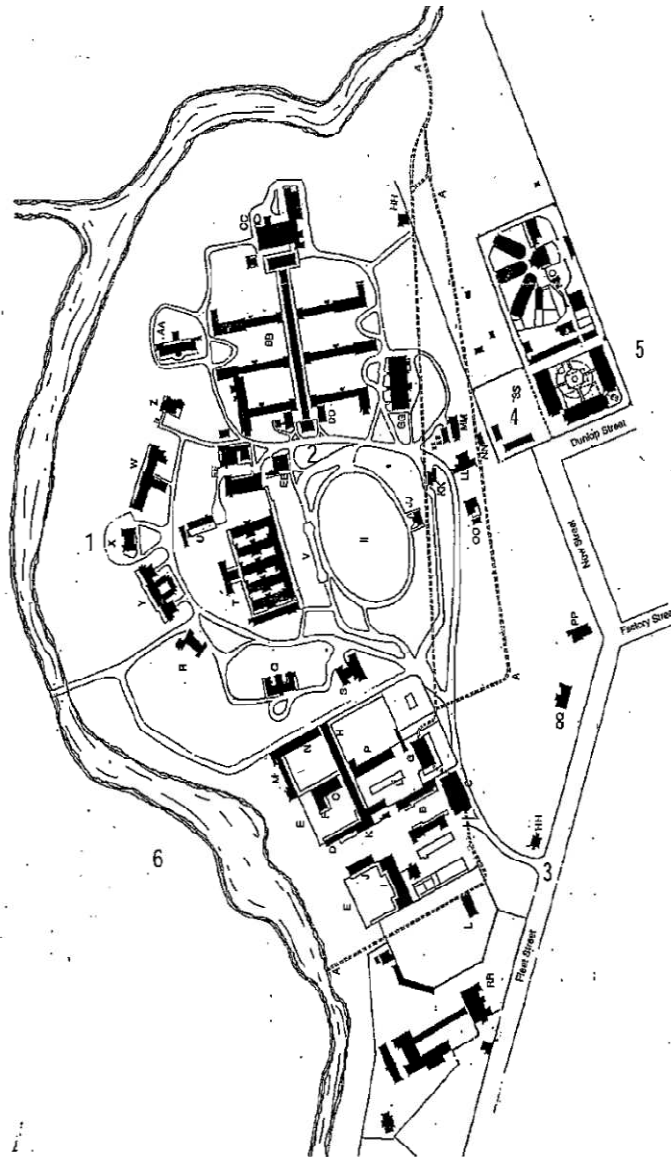
New fences are developed to isolate the increasing number of institutions on the site.

10 The Cumberland Precinct 1876-1885.

Source: North Parramatta Mixed Use Zone Masterplan, 2004.





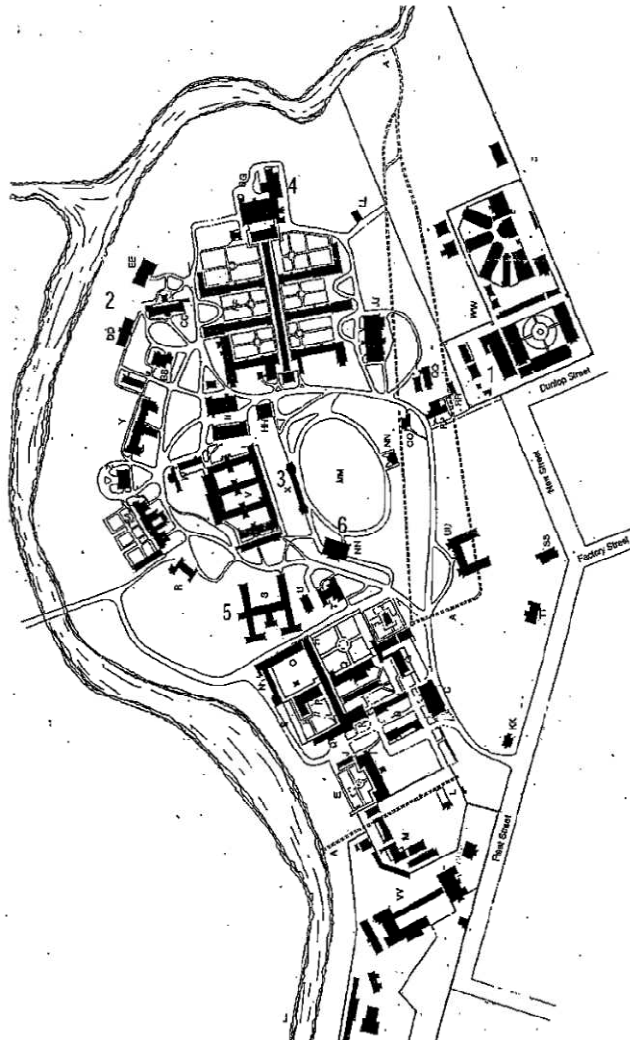


### 1885 - 1915

1. Administrative buildings and nurses accommodation designed by Vernon are built above the river bank and at the entrance to the Mental Hospital.
2. The internal circular drive network is established. Tear drop shaped driveways characterise the entrance to the building complexes.
3. Access to the site is restricted to one point with former separate access to the male and female wards closed.
4. The gatekeepers house and other residences develop along Fleet Street, starting the precedence of further development along the street edge.
5. Parramatta Gaol extended to Dunlop Street.
6. Wisteria Gardens excised from Parramatta Park.

11 The Cumberland Precinct 1885-1915.  
Source: North Parramatta Mixed Use Zone Masterplan, 2004.





### 1915 - 1955

1. The Parramatta Gaol complex expands westward.

The internal circular drive network is further developed. The alignment of existing buildings constrains the simplicity of access intended.

2. Building accommodation along the top of the river bank continues.

3. The old male weatherboard buildings are replaced by brick buildings.

4. Extensions to the laundry buildings continue.

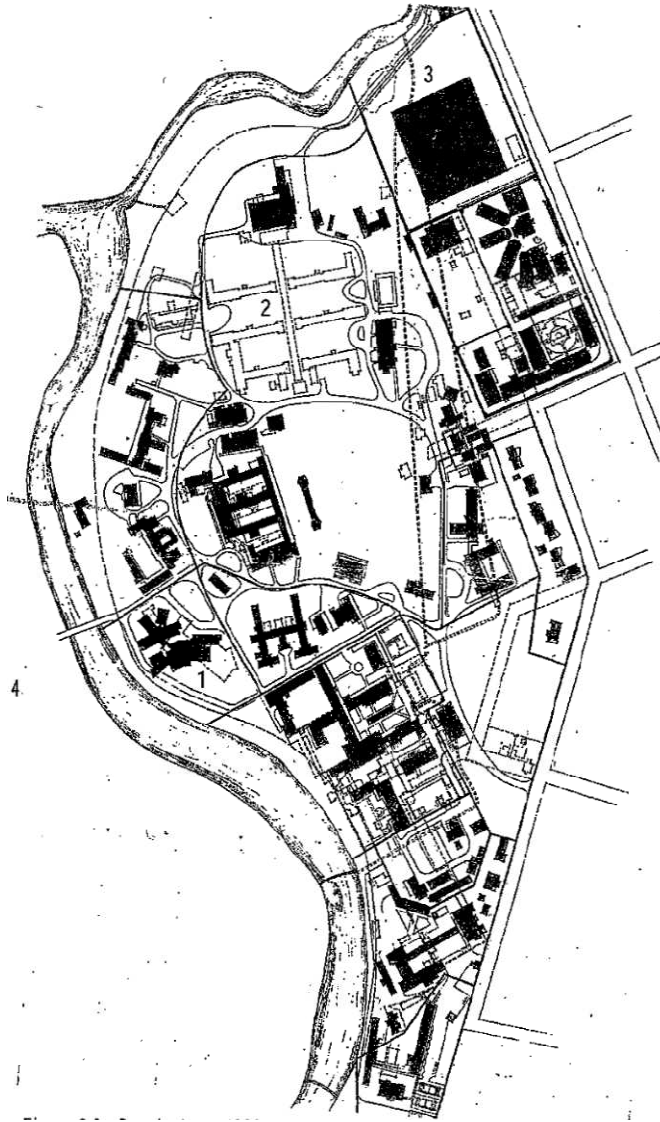
5. Mrs. Betts House replaced by male ward.

6. Sports pavilion built 1949.

12 The Cumberland Precinct 1915-1955.

Source: North Parramatta Mixed Use Zone Masterplan, 2004.





1955 - 1998

1. The Old Isolation ward is demolished in 1968 to be replaced in the early 1990's by the new Forensic Building and Yards.
2. Female Weatherboard Division buildings demolished in 1971.
3. Parramatta Linen Service is established in 1975.
4. Westmead Hospital opened on the western side of Parramatta River.

13 The Cumberland Precinct 1955-1998.

Source: North Parramatta Mixed Use Zone Masterplan, 2004.



## **2.4 The Study Area in 2014**

The study area continues to provide evidence of its historical development from 1818 to the present day. Evidence of its earlier uses as farmland and of Marsden's Mill and the Government Mill Races appears to be limited to what has been retained as part of the archaeological resource. The brief description of each of the various areas that make up the study area below has been drawn from existing studies and more recent site observations. Reference should be made to the earlier studies for a more detailed description.

### **2.4.1 The Cumberland Hospital site**

The Cumberland Hospital site retains tangible evidence of each phase of its development—the Female Factory (1818-1848), Parramatta Lunatic Asylum (1848-1878), Parramatta Hospital for the Insane (1878-1960), Parramatta Psychiatric Centre (1878-1960) and the Cumberland Hospital (1960 to present day). The many buildings and structures provide evidence of the evolution in the treatment of firstly female convicts and then mental health institutions from 1848 to the present day.

Generally designed by the NSW Government Architect, the buildings are of various sizes, scale and architectural character that reflect the changing needs and architectural styles over an almost 200 year period. The eclectic collection of buildings creates a rich townscape consisting of a variety of distinct but connected precincts.

Much of the Female Factory was demolished/altered for the Parramatta Lunatic Asylum in the late 1840s—two of the ranges have been retained along with the Female Penitentiary. The compound wall of the 1838 Cell Block Extension also survives providing a strong sense of enclosure. The remaining fabric has been altered over time but it is still possible to read the original form of the buildings and their linear configuration as well as appreciate the sense of enclosure created by the walls.

The vast majority of the remaining sandstone buildings on the site relate to the construction of the Parramatta Lunatic Asylum, which re-used salvaged stone from the Female Factory. The buildings include the Spinal Range, Wards 1-4 and associated dining rooms and shelter sheds. Although many of the buildings and structures from this period have been modified their external form is largely intact and many of the original cells have been retained.

Buildings from the Parramatta Hospital for the Insane phase include Ward 2, the Staff Dining Room, former Female Ward No.7 and former Male Ward No.7, Administration Block, Visitors and Administration Block, Jacaranda House and the residences of the Assistant Superintendent and Chief Attendant. Also constructed during this period were the Male Hospital and Day Room, Laundry and associated boiler house, Kitchen Block and stores, Recreation Hall and Chapel, Gardener's Cottage and Pine Cottage. The former Central Male Block also exists—it replaced earlier weatherboard buildings in the 1930s.

### **2.4.2 The Northern Part of the Cumberland Precinct**

The northern part of the study area retains very few buildings and structures. It originally featured a farm and Marsden's Mill where Darling Mills Creek meets the Parramatta River. It appears that few, if any, hospital buildings were constructed in this area. NSW State Emergency Services currently occupies part of the area and have erected a number of demountable sheds. Sandstone blocks have been found in the dense vegetation that may be remnants of the extensive perimeter walls around the drying yard of the Laundry that are visible on a 1943 aerial photograph.



14 A view of the sandstone buildings of the former Female Factory and Lunatic Asylum.



15 The northeast wing of the former Female Factory, which has undergone significant modification.



16 The former Female Penitentiary—part of the female factory complex.



17 The West and North Range of Ward 4—constructed for the Lunatic Asylum.



18 The Male Shelter Shed—constructed for the Lunatic Asylum.



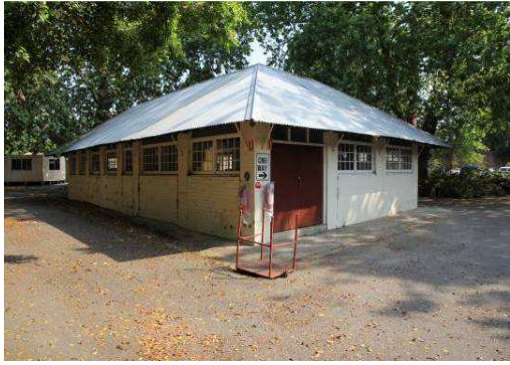
19 The former Spinal Range Building built as part of the Lunatic Asylum.



20 A former shelter shed within the Artisan's Workshop Yard (Wood Yard).



21 The sandstone compound wall of the former Cell Block Extension.



22 A former shelter shed within the Artisan's Workshop Yard.



23 The sandstone compound wall of the former Cell Block Extension.



24 'The Staff Dining Room designed by WL Vernon who was the NSW Government Architect.



25 The 1930s Male Ward.



26 The former Kitchen Block and Store buildings. The chimney stack was truncated in the 1960s.



27 Potential remnants of the original Male Central Block group.



28 The former Male Shelter Shed and pavilion.



29 The former Chapel, which has been converted to become a Recreation Hall.



30 The former Laundry building originally constructed in the 1870s.



31 The 1950s sports pavilion.



32 The Hospital Wing constructed in 1936 as part of the Girl's Industrial School.



33 The former Administration Block of the Parramatta Hospital for the Insane.



34 The former Femal Ward No.7 for the Hospital for the Insane.



35 Jacaranda House—a former nurses home constructed by WL Vernon.



36 The SES sheds located at the northern end of the study area.



37 The 1936 Nurses Home.



38 Rose Cottage—an outpatients facility originally constructed in the 1950s as the Matron’s Cottage.



39 One of the CHIP buildings on Fleet Street.



40 The former residence of the Chief Attendant on Fleet Street.



41 The former Visitors and Administration Building constructed on the Female Factory axis.

### 2.4.3 The Norma Parker/Kamballa Site

The former Norma Parker/Kamballa site has been associated with the institutional care of children and adolescents since 1844. The complex is relatively intact and retains physical evidence from each phase of its development. It’s history of use is highly legible and it provides tangible evidence of the evolution of the child welfare and juvenile justice systems in New South Wales over a 150 year period. Generally, when physical change was required, existing buildings were added to or altered—very little demolition has occurred.

The Main Building, Covered Way, South-West Range, Chapel, Bethel House, Laundry, Gatehouse, ‘play sheds’ were constructed as part of the Roman Catholic Orphan School (1844-1886); the Hospital Wing, Industrial School building, two cottages are from the Girl’s Industrial School (1886-1980) and the more recent modifications to the buildings are a result of the site’s use as part of the Norma Parker Centre and Kamballa (1980-1997).

The complex also features high brick masonry walls that extend along the west and south sides. The sandstone wall of the former Cell Block Extension marks the north boundary and a palisade fence extends along the Fleet Street boundary. A remnant of the high brick wall that originally separated the main complex of buildings from the ‘Airing Yards’ has been retained at the centre of the site. The walls and fence continue to provide a sense of enclosure that is highly interpretive of the site’s former uses.

The buildings need repair—a recent fire damaged the South-west Range and Chapel—these buildings are currently being rebuilt. The brick walls are currently being physically impacted by self-sown fig trees that have potential to eventually destroy the walls. The palisade fence has been modified to allow for additional openings for driveways for the two cottages and has been severely impacted by the fig tree at its south end.





42 The Main Building of the former Roman Catholic Orphan School.



43 The undamaged section of the South-west range of the former Roman Catholic Orphan School.



44 'Bethel', the former hospital of the Roman Catholic Orphan School.



45 Part of the perimeter brick wall constructed c1910 as part of the Girl's Industrial School.



46 The Hospital Wing constructed in 1936 as part of the Girl's Industrial School.



47 The Industrial School Building constructed 1969 as part of the Girl's Industrial School.



48 The Caretaker's Lodge/Gate House constructed as part of the Roman Catholic Orphan School.



49 The Superintendent's Residence of the Girl's Industrial School on Fleet Street.

#### 2.4.4 Parramatta Gaol

Up until its closure in 2011, Parramatta Gaol was Australia's oldest functioning gaol. Today the walled complex features Australia's most intact early gaol with later modifications reflecting the changing concepts in penal design and planning over 160 years.

While the walls have changed over time, two sides of the original 1836 perimeter wall (north and east) are relatively intact. The majority of original structures have also been retained including Cell Blocks/Wings 1-3, Gaoler's House (later Governor's House), Hospital for Females and Gatehouse.

Evidence of the first extension include the Cell Block/Wing 3 addition (1865), the Cookhouse (post-1865), the Workshop range (1865-1867) and the Dead House (1864). The extension of the east perimeter wall has also been retained.

The late twentieth century extensions to the perimeter wall have been retained on the east (1880s) and south (1880s and 1890s) sides. Cell Wings Nos 4, 5 and 6 (1880s-1890s) and the Mason's Shed (1890s) also survive.

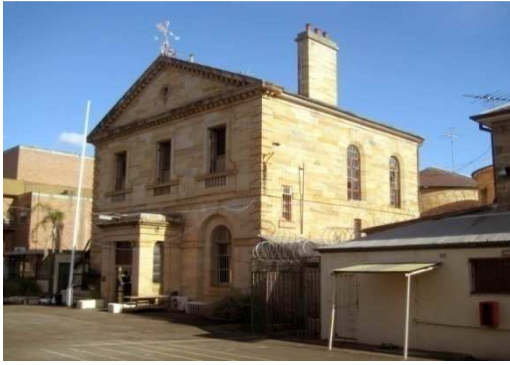
Very little was constructed in the early years of the twentieth century apart from the Chapel (1908) and the two-storey bathhouse addition to No.5 wing (1911) (now store)—these two buildings remain. The 1922 brick perimeter walls that replaced the original west perimeter wall and 1890s west perimeter wall also remain. Many of the accretions from the 1930s, 1940s and 1950s remain as do the Auditorium (1975), Reception/Administration building and Visitor's Centre (1993).

The complex also retains many other features that evidence its former use as a gaol/correctional facility including security measures such as fencing, gates and razor wire. Most surfaces are paved—generally with bitumen.

#### 2.4.5 The Linen Service

The Parramatta Linen Service was constructed within the former Parramatta Gaol walls in 1975. The facility has provided an important function for the state hospital system. However, its large bulk detracts from the ability to understand the site's former use as the Parramatta Gaol 'farm'. It also detracts from the aesthetic values of the former gaol walls, particularly when viewed from Barney Street.

Today the precinct is dominated by an original sandstone perimeter wall of the Parramatta Gaol and 1970s brick compound wall on the south side, the 1890s sandstone perimeter walls on the north and east sides and the brick perimeter wall constructed in 1922 on the west side. The linen service building itself is a large two-storey structure located at the centre of the precinct. A steel security 'cage' is located on the south side. Access to the precinct is currently limited to an opening in the north perimeter wall.



50 The former Gaoler's House (later Governor's House) at Parramatta Gaol.



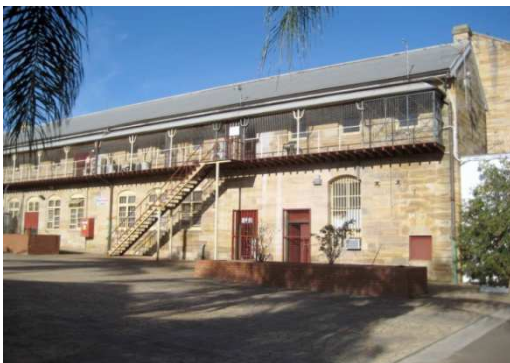
51 Cell Wing 3 at Parramatta Gaol. The 1990s demountable can be seen in the foreground.



52 The Entry Gate Range (1840s) at Parramatta Gaol—it has been greatly modified internally.



53 The 1865 Cookhouse at Parramatta Gaol.



54 The former Workshop Range (1865-1867) at Parramatta Gaol.



55 Cell Block 5 (1880s) with the exercise yard in the foreground.



56 The 1908 Chapel at Parramatta Gaol.



57 The 1993 Reception and Administration Building at Parramatta Gaol.



58 The main Linen Service building constructed within the former Parramatta Gaol Farm area.



59 One of the two cottages on O'Connell Street.



60 The former Governor's House on O'Connell Street.



61 The former Deputy Governor's House on O'Connell Street.

#### 2.4.6 O'Connell Street Property

The O'Connell Street property features a number of buildings constructed in the 1970s set behind a high security fence. In 1995 the complex was used by the 'Life After Prison' group. The buildings include two brick veneer and tile cottages and detached garages.

A demountable office is located to the north of these buildings immediately adjacent to a sandstone retaining wall, also likely to have been constructed in the 1970s from recycled sandstone to address a change in grade across the site. The northern part of the site is currently used as an informal carpark.

#### 2.4.7 Governor's House and Deputy Governor's House

The former Governor's House and Deputy Governor's House have a long association with Parramatta Gaol. More recently they have been used to accommodate a periodic detention centre. The two buildings retain much of their original character and detail from when they were originally constructed in 1902.

A number of alterations and additions have occurred to the side and rear, many of which are unsympathetic. Other buildings on the site include a hall, garage and store buildings, all set back from the street thereby not impacting the positive contribution that the two houses make to the streetscape.

#### 2.4.8 New Street Residential Properties

The two separate multi-storey residential buildings on New Street are of relatively recent construction and follow a pattern of similar residential development on the north/east side of New Street and Fleet Street. The buildings are architecturally unremarkable.

#### 2.4.9 Fleet Street and Fennell Street Properties

The area bounded by Fleet Street, Albert Street, O’Connell Street and Grose Street includes the site of the former sandstone quarry as well as a series of sandstone walls and steps constructed by a former Cumberland Hospital patient as well as significant sandstone kerbs and gutters.

Also featured are a number of allied health facilities including the WSLHD Drug Health Centre (Fleet Street), Child and Adolescent Mental Health Centre (Fennell Street) and Eating Disorders Centre (Fennell Street)—the latter two of which make use of the Medical Staff residences constructed in the 1930s.

Also included in this area are a number of aged care facilities and the c1940s North Parramatta Infants School site on the corner of Albert Street and O’Connell Street. The modern Northcott Australia complex extends between Fennell Street and Grose Street.



62 One of the multi-storey residential buildings on New Street.



63 The residential building on O’Connell Street.



64 Former North Parramatta Infants School on the corner of O’Connell Street and Albert Street.



65 The Eating Disorders Centre on Fennell Street.



66 The Northcott Australia Complex at No.1 Fennell Street.



67 The Child and Adolescent Mental Health Centre at 2A Fennell Street.



68 The newly constructed Hope Hostel (incorporating the Hope Apartments) on Fleet Street.



69 The WSLHD Drug Health Centre on Fleet Street.



70 The Marian Nursing Home at 2A Fleet Street.



71 The Lilian Wells Nursing Home on Fennell Street across the road from the Northcott Centre.



72 The Parramatta Leagues Club support building on Grose Street.



73 The sandstone kerbs on Fleet Street.

#### 2.4.10 The Sports and Leisure Precinct

The Sports and Leisure Precinct forms part of the original extent of the Government Domain and includes the site of the first Government farm,

The precinct does not retain any buildings or structures relating to the early period of settlement except potentially as part of its archaeological resource.

The only building of any particular historic significance is the Ross Street Gatehouse, which replaced the original 'Mud Lodge' in 1935.

The Parramatta Swimming Pool Centre and Parramatta Stadium may not be of historic, aesthetic or technical significance but are places of high social heritage significance for their role as municipal facilities and as the home ground of the Parramatta Eels NRL club and Western Sydney Wanderers A-League club.

The southern areas of the precinct form part of the buffer zone for the World Heritage Listing of Old Government House and the Domain.



74 The Doug Walters Stand on the west side of the Old King's School Oval.



75 Parramatta Stadium.



76 The Ross Street Gatehouse on the corner with O'Connell Street.



77 The multi-storey Parramatta leagues Club building on O'Connell Street.





### 3 BUILT HERITAGE SIGNIFICANCE/VALUES

#### 3.1 Introduction

The heritage significance of the various areas and precincts within the study area are set out below. The significance/contribution of each building and structure is set out in the Appendices. The information has been extracted from previous studies, supplemented with assessments for precincts, areas, buildings and structures not previously assessed.

#### 3.2 The Cumberland Precinct

The following summary statement of significance for the Cumberland Sub-Precinct has been extracted from the *North Parramatta Government Sites Conservation Management Plan* (NPGS CMP), prepared in 1998 by the Heritage Group of the NSW Department of Public Works and Services —this statement includes the Parramatta Gaol site but excludes the linen service and the properties on the east side of O’Connell Street and Fleet Street.

*The North Parramatta Government Sites (the Cumberland Sub-Precinct) is of exceptional significance to Australia, NSW and the City of Parramatta because:*

- *It contains three institutional complexes established during the early part of the nineteenth century for the purposes of administering female convicts (and later psychiatric patients), catholic orphans, juveniles and male and female prisoners. All of the complexes have continued in their institutional function to date. Individually and collectively, these sites have the potential to reveal the formative town planning, settlement and development of the City of Parramatta.*
- *It contains evidence of the various phases of the site use from the early 1800s to the present including:*
  - *Early agricultural and industrial enterprises;*
  - *Convict, orphan and criminal accommodation and work environments; and*
  - *The adaptation and development of the place on the basis of changing penal philosophies and therapeutic care.*
- *Of its substantial surviving fabric (above and below ground) and the vast body of records documenting its development offering a major research, educational and interpretive resource. Such fabric relate to the convict, gaol and orphanage system dating from the early and mid-nineteenth century.*
- *It contains substantial intact fabric of the nineteenth and twentieth century complexes and their associated landscape designs. The plant collection is distinguished by many rare and unusual cultivated plants.*
- *Of its documented association with various individuals who were prominent in their respective fields (convict, gaol, asylum, orphanages and corrective centre) and whose involvement with the place helped shape its layout, form and manner of use.*
- *Of its outstanding scenic quality and siting along Parramatta River; its relationship with Old Government house, Wisteria Gardens and Parramatta Park; it is a prominent focal point in the local townscape.*
- *Both the overall place and particular areas are highly valued by the community for strong personal associations and providing a sense of identity; continuity of use; and its role as a key feature within the local neighbourhood.*

### 3.2.1 Cumberland Hospital Site

The following Statement of Significance has been extracted from the 1998 NPGS CMP.

*Cumberland Hospital is of exceptional significance to Australia, NSW and the City of Parramatta because:*

- *It is an early institutional complex that originally held female convicts and later asylum inmates and psychiatric patients (both male and female). The complex adapted and developed through the nineteenth and twentieth centuries to accommodate changing philosophies regarding the confinement and treatment of convicts and psychiatric patients.*
- *It contains evidence of the various phases of the site use from the early 1800s to the present including:*
  - *in the management of employment, assignment and accommodation of female convicts in NSW;*
  - *in the continued care and changing approaches to psychiatric patient care;*
  - *in agricultural and industrial pursuits during the early nineteenth century.*
- *Of the substantial resource offered by the surviving fabric and planned relationships (both above and below ground) from the convict period, the Vineyard property, Lunatic Asylum and Hospital for the Insane. A vast body of records documenting its development exists, offering a major research, educational and interpretive resource.*
- *Of its documented associations with individual that have helped shape its form and use since the beginning of the nineteenth century.*
- *Of the identified rare and exotic landscape plantings, which demonstrate an evolution of therapeutic approach and social philosophy for patients.*
- *Of the identified pockets of remnant vegetation, which reflect the pre-European landscape. Much of the indigenous vegetation is removed within the study area.*
- *Of its visual prominence in the surrounding landscape. Since the construction of the former Female Factory, the site has been recorded in numerous paintings and photographs of the area.*
- *It is a place highly valued by the community for storing personal associations, continuity of use and its role as a key feature within the local neighbourhood. The documentary record notes the extensive numbers of patients, doctors, nurses, attendants and other staff associated with the institution.*

### 3.2.2 Norma Parker Centre/Kambala Site

The following Statement of Significance has been extracted from the *Norma Parker & Kamballa Conservation Plan*, prepared in 1997 by the Heritage Group of the NSW Department of Public Works and Services:

*The Norma/Parker Centre/Kambala is of considerable significance at a local and regional level because of its ability to demonstrate the functions and underlying philosophy behind both the orphanage and reform school. The detailed documentary evidence available and the intactness of the place today, make it possible to have some appreciation of the lives of generations of unfortunate children for whom this place was home, over a period of almost 130 years. In particular:*

- *the grouping of the buildings, added to in stages, around courtyards with verandahs and a covered way which provided makeshift dining and assembly areas during the orphanage period and the surviving working buildings such as the laundry where the girls worked;*
- *the enclosed gardens so formed;*
- *the form of the courtyard building with the long, narrow attic spaces, which were the dormitories through both periods;*
- *the uniformity of scale, design and materials of the buildings and the additions built between 1844 and 1882 under the aesthetic influence of the Gothic Revival movement;*
- *the important relationship of the place with the neighbouring Female Factory and dividing stone wall which reinforces the institutional qualities of the place;*
- *the central (original) section of the main building, being a rare surviving example in NSW of the work of Henry Ginn of the Colonial Engineers.*

### **Setting**

- *The place is a key elements in the important historic precinct of the government and institutional sites that extends from Old Government house and its domain to the Parramatta Gaol, related geographically by their common boundary to the Parramatta River and thematically by their institutional nature.*

### **Gardens and Grounds**

- *Through its extant fabric – structures, plantings and archaeological resources – the place can demonstrate its development as the first permanent Roman Catholic Orphan School in NSW through its current institutional use;*
- *The earliest plantings, as a prominent landmark, constitute a major component of the setting as well as contributing to a group of institutional buildings and government owned properties of National importance.*
- *There are elements within the site which are individually important as remnants of the nineteenth century landscape designs, such as the mature arucarias, the Camphor Laurel to Fleet Street, the Tecomaria, the palisade fencing and walling.*

### **Associations**

- *Associations for which there is little or no surviving physical evidence provide supplementary support for the significance of the place: prominent figures in the early Catholic Church in Australia, Bishops Polding and Moran through whose efforts the orphanage was founded and sustained;*
- *The religious order of nuns known as the Sisters of the Good Shepherd (later to become the Good Samaritans) who ran the orphanage from 1859 to 1886*
- *Walter Bethel, the first secretary of the Department of Child Welfare 1923-1929*
- *Dr Keith Macarthur Bron, visiting medical officer to the school during the 1920s and the 1930s.*
- *Norma Parker, social worker and reformer in child welfare.*

### **Social**

- *For the individuals who went through the institutions, including staff members, families and other associated people.*

#### **Archaeology**

- *The place has some archaeological potential, in particular in areas associated with the convict built wing and early walls, the in-ground wells, concealed spaces within the building and an early convict built brick drain which is documented on a 1970 drainage plan.*

### **3.2.3 Parramatta Gaol**

The heritage significance of Parramatta Gaol has been documented in the *Parramatta Correctional Centre Conservation Plan*, prepared in 1995 by James Kerr—the Statement of Significance is repeated below.

Parramatta Correctional Centre walled complex is of exceptional significance because of:

- 1 its status as the oldest gaol in original use in Australia as the most intact of the early (pre-1850) gaols of Australia;
- 2 the way its fabric reflects the shifts of penal philosophy and changes in use from the 1830s to the construction of Long Bay in the early twentieth century;
- 3 the constructional character and quality of its early buildings and in particular its stone slab floors, ashlar walls and timber roof trusses;
- 4 its strong, documented, century and a half associations with people who have shaped its fabric and regimes and with those who have been shaped by it—both for better and worse and whether famous or infamous;
- 5 its physical and spatial quality as an enclosed complex: in particular the character established by its coherent architectural form and predominant sandstone and slate materials.

As a corollary of the above, the fabric of the complex is an educational and archaeological resource: educational, as a continuing document of Australian social history; and archaeological, as a potential source of information about the post-1788 cultural past of the colony. Nevertheless, the primary significance is as a continuing and developing institution, not as an obsolete and static monument.

The complex is also significant to Parramatta as an element in a group of early institutions linked by a parkland setting along the left bank of the Parramatta River: embracing the Cumberland Hospital (originally Female Factory, 1822) and the Norma Parker Centre (originally the Roman Catholic Female Orphan School of 1841-43).

### **3.2.4 The Linen Service**

The Linen Service is located within the former Parramatta Gaol Farm. The farm was transferred to the Department of Health in 1975 to facilitate the construction of the Linen Service—it was returned to the Department of Corrective Services in the early 1980s.

The sandstone walls were originally completed in 1898—the western wall was replaced by the existing brick wall some time after 1922 and the brick southern wall was constructed in the 1970s, probably at the same time the farm was transferred to the Department of Health.

The *Parramatta Correctional Centre Conservation Plan*, prepared in 1995 by James Kerr identifies the following significance for all of the walls:

- *All sandstone perimeter walls—Exceptional significance*
- *All brick perimeter walls and precinct walling—Considerable (High) Significance*

The Linen Service building was constructed c1975 and is considered to be an intrusive element within the walled compound of the former Parramatta Gaol farm.

### **3.2.5 The North O’Connell Street Property**

The *Parramatta Correctional Centre Conservation Plan* states that ‘all of the buildings on the property are of little significance’.

- *The present buildings on the property occupying most of the block between Board and Barney Street date from the 1970s.*
- *All of the buildings on the property are of little significance.*

A recent review of the property confirms that they are of little significance.

### **3.2.6 Former Governor’s Residence and Deputy Governor’s Residence**

The *Parramatta Correctional Centre Conservation Plan* states the following about the site and the two residences:

*The property and, later, its residences have a long association with the gaol and the preferred option is that the houses be retained. They are typical and average (rather than remarkable) examples of their period and class and fit neatly near the top of the ‘some significance’ (C) (Moderate) category.*

The CMP also identifies the single-storey and other additions to the rear of the former Governor’s House as ‘intrusive’.

### **3.2.7 The New Street Residences**

The two residential buildings are of little heritage significance. Given their recent construction and use, they are not of historical significance. They are also not of any particular aesthetic or technical value nor do they contribute (or detract) from the heritage significance of the Cumberland Hospital site on the other side of the street.

### **3.2.8 The Fleet Street and Fennell Street Properties**

The precinct is of little built heritage significance—only the two Hospital Administrator buildings (constructed c1936) are of any particular value—and this is only through their association with the Cumberland Hospital. The majority of other buildings are of little historic, aesthetic or technical significance but may be of some social heritage value for the role that they play in allied health care.

## **3.3 The Sports and Leisure Precinct**

The Sports and Leisure Precinct forms part of the original extent of the Government Domain and includes the site of the first Government farm.

The precinct does not retain any buildings or structures relating to the early period of settlement except potentially as part of its archaeological resource. The only building of any particular historic significance is the Ross Street Gatehouse, which replaced the original 'Mud Lodge' in 1935.

The Parramatta Swimming Pool Centre and Parramatta Stadium may not be of historic, aesthetic or technical significance but are places of high social heritage significance for their role as municipal facilities and as the home ground of the Parramatta Eels NRL club and Western Sydney Wanderers A-League club.

The southern areas of the precinct form part of the buffer zone for the World Heritage Listing of Old Government House and the Domain.

### 3.4 Significant Views to and from the Study Area

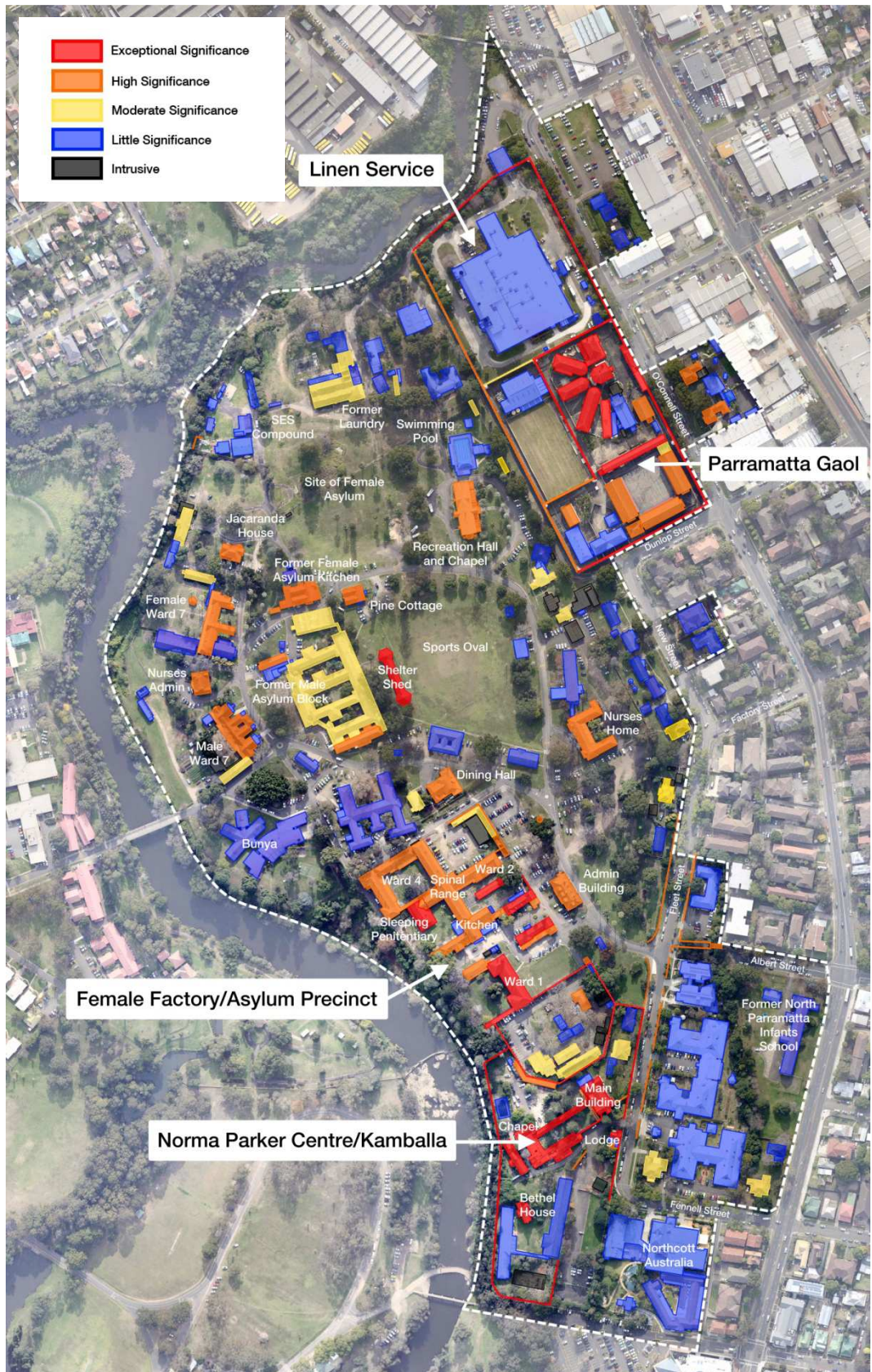
A number of important views and vistas into and out from the study area have been identified as part of a number of earlier studies. A review of these views and vistas has been undertaken by Musecape Pty Ltd.

The key views include:

- internal views and panoramas across the open space of the Cumberland Hospital site, Norma Parker Centre/Kamballa site and Parramatta Gaol site—these views are contained by walls, buildings and enclosed by grouped and avenue tree planting;
- broad views from public vantage points across the river into the site, such as from Parramatta Park, Wisteria Gardens and Cumberland West Campus;
- broad view to, from and along the Parramatta River, including from the site of Governor Phillip's camp at the confluence of the Parramatta River, Toongabbie Creek and Darling Mills Creek;
- views from Fleet Street into the Cumberland Hospital site and Norma Parker Centre/Kamballa site.

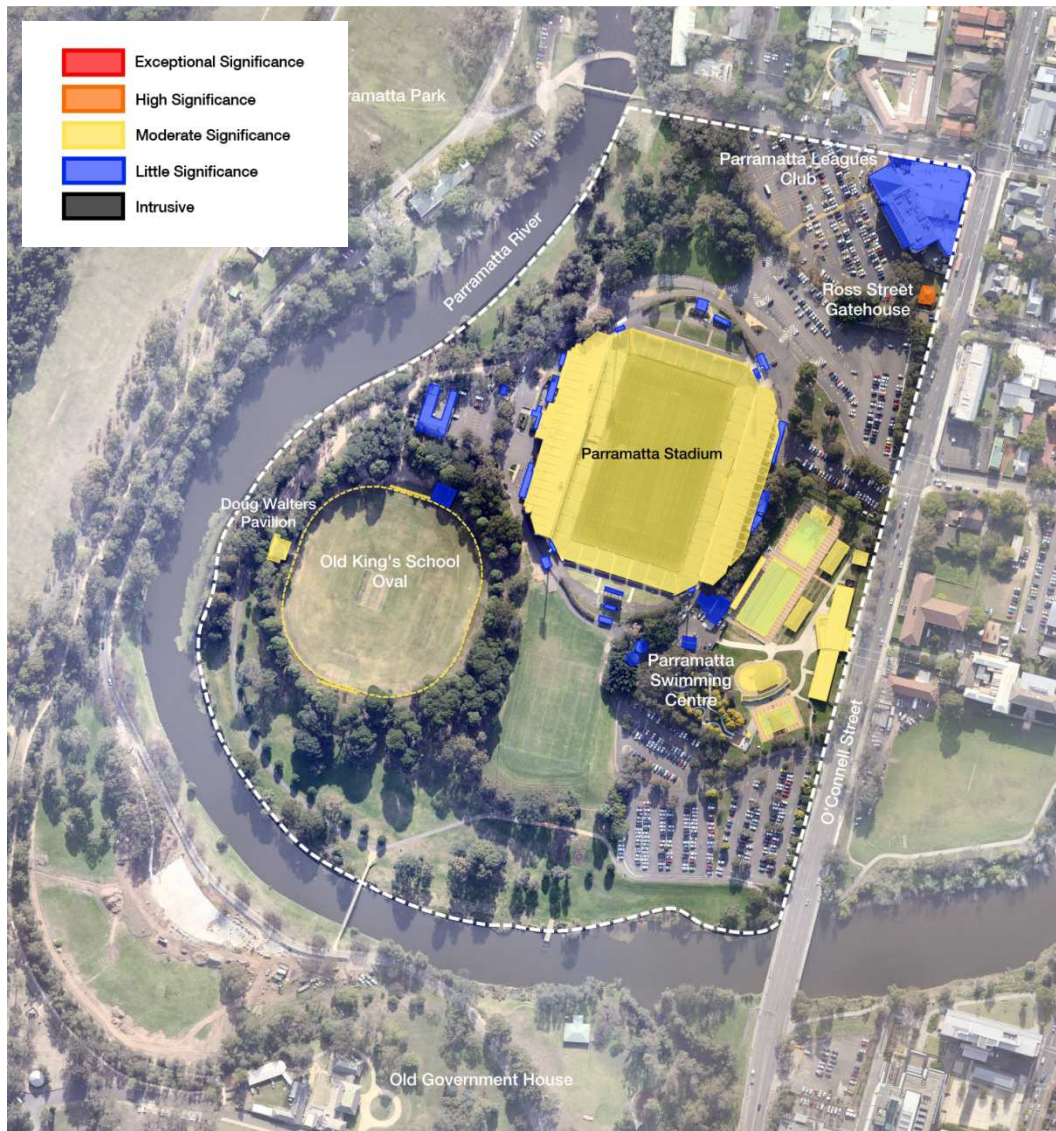
These views are an important component of the overall heritage significance of the study area and of individual buildings and structures and groups of buildings and structures and will need to be taken into consideration when assessing the potential impacts on the heritage values of the place associated with proposals for change.

In addition to the views identified above are the significant views towards the study area from Old Government House and the Domain (Parramatta Park)—a site that is included on the World Heritage List (WHL) and National Heritage List (NHL). Adverse impacts on these views will also need to be taken into consideration when considering proposals for change within the study area.



78 Summary Built Heritage Significance Diagram for the Cumberland Precinct.  
Source: Nearmap with TKDA overlay 2014.





79 Summary Built Heritage Significance Diagram for the Sports and Leisure Precinct.  
Source: Nearmap with TKDA overlay 2014.





## 4 HERITAGE MANAGEMENT CONTEXT

### 4.1 Introduction

The Cumberland Precinct and Sports and Leisure Precinct are places of significant heritage value and have been identified on a number of different heritage lists and registers and are subject to the provisions of a number of different pieces of environmental legislation. The key legislation is outlined below.

### 4.2 Environment Protection and Biodiversity Conservation Act 1999

#### 4.2.1 Background

The *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act) is Australia's premier environment and heritage legislation. The Act provides for the listing of natural, historic or Indigenous places of outstanding national heritage value to the Australian nation (National Heritage List) as well as heritage places on Commonwealth lands and waters or under Australian Government control (Commonwealth Heritage List). The Act also provides protection for declared World Heritage properties.

#### 4.2.2 World Heritage Properties

World Heritage properties are places with natural or cultural heritage values which are recognised as having outstanding universal value. World Heritage properties are listed on the World Heritage List (WHL) by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) or have been declared by the Minister responsible for the EPBC Act to be a World Heritage property. Old Government House and the Government Domain were inscribed on the World Heritage List on 31 July 2010 as one of the eleven sites that make up the Australian Convict Sites listing.

The Act includes provisions for the protection of World Heritage properties. Any proposed action to be taken inside or outside the boundaries of a World Heritage property that may have a significant impact on its identified heritage values is prohibited without the approval of the Minister. Any proposals for the Cumberland Precinct and Sports and Leisure Precinct will therefore need to have regard to the potential impacts on the identified heritage values of Old Government House and the Government Domain including views to the Cumberland Precinct from Old Government House, the Crescent and May's Hill.

#### 4.2.3 National Heritage List

The Female Factory, Parramatta has been nominated for inclusion on the NHL. The study area is immediately adjacent to Old Government House and the Government Domain, which was included on the NHL on 1 August 2007 as part of a group of eight convict-related places across Australia.

The EPBC Act requires NHL places to be managed in accordance with the *National Heritage Management Principles*. The principles encourage identification, conservation and presentation of a place's heritage values through applying best available skills and knowledge, community (including Indigenous) involvement and co-operation between various levels of government. The principles are set out in Schedule 7A of the *Environment Protection and Biodiversity Conservation Regulations 2000* (the EPBC Regulations).

Where a proposed action has, will have or is likely to have a significant impact on any natural and/or cultural heritage values of a NHL place, then the action must be referred to the Minister responsible for the EPBC Act. The Minister makes the final decision on whether or not to approve the action. If an agency is unsure that an action will result in a significant impact on the heritage values of the place then they can refer it to the Minister responsible for the EPBC Act for determination.

Any proposals for the study area will need to avoid impacting the National heritage values of Old Government House and the Government Domain. This will include any significant views/vistas to and from Old Government House/Government Domain and the study area.

#### **4.2.4 Commonwealth Heritage List**

There are no CHL places in the immediate vicinity of the study area.

#### **4.2.5 Register of the National Estate**

The Register of the National Estate (RNE) was established under the Australian Heritage Commission Act 1975 (repealed). In 2003 the RNE was replaced by the NHL and CHL, which provide a stronger level of protection for places of national heritage value and ensures that all proponents, not just the Commonwealth, are required to seek approval for actions that may have a significant impact on the heritage values of these places. The RNE was closed in 2007. Today it is maintained on a non-statutory basis as a publicly available archive and educational resource.

The RNE includes the many significant buildings and structures of the former Female Factory and Lunatic Asylum, the Roman Catholic Orphan School (Girl's Training School Precinct) and Parramatta Gaol. It also includes many items in the immediate vicinity. While the RNE does not provide for direct legal protection or management requirements it is still referred to by members of the community as an indication of the heritage values of the places included on the RNE.

#### **4.2.6 Australian Heritage Council**

The Australian Heritage Council (AHC) is a body of heritage experts established by the *Australian Heritage Council Act 2003*. The Council is the Australian Government's independent expert advisory body on heritage matters and plays a key role in assessment, advice and policy formulation and support of major heritage programs. The AHC will have an interest in any proposals for change within the study area and may be called upon by the Minister responsible for the EPBC Act to provide heritage advice.

### **4.3 Environmental Planning and Assessment Act 1979 (NSW)**

Planning and development in New South Wales is carried out under the *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) and *Environmental Planning and Assessment Regulations 2000*. The EP&A Act provides for the preparation of planning instruments to guide land use management at state, regional and local levels. Of particular relevance to heritage matters are the heritage provisions in the various planning instruments and the requirements associated with assessment of development proposals. The relevant State and local strategies and environmental planning instruments are discussed briefly below. The roles and responsibilities of landowners, managers and other site users are also identified where relevant.

#### **4.3.1 Sydney Regional Environmental Plan No. 28—Parramatta**

Sydney Regional Environmental Plan No. 28—Parramatta was repealed on 4 August 2013. The REP identified and contained planning controls for the Government Lands Precinct including the Cumberland Sub-Precinct.

#### **4.3.2 Parramatta Local Environmental Plan 2011**

The *Parramatta Local Environmental Plan 2011* (LEP 2011) is Parramatta City Council's primary planning instrument and contains objectives and controls for a variety of zones throughout the LGA and for heritage items and conservation areas. The East Campus of Cumberland Hospital is included as a heritage item on Schedule 5 of the LEP as are the former Roman Catholic Orphan School (Girl's Training School) and Parramatta Gaol Group. Sandstone walls and kerbs along Fleet Street are also included as are a number of other buildings in the immediate vicinity of the study area. The LEP includes heritage provisions that will need to be addressed as part of any proposal for change within the study area or to any heritage items or heritage conservation areas in the immediate vicinity.

#### **4.3.3 Parramatta City Centre Local Environmental Plan 2007**

The Parramatta Local Environmental Plan 2007 (LEP 2007) contains objectives and controls for the Parramatta City Centre. Parramatta Park is included as a heritage item on Schedule 5 of the LEP. The LEP includes heritage provisions that will need to be addressed as part of any proposal for change within the study area or to any heritage items or heritage conservation areas in the immediate vicinity.

#### **4.3.4 Parramatta Development Control Plan 2011**

The *Parramatta Development Control Plan 2011* (DCP 2011) provides detailed guidelines and environmental standards for new development in the Parramatta LGA outside the Parramatta CBD. It does not however apply to the Cumberland Precinct as it is currently subject to the provisions of the North Parramatta Mixed Use Zone Master Plan, which is a deemed DCP for the Cumberland Precinct—see discussion immediately below.

#### **4.3.5 North Parramatta Mixed Use Zone Master Plan**

The North Parramatta Mixed Use Zone Master Plan was prepared by the NSW Government Architect's Office in 2004 to:

- *provide guidance for the future redevelopment and management of the site (the Cumberland Precinct) and on the type of uses, scale and form of development, with a publically accountable process;*
- *enable development to proceed efficiently by clarifying issues and identifying requirements for coordination and future consideration by the management authority;*
- *set the implementation strategy and future management structure for the site;*
- *assist the stakeholders and the public in understanding the future character of this significant heritage site;*
- *set conceptual framework for future development applications; and*
- *assist the consent authorities in considering development applications.*

The Master Plan is not a development consent. The consent authority (Parramatta City Council) must take the master plan into consideration when providing consent for a particular development application. Items on the State Heritage Register (SHR) will be referred to the Heritage Council of New South Wales for its consideration.

#### **4.4 Heritage Act 1977 (NSW)**

##### **4.4.1 Background**

The *Heritage Act 1977* (NSW) aims to conserve the environmental heritage of New South Wales. The Act established the State Heritage Register (SHR) to protect places with particular importance to the people of New South Wales. Most of the Cumberland Precinct and Sports and Lesiure Precinct are included on the SHR under group and individual listings. Under Section 57(1) of the Act, Heritage Council of New South Wales approval is required to undertake any works to a place included on the SHR. To gain approval for any works, an application must be made to the Heritage Council under Section 60 of the Act.

##### **4.4.2 Standard and Site-Specific Exemptions**

Under the Heritage Act, the Minister may make exemptions from approval otherwise required under the Act for works to SHR places. There are two types of exemptions:

- Standard exemptions for all SHR places. Typical activities exempted include building maintenance, minor repairs, alterations to certain interiors or areas or change of use.
- Site specific exemptions for a particular SHR place that can be approved by the Minister on the recommendation of the Heritage Council. Site specific exemptions relate to the particular requirements of an individual SHR place, and can only be for works which would not materially affect the significance of the place. Site specific exemptions are only applicable if the works are identified as exempt development in a Conservation Management Plan endorsed by the Heritage Council of NSW.

##### **4.4.3 Conservation Management Plans**

The Heritage Act provides for endorsement of a Conservation Management Plan (CMP) for a SHR-listed place. Endorsement of a CMP by the Heritage Council of NSW facilitates assessments of development proposals and their approval. It also allows for site-specific exemptions to be put in place for certain works that are consistent with the CMP.

##### **4.4.4 Minimum Standards of Maintenance and Repair**

The Heritage Act provides for minimum standards for maintenance and repair of all SHR places. These standards apply to weatherproofing, fire protection, security measures and essential maintenance and repair. Under the Act, inspection to ensure compliance with the minimum standards must be conducted at least once a year (or at least once every three years for essential maintenance and repair). Landowners and managers of SHR-listed properties are responsible for ensuring that they are managed consistent with the Minimum Standards of Maintenance and Repair. They may, as part of a lease agreement(s), delegate some responsibilities to leaseholders to undertake cleaning, maintenance and repairs.

#### **4.4.5 Section 170 Heritage and Conservation Registers**

Section 170 of the Act requires that State Government agencies prepare a Heritage and Conservation Register that includes all items of environmental heritage that is under their ownership or occupation. Agencies are required to ensure that items on their s170 Heritage Register and on the SHR that are under their care, control and management are maintained with due diligence and in accordance with the State Owned Heritage Management Principles and any heritage management guidelines that may be issued by the Heritage Council of New South Wales. There are a number of S170 items within the study area.

#### **4.4.6 Heritage Agreements**

The Minister responsible for the Act can enter into a heritage agreement with the owner of a place on the SHR with respect to its conservation. The aim of a Heritage Agreement is generally to specify activities to be undertaken by the owner and financial and other benefits which may be provided by the State Government. Heritage Agreements may attach to the title of the land, so that the obligations and benefits apply to both current and future owners. A Heritage Agreement could be put in place for the Cumberland Precinct and Sports and Leisure Precinct to provide for their long term conservation.

#### **4.5 National Code of Construction (Building Code of Australia)**

The Building Code of Australia (BCA) establishes nationally consistent, minimum necessary standards of relevant, health, safety (including structural safety and safety from fire), amenity and sustainability objectives efficiently. The BCA contains technical provisions for the design and construction of buildings and other structures, covering such matters as structure, fire resistance, access and egress, services and equipment, and energy efficiency as well as certain aspects of health and amenity.

Upgrading of the buildings within the study area to comply with BCA standards will need to be undertaken in such a way as to avoid, minimise or mitigate any potential adverse impact on the heritage significance of the place. For example, in relation to fire safety, a fire engineering approach should be taken in the development of a fire safety strategy to avoid damage to significant spaces, elements and fabric while still ensuring occupant evacuation can be achieved.

#### **4.6 Disability Discrimination Act 1992**

The *Disability Discrimination Act 1992* provides protection to members of the community with a limited ability/disability and ensures that reasonable access is provided to both public and private buildings and places. As a complaint-based Act it has the ability to require the construction of additional access arrangements to buildings and may impact the fabric of existing buildings within the study area. Alternate solutions may apply.

#### **4.7 Non-statutory Heritage Considerations**

##### **4.7.1 The Burra Charter**

The *Australia ICOMOS Burra Charter 1999* (The Burra Charter), is widely acknowledged as the principal guiding document for managing places of cultural significance. The Burra Charter defines the basic principles and procedures that should be followed in the conservation of places of heritage significance. The Burra Charter has been adopted as the standard for best practice conservation of heritage places in Australia.

#### 4.7.2 National Trust of Australia (NSW)

The National Trust of Australia (NSW) maintains a register of places and items of cultural significance including buildings, sites, items and areas that the Trust has assessed to be:

*“places which are component of the natural or cultural environment of Australia, that have aesthetic, historical, architectural, archaeological, scientific, or social significance, or other special value for future generations, as well as for the present community.”*

The significance of the Cumberland Hospital and the remnants of the Female Factory and Asylum in particular (ie Wards 1, 2, 4 and 5 etc) have been recognised by their inclusion on the National Trust Heritage Register. The former Roman Catholic Orphan School Precinct is also included on the Register.

The National Trust is a non-statutory, non-government organisation; however, it has significant influence based on community support. The Trust’s Register is intended to perform an advisory and educational role.

#### 4.8 Interested Groups and Organisations

There are a number of other groups and organisations with a keen interest in the history and heritage of the Cumberland Precinct. While these groups do not have any formal roles or responsibilities in the management of the Cumberland Precinct or Sports and Leisure Precinct they are likely to have a keen interest in any proposals for change within the two precincts.

## 5 THE PROPOSAL

### 5.1 The Parramatta North Urban Renewal Area

The Parramatta North Urban Renewal (PNUR) area provides opportunities to protect and enhance significant heritage sites and deliver housing, cultural uses and employment on the edge of the Parramatta CBD. The area is also exceptionally well located in close proximity to the Westmead Health and Rydalmere Education specialised precincts, as well as existing and planned transport. The location at the edge of the Parramatta CBD also places the area at the western extent of the Global Economic Corridor and Parramatta Road Corridor. These locational advantages, in concert with the proximity to the Western Sydney Employment Area, underline the strategic merits of the urban renewal of the area. PNUR includes many locational and site-specific attributes, including frontage to the Parramatta River and a rich history of Aboriginal, early colonial, nineteenth and twentieth century uses. The potential exists to deliver housing and employment opportunities in a precinct that will embrace and interpret these heritage attributes to make them a focus of the urban environment that will emerge through future development.

### 5.2 The Rezoning Application and Indicative Layout Plan

The proposed rezoning of the Cumberland Precinct and Sports and Leisure Precinct aims to amend the existing planning framework applying to these precincts. It is anticipated that this will include preparation of a State Environmental Planning Policy (SEPP) that amends the provisions of the *Parramatta City Centre Local Environmental Plan 2007* and *Parramatta Local Environmental Plan 2011*. A site-specific Development Control Plan (DCP) that includes provisions for the protection of the heritage values of the two precincts will also be prepared to guide future development. It is envisaged that future development proposals will then be assessed and determined by Parramatta City Council under the provisions of Part 4 of the *Environmental Planning and Assessment Act 1979*.

A State Significant Site study has been undertaken by UrbanGrowth NSW to prepare an appropriate suite of planning controls to guide the urban renewal of the area and future development having regard to the PNUR area's heritage and environmental values and physical constraints. This has led to the preparation of an Indicative Layout Plan (ILP) that provides guidance for the future location and extent of open space, transport links and building footprints as well as zoning and building height controls, which are to be implemented in conjunction with a site-specific DCP that provides fine-grain development controls for the two precincts.

In the Cumberland Precinct, the ILP envisages a mixed use area that accommodates cultural and community uses as well as housing and employment through the adaptation of existing buildings and introduction of new development. In the Sports and Leisure Precinct, the ILP aims to strengthen the precinct's current role as a major sports venue through introduction of allied retail and commercial uses that support the role of Parramatta Stadium as a major sport and entertainment venue for Parramatta and Greater Western Sydney.

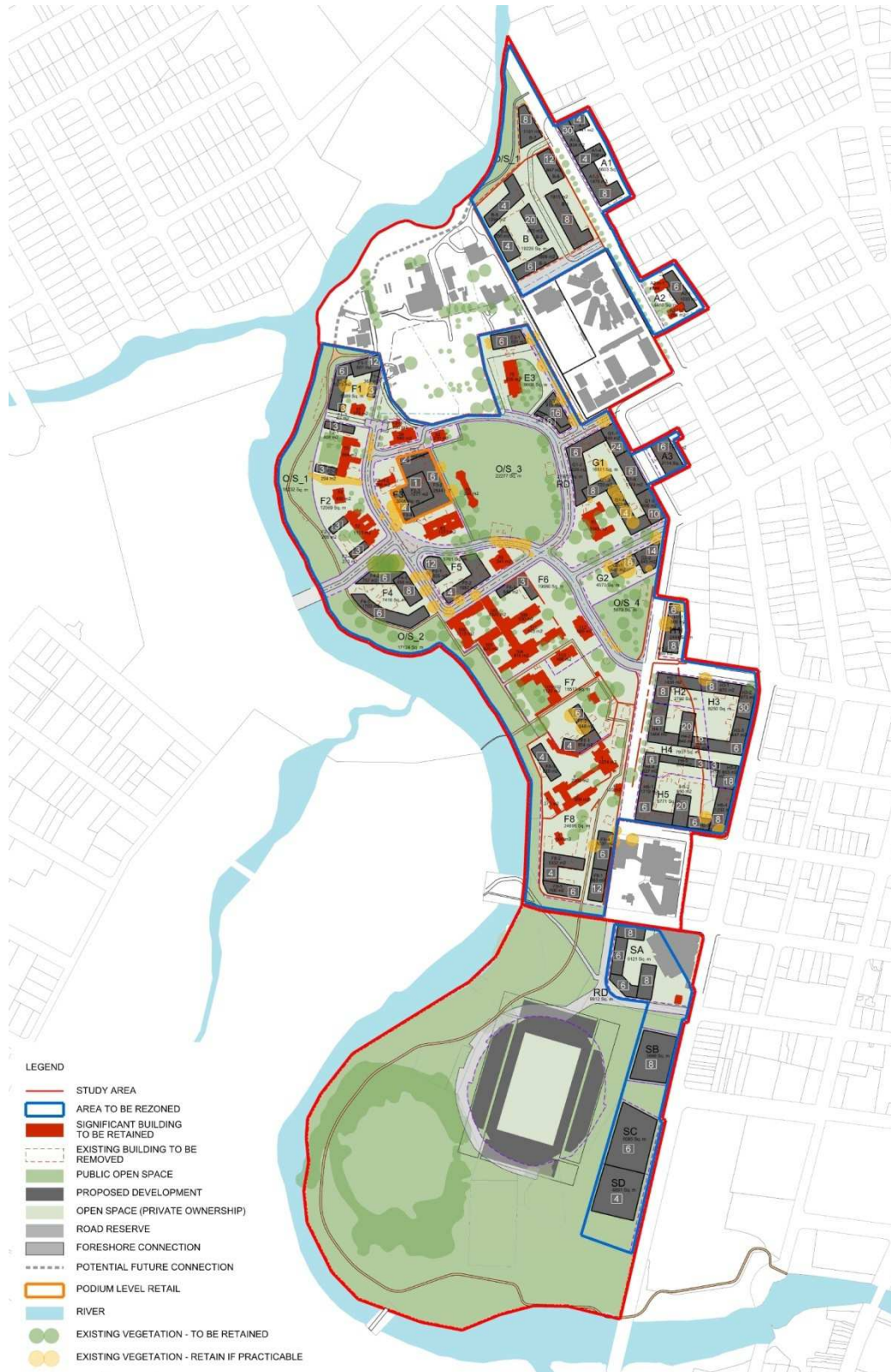
Both the ILP and Draft DCP anticipate the following development yields:

#### **Cumberland Precinct**

- Approximately 4,100 dwellings
- Approximately 28,000m<sup>2</sup> GFA of adaptive reuse of retained heritage buildings
- Up to 4,000m<sup>2</sup> GFA of retail space

### Sports and Leisure Precinct

- Approx 34,000m2 GFA of mixed-use (likely to be predominantly commercial).



80 The Indicative Layout Plan (ILP) (Version 13e) for the Cumberland Precinct and Sports and Leisure Precinct of the Parramatta North Urban Renewal (PNUR) area.  
Source: AJ+C 2014.





## 6 POTENTIAL HERITAGE IMPACTS

### 6.1 Introduction

The proposed re-zoning aims to amend the planning framework applying to the Cumberland Precinct and Sports and Leisure Precinct. Future works will be subject to development applications that would be assessed and determined by Parramatta City Council. The proposed re-zoning will facilitate future development that has potential for physical and visual impacts on the significant buildings and structures within the two precincts, the heritage significance of the precincts themselves and the wider PNUR area. The Indicative Layout Plan (ILP) prepared by AJ+C establishes the type and potential extent of development that may occur within the Cumberland Precinct and Sports and Leisure Precinct. The finer-grain detail is contained within the site-specific Draft Development Control Plan (DCP).

Both the ILP and Draft DCP have been developed by a project team that has worked to achieve a sustainable long-term future for the two precincts that will help to re-activate the two precincts and facilitate the ongoing conservation of their significant heritage values through appropriate adaptive re-use of the significant buildings and spaces and integration of new development. While rezoning (and future development) will assist with ensuring that significant buildings and structures are retained, conserved and adapted, adverse impacts will need to be appropriately managed. The potential adverse heritage impacts are discussed below.

### 6.2 Identification and assessment of potential impacts

#### 6.2.1 Demolition

The ILP and Draft DCP include demolition/removal of a number of buildings and structures to facilitate new development. The majority of buildings proposed for demolition are either *Intrusive* or of *Little* heritage significance—the impacts of their demolition on the heritage significance of the two precincts would be negligible. Nevertheless, these buildings should be photographically recorded prior to demolition.

A number of buildings of *Moderate* heritage significance are also proposed for demolition/removal—the impacts of their demolition on the heritage significance of the two precincts would be minimal. While they are part of the history and fabric of the place they make a lesser contribution to the heritage significance of the two precincts and their demolition would not result in significant impacts on the heritage significance of the place. These buildings should also be photographically recorded prior to demolition.

The ILP and Draft DCP do not include demolition of any buildings or structures of *Exceptional* or *High* heritage significance. Future proposals should also not include demolition of buildings or structures of *Exceptional* or *High* heritage significance. It is therefore important to ensure that there is sufficient statutory protection for them and that property owners, managers, developers and consent authorities are made fully aware of the need to retain them.

Demolition of buildings that detract from the character of the Cumberland Precinct or Sports and Leisure Precinct would be a positive heritage outcome. However, any replacement development should appropriately respond to the significant characteristics of the area to ensure that the area's values are enhanced and not further diminished.

### 6.2.2 Changes of use

To ensure that the significant buildings and structures within the Cumberland Precinct and Sports and Leisure Precinct are retained and conserved it is essential that they have a sustainable long-term use. A vacant building is more likely to be vandalised or subject to arson attack, which would adversely impact their heritage significance or result in their loss altogether. The southwest range and chapel of the Norma Parker centre/Kamballa were substantially destroyed by fire in 2012.

The proposed re-zoning and the ILP and Draft DCP do not identify what uses may be considered for the significant buildings and structures. Nevertheless, while it may be appropriate to retain existing uses for some of the buildings it is very likely that new uses will be required for others. To ensure that the heritage significance of the buildings and structures are conserved and to minimise potential physical and visual impacts it will be important to select new uses that 'fit' the building rather than those that would require substantial modification.

Appropriate new uses should be identified based on a more detailed analysis of the heritage significance, layout and tolerance for change of each of the significant buildings and structures and the results documented to guide current and future owners, property managers, developers and consent authorities etc. The site-specific guidelines should be prepared consistent with best-practice guidelines including: *New Uses for Heritage Places: Guidelines for the Adaptation of Historic Buildings and Sites* prepared by the Heritage Council of New South Wales and Royal Australian Institute of Architects in 2008 and *Adaptive Reuse: Preserving our past, building our future*, prepared by the Commonwealth Department of the Environment in 2004.

### 6.2.3 Alterations and additions to significant buildings and structures

It is anticipated that even if appropriate new uses for the significant buildings and structures within the Cumberland Precinct and Sports and Leisure Precinct are identified and implemented, the buildings and structures are likely to need some modification to meet contemporary workplace, commercial and housing requirements.

To avoid, minimise or mitigate potential physical and visual impacts, any proposed alterations and additions will need to be based on a full understanding of the heritage significance of the building or structure and on any physical or other constraints and opportunities that apply. It should also be based on consideration of alternative options to ensure that the option with the least impacts is selected. Ideally, design guidelines should be established to assist owners, property managers, developers and consent authorities.

### 6.2.4 Infill development

The ILP and Draft DCP include some indicative footprints and heights for potential infill development within the historic areas of the Female Factory/Asylum, Cell Block Extension, Hospital for the Insane, Parramatta Gaol and Norma Parker Centre/Kamballa.

The potential infill development is envisaged to provide support for the adaptive re-use of the significant buildings and structures within these areas—to accommodate new functions that would either be inappropriate to locate within the significant buildings and structures or to provide for their ongoing conservation.

Although new buildings and structures may play a key role in the introduction of appropriate and sustainable new uses they do have potential to adversely impact significant fabric, views, settings and curtilages. Proposals for new infill development will therefore need to carefully consider their siting, form, scale, massing, character, detailing and any physical connections with significant buildings and structures to ensure that they appropriately respond to the historic environment within which they are to be located. This should be based on detailed design guidelines established for each of the significant historic areas. The site-specific guidelines should be prepared consistent with: *Design in Context: Guidelines for Infill Development in the Historic Context*, prepared by the Heritage Office and Royal Australian Institute of Architects in 2005.

### 6.2.5 New development

Analysis of the type and extent of new development required to create a sustainable new community within the Cumberland Precinct and employment opportunities in the Sports and Leisure Precinct has been undertaken as part of a Business Case Study. The study has identified the need for a considerable increase in the current residential accommodation provided within the two precincts. Accordingly, the ILP and Draft DCP include indicative footprints and heights for new development that are of a greater density and height than existing within the two precincts.

While the project team has worked to locate as much of the new development away from the more historic areas (Female Factory/Asylum, Cell Block Extension, Hospital for the Insane and Norma Parker Centre/Kamballa) some new development will necessarily occur within their immediate vicinity and within the immediate vicinity of other significant buildings and structures to provide for the sustainable re-activation of the two precincts.

New buildings within the Cumberland Precinct and Sports and Leisure Precinct have potential to adversely impact the settings and curtilages of significant buildings and structures and key views to and from them. Therefore, proposals for new development will need to demonstrate due consideration to retention of the settings, curtilages and key views to and from significant buildings.

While the Draft DCP provides some setback and alignment controls for development within the vicinity of some of the significant buildings including the Hospital for the Insane complex, Jacaranda House, the Recreation Hall/Chapel, Nurses Home and Bethel House, new development within the vicinity of these buildings should also be informed by more detailed design guidelines.

### 6.2.6 New site services and infrastructure

Future development of the Cumberland Precinct and Sports and Leisure Precinct will require introduction of new site services and infrastructure including water, sewer, gas, power and communications. The introduction of new services has potential to adversely impact significant fabric and spaces as well as their character and architectural details.

Excavation beneath or within the immediate vicinity of significant buildings and structures could adversely impact their structural integrity. New services and infrastructure should therefore be designed, located and implemented to avoid impacts consistent with specialist geotechnical and structural engineering advice.

The location and details of new services on or within significant buildings will also need to be carefully considered to avoid physically impacting significant fabric and spaces and/or their architectural character and details. To guide owners, property managers, developers, contractors and consent authorities, the design and location of new services should be based on more detailed design guidelines established for significant buildings and structures

Modifications to existing roads to meet current design standards and the introduction of new roads may result in impacts on the setting and curtilage of significant buildings and structures. Such proposals will need to demonstrate that the physical and visual impacts have been minimised as much as possible and other alternatives have been considered.

### 6.3 Summary

The proposed re-zoning aims to amend the planning framework applying to the Cumberland Precinct and Sports and Leisure Precinct and does not seek consent for specific works. However, the proposed re-zoning will facilitate future development that has potential for physical and visual impacts on the significant buildings and structures within the two precincts, the heritage significance of the precincts themselves and the wider PNUR area.

Both the ILP and Draft DCP have been developed by a project team that has worked to achieve a sustainable long-term future for the two precincts that will help to re-activate the two precincts and facilitate the ongoing conservation of their significant heritage values through appropriate adaptive re-use of the significant buildings and spaces and integration of new development. While rezoning (and future development) will assist with ensuring that significant buildings and structures are retained, conserved and adapted, adverse impacts will need to be appropriately managed. The potential adverse impacts are associated with the following proposals for the significant buildings and structures:

- new uses;
- alterations and additions;
- infill development;
- new development within the vicinity; and
- site services and infrastructure.

While the ILP has responded to the heritage significance of the place and the Draft DCP proposes some development controls, additional actions are recommended to ensure that the significant buildings and structures are retained, conserved and adapted to new uses and to avoid, minimise or mitigate potential impacts. These recommended actions are discussed in more detail in Section 7.0 of this assessment.

## 7 BUILT HERITAGE MANAGEMENT RECOMMENDATIONS

### 7.1 Recommendations

#### Built Heritage Management Recommendations

The proposed rezoning will help to re-activate the two precincts and allow for the historic buildings and structures to be restored and adapted to form a key part in telling the history and heritage significance of the two precincts to future generations. While rezoning (and future development) will assist with ensuring that significant buildings and structures are retained, conserved and adapted, adverse impacts will need to be appropriately managed.

The actions set out below are recommended to ensure the conservation of the significant heritage buildings and structures within the Cumberland Precinct and Sports and Leisure Precinct and wider PNUR area and to avoid, minimise or mitigate potential adverse impacts associated with future proposals for change.

#### **1 Prepare a built heritage management strategy that establishes how the significant buildings and structures within the Cumberland Precinct and Sports and Leisure Precinct are managed into the future.**

The significant buildings and structures within the Cumberland Precinct and Sports and Leisure Precinct have been subject of a number of separate conservation management documents that record the overall history and heritage significance of various areas of the two precincts and their key buildings and structures. These earlier documents also provide over-arching policies for conservation works and for new works but do not provide more detailed site-specific guidelines to appropriately manage change. Similarly, the Draft DCP includes general controls for new development but does not provide detailed site-specific guidelines.

A Built Heritage Management Strategy could provide a definitive set of over-arching principles and policies and best-practice conservation guidelines as well as detailed site-specific design guidelines including the following:

- subdivision;
- demolition;
- adaptive re-use;
- alterations and additions;
- infill development; and
- development within the vicinity.

The strategy should be prepared in consultation with relevant consent authorities and be formally endorsed/adopted by them as the basis for assessment of future development applications or planning submissions. The authorities would include the Heritage Council of New South Wales, NSW Department of Planning and Environment and Parramatta City Council. The strategy should also be accredited by the Commonwealth Department of the Environment if any part of the Cumberland Precinct is included on the NHL.

The endorsed/adopted strategy should be made easily accessible to the community (placed on the Parramatta City Council website and in public libraries) to ensure that it is used to inform the decision-making process with regards to significant buildings and structures within the two precincts.

Section 7.2 of this assessment includes draft principles, policies and guidelines that could provide the basis for a future Built Heritage Management Strategy.

**2 Prepare a Procurement/Divestment Strategy that sets out which properties should remain in government ownership and which could pass into private ownership.**

The strategy should include consideration of appropriate future uses for each of the buildings and structures and identify government agencies, organisations or community groups that could potentially be accommodated within those retained in government ownership. Ongoing government ownership of some of the significant buildings and structures may ultimately be inappropriate. The strategy should also consider a range of management structure options. In addition, the strategy should consider whether any of the significant buildings and structures could accommodate interpretation and tourism facilities that would assist with implementation of the *PNUR Interpretation Strategy* and appropriate local government tourism initiatives.

**3 Undertake urgent cleaning, maintenance and repairs to ensure that significant buildings and structures are made weathertight and ongoing deterioration of their fabric is prevented.**

While many of the buildings and structures are in fair to good condition, others are not. Some vacant buildings have been subject to arson and vandal attack. It is important that all of the significant buildings are subject to regular cleaning, maintenance and repair.

The works are likely to include repairs to roofs, flashing, rainwater goods, windows and doors, re-pointing of masonry (sandstone and brickwork) and removal of soil build-up and localised stormwater infrastructure upgrades. Stabilisation of some buildings and structures may also be required. The approach, extent, documentation and implementation of cleaning, maintenance and repair should be consistent with the guidelines within the *PNUR Built Heritage Management Strategy* (refer to Built Heritage Management Recommendation 1).

**4 Implement measures to ensure that the buildings and structures are made secure from damage due to vandalism, graffiti and/or arson attack etc.**

A review of existing site security measures should be undertaken and additional measures implemented as necessary to ensure that all of the significant buildings and structures within both precincts are secured.

It is understood that most areas of the Cumberland Precinct and Sports and Leisure Precinct are subject to ongoing site security. However, some of the vacant buildings and structures within the Cumberland Precinct, including the Female Factory/Asylum area, Cell Block Extension and Norma Parker Centre/Kamballa, have been damaged through vandalism and arson attack—this has potential to result in significant impacts on the heritage values of the buildings and the wider precinct.

**5 Interpret the history and heritage significance of the Cumberland Precinct and Sports and Leisure Precinct and their significant institutions, buildings and structures consistent with the PNUR Interpretation Strategy.**

The history and heritage significance of the buildings and structures should be interpreted as part of any future works to the buildings. The *PNUR Interpretation Strategy* should include guidelines for the development of an interpretation proposal.

**6 Consider opportunities to participate directly in Commonwealth, State and Local government heritage management initiatives and/or resource/funding partnerships and programmes and encourage other agencies and community groups to do so.**

There are a number of existing government initiatives and partnership opportunities that could be of benefit to the conservation and interpretation of the significant buildings and structures—these should be investigated to determine whether they can assist with the ongoing conservation and interpretation of the history and heritage of the significant buildings and structures within the two precincts.

**7 Review and update as necessary the existing statutory listings that apply to the PNUR area (and the Cumberland Precinct and Sports and Leisure Precinct in particular) to ensure that inconsistencies and errors are removed and an appropriate level of statutory protection is provided for each of the significant buildings and structures.**

The Cumberland Precinct and Sports and Leisure Precinct are subject to the heritage provisions of the following:

- *Heritage Act 1977*;
- *Parramatta Local Environmental Plan 2012*; and
- *Parramatta City Centre Local Environmental Plan 2007*.

The existing heritage listings that apply are in many cases based on out-of-date information or assessment criteria. Many also have boundary maps/plans that are inconsistent with the property descriptions in the listings. There is a level of uncertainty as to what is protected under the legislation and what is not. This should be clarified for future property owners and managers, developers and consent authorities. The heritage listings review should be undertaken in close consultation with each of the relevant authorities and any necessary amendments undertaken prior to the submission of any future development applications.

**8 Establish site-specific exemptions and/or conservation agreements and agreed delegations with relevant consent authorities to minimise the need for unnecessary development applications, notifications or referrals.**

The Cumberland Precinct and Sports and Leisure Precinct are subject to the provisions of the *Heritage Act 1977*, *Parramatta Local Environmental Plan 2011* (Cumberland Precinct) and *Parramatta City Centre Local Environmental Plan 2007* (Sports and Leisure Precinct). Generally, approval is required from the Heritage Council and/or Parramatta City Council to undertake works. Many of the existing exemptions either do not apply or require formal endorsement from the Heritage Division. Consideration should also be given to delegating Heritage Act approval of particular types of development in specific locations within the two precincts to Parramatta City Council to reduce duplication of process and overloading already stretched resources.

The Female Factory has been nominated for inclusion on the National Heritage List (NHL). Should this area become a 'National Heritage Place' then the provisions of the *Environmental Protection and Biodiversity Conservation Act 1999* would apply. If this occurs then a Conservation Agreement should be established with the Commonwealth government to minimise the need for referrals for works within the defined NHL area.

## 7.2 Draft Built Heritage Management Strategy Guidelines

### 7.2.1 Introduction

A Built Heritage Management Strategy for the Cumberland Precinct and Sports and Leisure Precinct has been recommended in 7.1 above to provide guidance for owners, property managers, developers and consent authorities. The strategy should include as a minimum following guidelines drafted below.

### 7.2.2 General Guidelines

#### Best-practice Principles and Guidelines

- Management of the site should be in accordance with best-practice heritage management principles and guidelines including:
  - \* The Australia ICOMOS Charter for Places of Cultural significance 1999 (the *Burra Charter*); and
  - \* guidelines produced by the Heritage Council of NSW and the Heritage Division, Office of Environment and Heritage.
- Appropriate conservation skills and experience should be used to document and supervise conservation works.
- All conservation works should be undertaken in consultation with qualified and experienced conservation professionals acting within the guidelines of the CMP.
- A clear process for engaging suitably qualified consultants, building contractors, project managers and tradespeople that have experience with working on historic sites and buildings should be established.

#### Consistency with Conservation Management Documents

- Proposals for change should be consistent with the principles, policies and guidelines contained in existing conservation management documents.

#### Assessing Heritage Impacts

- Proposals for change should be subject to an assessment of the potential impacts (both adverse and positive) on the heritage significance of the place. The heritage impact assessments/statements should be undertaken in accordance with Heritage Council of NSW guidelines and use appropriate heritage management expertise.

#### Records of Maintenance and Change

- All works, including changes to building fabric and landscape features, particularly unavoidable changes to significant elements, spaces or fabric should be recorded consistent with the following Heritage Division, NSW Office of Environment and Heritage guidelines:
  - \* *Photographic Recording of Heritage Items Using Digital Film Capture*;
  - \* *How to Prepare Archival Recordings of Heritage Items*; and
  - \* *Maintenance Series 1.2: Documenting Maintenance and Repair*.



- A copy of the recording should be made publically available and lodged with the Heritage Council of New South Wales and Parramatta City Council library.

### 7.2.3 Proposals for Demolition

The appropriateness of demolition of buildings and structures or parts of buildings and structures within the study area is dependent on their heritage significance. An assessment of the need to demolish should be made.

- Demolition of elements of *Exceptional* heritage significance must not occur.
- Demolition of elements of *High* heritage significance should not occur.
- Demolition/removal of buildings and structures of *Moderate* or *Little* heritage significance may occur provided that there is no substantial adverse impact on the heritage significance of the site or on elements of higher heritage significance.
- Elements identified as being *Intrusive* should be removed when the opportunity arises, and provided that their demolition does not result in adverse impacts on elements of higher significance.
- Demolition should be undertaken in such a way as to avoid physically impacting other elements of higher heritage significance including buildings and structures, trees and other landscape elements and significant archaeological remains.
- Impacts associated with demolition/removal should be assessed in conjunction with the impacts associated with proposed replacement development.
- Demolition/removal should be preceded by an archival recording consistent with the recommendations for archival recording.

### 7.2.4 Subdivision Proposals

- Subdivision proposals should minimise potential for impacts on the heritage values of the place. This should include maintaining an appropriate setting and context for significant buildings and structures. Should ensure that future development that may result from the subdivision would not adversely impact significance, character or appearance of the place as a whole and for individual buildings and structures.
- Subdivision should not affect heritage listings unless it can be demonstrated that the land does not have heritage significance and does not make a contribution to the heritage values of the place.
- Subdivision boundaries should be located to:
  - \* avoid placing buildings and structures within different allotments—the same management regime should apply to the entire building or structure;
  - \* ensure that sufficient space is included within each allotment;
  - \* maintain or interpret original boundaries, where possible; and
  - \* ensure that allotments containing significant buildings and structures have some development potential—sufficient area to allow for a small-scale support structure.

### 7.2.5 Appropriate New Uses

The most appropriate uses and activities for the buildings and structures of the study area are those that would avoid adverse impacts on the heritage significance of the site as a whole and on its many significant buildings and structures and that would allow the history and heritage significance of the site to be easily appreciated/interpreted.

The preferred uses for the buildings and structures within the study area are those that would enhance the appreciation of the place, evolving role of the place, and ensure conservation of the buildings. Inappropriate uses can confuse the historical associations of the place and have the potential to damage significant spaces and fabric.

The adaptive re-use of all buildings is encouraged, with compatible new uses selected that utilise the original character or permit a creative and responsible re-use of the fundamental architectural, functional and spatial characteristics as far as possible. Proposals for adaptive re-use should ensure that any new uses adopt the principle of 'loose fit', where the new use is adjusted as necessary to work within the available spatial and architectural configuration.

- New uses should be compatible with the nature and significance of the place and its significant components;
- New uses should be selected on the basis that they “fit” existing spaces within significant buildings and structures. Substantial alterations and/or removal of significant fabric to suit the requirements of a new use should be avoided;
- Future adaptation of the interiors of significant buildings and structures should ensure that original spaces, elements and fabric are retained and conserved;
- The detailed requirements of future new uses should not require undue changes to the significant spaces, elements and fabric that cannot be reversed;
- Future subdivision of internal spaces, where appropriate, should be undertaken in a “subservient” manner, using partitions that can be easily removed and which would not impact on existing significant wall, ceiling and floor finishes;
- External alterations to significant buildings and structures to meet new uses must avoid adverse visual and physical impact. Minor changes to meet access and other functional requirements are likely to be permissible provided that these are subservient to the primary architectural features of the building or structure.
- Adaptive re-use of existing buildings and structures should be consistent with the principles and guidelines set out in: *New Uses for Heritage Places*, prepared by Heritage Council of NSW and the Australian Institute of Architects NSW Chapter, 2008.

## 7.2.6 General Design Guidelines

### Alterations and Additions

The best way to ensure that buildings are retained and conserved is to provide them with an appropriate ongoing use. To achieve this, it is highly likely that the buildings within the Cumberland Precinct will require some degree of alteration, and possibly additions. Alterations and additions are permissible provided they respect the heritage significance of the buildings and important building fabric.

- In general terms, buildings of *Exceptional* Significance are to have internal modifications only. Their intact overall form contributes to their heritage significance. There should be limited external modifications or additions to these buildings.
- Buildings of *High* Significance can be subjected to sensitive internal and external modifications, so long as their heritage significance is not compromised. It may also be possible to construct carefully placed additions to these buildings.
- Buildings of *Moderate* Significance present more opportunity for change, but impacts of change on their significance and contribution to an understanding of the place must be evaluated before change takes place.
- Contributory buildings and structures may be retained or demolished, provided an evaluation is made of their relative contribution to the interpretation of the place and the impact that demolition will have on groups of buildings and infrastructure. An archival recording should be made prior to their demolition.
- The integral relationship between the landscape setting and buildings is not compromised but is enhanced and conserved.
- The relationships of groups of buildings are not to be obscured.
- The introduction of new services and associated fittings as part of approved reuse programs should be carried out with the minimum of disruption to the fabric and spaces.
- Significant spaces and fabric are not to be destroyed or irreversibly altered.
- Adaptation of a building's interior should ensure that the original fabric or significant architectural and spatial features are retained and interpreted as far as possible.
- Subdivision of internal spaces, where appropriate, should be undertaken in a secondary manner, using such items as partitions that can eventually be removed and which do not impact on the existing finishes or details.
- Alterations and additions should be consistent with the following:
  - \* New additions to significant buildings and structures should be designed to respect and enhance the heritage significance of the affected building or structure and the site as a whole;
  - \* The siting and form of additions should respect the established planning principles of significant buildings and structures;
  - \* New additions should facilitate the ongoing use of significant buildings and structures rather than render them obsolete;

- \* New additions should complement the style, form, proportions, materials and colours of the significant building or structure;
- \* Additions should have sufficient setback to allow the appreciation of significant facades and building envelopes and ensure that existing buildings and structures retain their sense of separation;
- \* New additions should be of sympathetic contemporary architectural design, detailing and materials, and should not be imitations of existing buildings or structures. The considered use of sensitive contemporary design and materials may be appropriate and assist in distinguishing new building fabric;
- \* The quality of the architectural resolution, detailing and materials of the addition should be as high as that of the existing building or structure;
- \* New bathrooms and kitchens, if really necessary, are to be located in spaces of lesser significance and should involve minimal loss of significant building fabric. It is preferable to sensitively adapt existing kitchen and bathroom spaces. It should be noted that the bathroom and kitchen in Throsby Park House have Exceptional heritage significance.

### **New Development**

New development within the study area will be required to provide for the adaptive re-use of the retained significant buildings and structures and to provide for a long-term sustainable community. New development has potential to result in significant visual and physical impacts and will need to be carefully managed.

- New development within the Female Factory/Asylum Sub-precinct (Precinct 01) should be limited to the appropriate adaptive re-use of existing significant buildings—the opportunity for new structures within this area is limited.
- New development within the Roman Catholic Orphan area (Precincts 12 and 13) should be limited to appropriate adaptive re-use of existing buildings. The opportunity for new structures should be limited to the northwest of the main group and to the south—new structures should not be built within the courtyard.
- New development within the Hospital for the Insane Sub-precinct (Precinct 06) may be appropriate provided that it is of a bulk, scale and character that would not impact the ability to understand the original site layout within this area and the relationship between the key buildings—in particular between the former Admin building and the adjacent Male and Female Wards.
- Development within the Isolation Precinct (Precinct 05) and the site of Mrs Betts' House (Precinct 03) may be appropriate provided that it is of a bulk, scale and character that would not impact the ability to understand the original site layout within this area and significant views to the Female Factory and Asylum from across the Parramatta River and from the bridge.
- Modifications to the compound walls associated with the Female Factory, Lunatic Asylum, Roman Catholic Orphanage and the Parramatta Gaol and to the stone and steel palisade fence on Fleet Street should be minimised as much as possible. New openings may be appropriate provided that they do not impact the ability to appreciate the overall sense of enclosure or impact views to the site from across the Parramatta River.

- Any proposals for change will need to avoid impacts on the World Heritage and National Heritage values of the adjacent Old Government House and Government Domain. This will include impacting significant views of the Cumberland Precinct from Old Government House, the Crescent and May's Hill.
- Development within the study area will need to ensure that management of the significant European archaeological resource is undertaken consistent with the recommendations set out below.
- New development within the study area should be consistent with the principles and guidelines set out in: *Design in Context: Guidelines for Infill Development in the Historic Environment*, prepared by Heritage Office, RAIA NSW Chapter 2005.

### 7.2.7 Design Guidelines for Each Precinct

The following design guidelines should be read in conjunction with the Built Heritage data sheets for the Cumberland Precinct (Appendix A) and Sports and Leisure Precinct (Appendix B).

#### Cumberland Hospital

##### 01 – Female Factory and Asylum Sub-precinct

- Retain all buildings and structures (including remnants of original enclosure walls) of the Female Factory and Lunatic Asylum.
- Remove later intrusive additions and structures including the electrical substations.
- Limit external building modifications to removal of intrusive elements and fabric and re-instatement of significant original/early features.
- Internal modifications should be minimised as much as possible and ensure that significant original/early layouts and fabric are retained.
- Retain evidence of all phases wherever possible and where it would assist with telling the story of the site's development from 1818 to the present day. Where later development impacts the ability to understand more significant earlier fabric then careful consideration is required to ensure that a balanced outcome is achieved.
- Explore opportunities to enhance the ability to understand the original layout of the Female Factory without impacting the ability to also interpret the layout of the later Lunatic Asylum.
- Undertake conservation and adaptation works based on the findings of earlier studies and on more detailed conservation studies for each of the significant buildings.

##### 02 – Cell Block Extension Sub-Precinct

- Retain all remaining fabric of the 1838 cell block extension including the enclosing compound walls.
- Demolish later non-significant infill development including the various store buildings.

- Consider retention of the former Artisan’s Workshops subject to more detailed assessment of their intactness, physical condition and level of contamination by hazardous materials and potential for adaptive re-use.
- New penetrations in the wall should be minimised as much as possible and not diminish the sense of enclosure created by the walls.

### **03—Site of Mrs Betts’ House Sub-precinct**

- Retain and adapt the former Staff Dining Room and Kitchen (CH70) within its existing setting.
- Retain and adapt Wattle Cottage (former Waitresses’ Accommodation building) (CH69), if possible. Demolition may be appropriate subject to consideration of its physical condition, existence of hazardous materials and potential for adaptability.

### **04—Male and Female Asylum Sub-precinct**

- Retain, conserve and adapt buildings and structures of *Exceptional* or *High* heritage significance.
- Retain and adapt buildings of *Moderate* significance, if possible. Demolition may be appropriate subject to consideration of their physical condition, existence of hazardous materials and potential for adaptability.
- Remove buildings, structures and additions that are intrusive.

### **05—Isolation Sub-precinct**

- While demolition of the existing buildings is preferred, they may be retained and adapted for a new use in the short term.
- Alterations to existing buildings or construction of replacement development should have regard to the potential impacts on the heritage values of the more significant buildings and structures in adjacent precincts. The impacts on views of the Cumberland Precinct from across the river and from the bridge must also be considered.

### **06—Hospital for the Insane**

- Retain, conserve and adapt buildings and structures of *Exceptional* or *High* heritage significance.
- Retain and adapt buildings of *Moderate* significance, if possible. Demolition may be appropriate subject to consideration of physical condition, and potential adaptability to a new use.
- Remove buildings, structures and additions that are *Intrusive*.
- Alterations to existing buildings or construction of new infill development should have regard to the potential impacts on the heritage values of the more significant buildings and structures. The impacts on views of the precinct from across the river must also be considered.

### **07—Mill dam Farm Sub-precinct**

- Remove the existing SES structures and associated mesh security fencing as part of future proposals for the site.

### **08—Nurses Home Sub-precinct**

- Retain and adapt the Nurses Home—adaption works should include removal of intrusive elements.
- Demolish/remove other buildings and structures that are intrusive.

### **09—Fleet Street Subdivision Sub-precinct**

- Retain and adapt buildings of *Moderate* heritage significance, if possible. Demolition may be appropriate subject to consideration of physical condition, and potential adaptability to a new use.
- Retain and adapt or demolish the CHIPS Cottages.
- Remove buildings, structures and additions that are intrusive.
- New development in this precinct will need to have regard to the setting of the former Nurses Home (Precinct 8) and significant features on Fleet Street such as sandstone kerbs, gutters and boundary walls.

### **10—Front Gardens Sub-precinct**

- Retain, conserve and adapt the former Visitor's and Administration Block.
- The former toilet block may be retained and adapted or demolished.
- New development within the precinct will need to ensure that significant views of the buildings and structures associated with the Female Factory and Asylum Precinct are retained as well as an appropriate setting for the former Visitor's and Administration Block.

### **Norma Parker Centre/Kambala**

### **12—The Roman Catholic Orphan School**

- Retain, conserve and adapt buildings of *Exceptional* or *High* heritage significance including the Main Building, Chapel, Covered Way, Gate House, Laundry, South and West Ranges and Bethel House.
- The perimeter wall and palisade fence should also be retained and conserved.
- New openings in the perimeter wall may be appropriate provided that they are kept to a minimum and do not detract from significant views of the site from the Parramatta River and the opposite banks (Parramatta Park) and do not detract from the sense of enclosure.
- New openings in the palisade fence should be avoided.
- Retain and adapt buildings and structures of *Moderate* significance, if possible. Demolition may be appropriate subject to consideration of physical condition, and potential adaptability to a new use.

- The cottages may be retained and adapted or demolished.
- Remove buildings, structures and additions that are intrusive.
- New development will need to be sited and designed to avoid detracting from the buildings and structures of significance.

### **13—The Airing Grounds**

- The former Hospital Wing and Industrial School buildings may be retained and adapted or demolished. If retained then both buildings are capable of substantial modification provided that the modifications do not detract from the adjacent significant structures of the Roman Catholic Orphanage, in particular Bethel House.
- Removal of the concrete slab of the former Child Care Centre is preferred.
- New development will need to be of a form, scale and material that does not detract from the significant setting of Bethel House.

## **Parramatta Gaol**

### **14—Parramatta Gaol**

- Retain, conserve and adapt all buildings and structures of *Exceptional* and *High* heritage significance.
- Remove later *Intrusive* additions and structures including the demountables.
- Limit external building modifications to removal of intrusive elements and fabric and re-instatement of significant original/early features.
- Internal modifications should be minimised as much as possible and ensure that significant original/early layouts and fabric are retained.
- Retain evidence of all phases wherever possible and where it would assist with telling the story of the site's development from the 1830s to the present day. Where later development impacts the ability to understand more significant earlier fabric then careful consideration is required to ensure that a balanced outcome is achieved.
- Explore opportunities to enhance the ability to understand the original layout of Parramatta Gaol without impacting the ability to understand its evolution over time.
- Undertake conservation and adaptation works based on the findings of earlier studies and on more detailed conservation studies for each of the significant buildings.

## **Linen Service**

### **16—Linen Service Sub-precinct**

- The c1890s sandstone and 1920s brick perimeter walls around the former Parramatta Gaol garden/farm should be retained and conserved. New penetrations in the walls may be possible provided that the number is minimised and the overall sense of enclosure and character is retained.



- The existing buildings and structures within the precinct are of *Little* heritage significance in their own right and may be demolished.
- New development should have regard to potential impacts on the heritage values of the significant sandstone/brick perimeter walls, the adjacent Parramatta Gaol and Cumberland Hospital.

### **North O’Connell Street Property**

#### **17—North O’Connell Street Property Sub-precinct**

- Demolition of the existing buildings and structures is acceptable.
- It is preferable to retain the sandstone wall in situ, if possible, and re-use as part of the development of the site.
- Alterations to existing buildings or construction of replacement development would need to have regard to potential adverse impacts on the heritage values of Parramatta Gaol.

### **Former Governor’s and Deputy Governor’s Residences**

#### **18—Former Governor’s and Deputy Governor’s Residences Sub-precinct**

- The former Governor’s Residence and Deputy Governor’s Residence should be retained, conserved and adapted as single residences. Other new uses may also be appropriate provided that they are consistent with the recommendations for adaptive re-use.
- *Intrusive* additions should be removed and damage to original fabric repaired when the opportunity arises.
- Demolition of the other buildings within the sub-precinct is likely to be acceptable.
- A detailed heritage assessment of the two residences should be undertaken to provide guidance for change.
- Sensitive infill development to the rear of the buildings and between them is likely to be acceptable provided that it is consistent with the recommendations for alterations and additions and new development.

### **New Street Residential Properties**

#### **19—New Street Residential Properties Sub-precinct**

- Demolition of the existing buildings is acceptable.
- Alterations to existing buildings or construction of replacement development would need to have regard to potential adverse impacts on the heritage values of the Cumberland Hospital site, the significant brick cottages at 65 and 67 O’Connell Street (to the rear) and on any remnant significant features on Fleet Street such as sandstone kerbs, gutters and boundary walls.

## **Fleet Street and Fennell Street Properties**

### **20 – Fleet Street Properties**

- Demolition of the existing buildings is acceptable.
- Alterations to existing buildings or construction of new/replacement development should have regard to potential adverse impacts on the heritage values of the Cumberland Hospital site, the significant brick cottages at 65 and 67 O’Connell Street (to the rear) and on any remnant significant features such as sandstone kerbs, gutters and boundary walls.

## **Sports and Leisure Precinct**

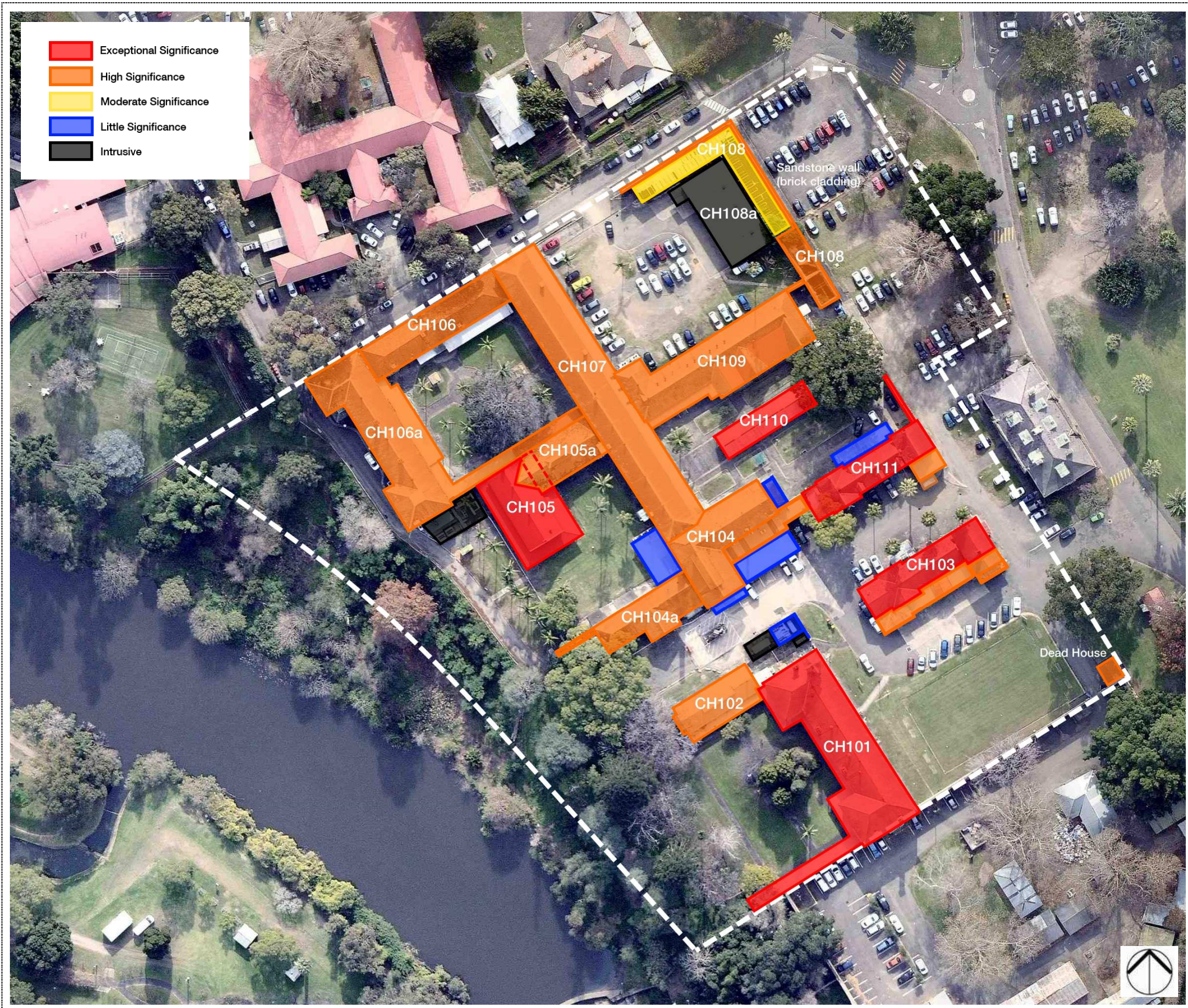
### **21 – Sports and Leisure Precinct**

- The former Ross Street Gatehouse should be retained, conserved and adapted. A range of new uses may be appropriate provided that they are consistent with the guidelines for adaptive re-use.
- Demolition of all other existing buildings may be acceptable.
- Alterations to existing buildings or construction of new/replacement development should have regard to potential adverse impacts on the built heritage values of the Ross Street Gatehouse, the elements of the adjacent Norma Parker/Kamballa site and buildings of heritage significance on the other side of O’Connell Street, as well as any remnant significant features such as sandstone kerbs, gutters and boundary walls.
- New development within the Sports and Leisure Precinct should avoid impacts on the significant views from Old Government House and the Domain and be consistent with the development guidelines contained in the Parramatta DCP.

## APPENDIX A

### Built Heritage Summary—Cumberland Precinct



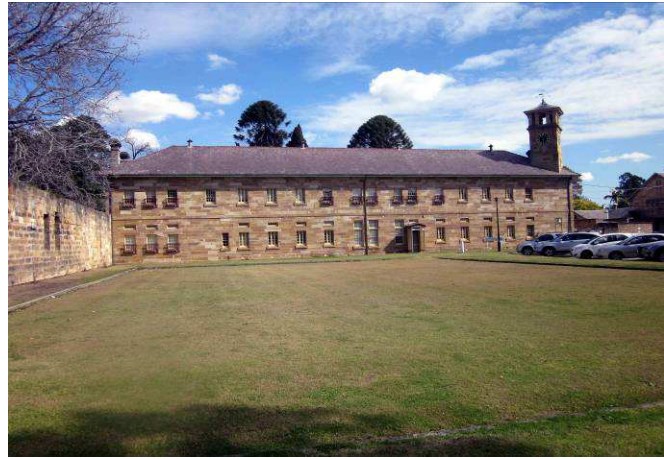
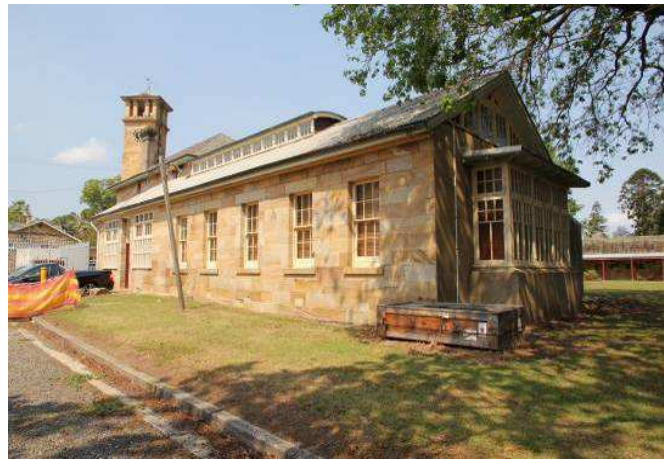



**Built Heritage Significance**


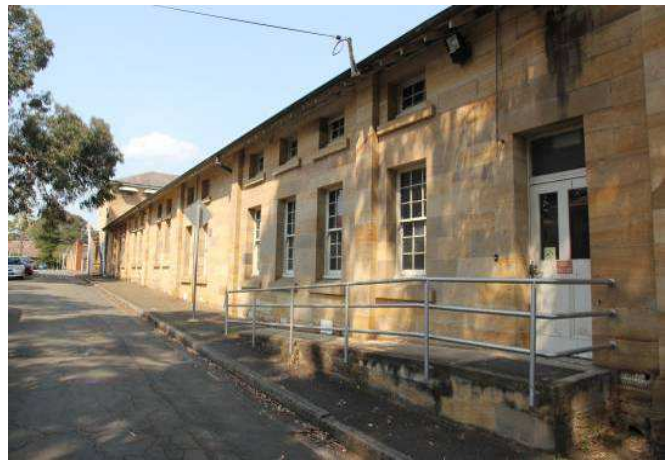

The sub-precinct contains the remnants of the Female Factory (1818-1848) and Parramatta Lunatic Asylum (1848-1878). The Female Factory is one of three complexes in Sydney designed by Francis Greenway to accommodate convicts and is one of only four built in Australia—the other three are located in Tasmania. The Female Penitentiary Sleeping Ward was constructed c1825 as part of the first extensions to the complex. The central block was demolished in 1882 and the walls of the compound and the front entry were progressively removed to allow for construction of the asylum ward buildings and the Admissions Building. Three of the original buildings survive—the two front ranges and the northern of the rear ranges. The front and rear yards were combined to form a central axis between the front entrance and the river. A small building adjacent to the entrance to the Artisan’s Yard was built against the front wall, which has been removed. Other evidence includes flashing lines of earlier buildings and buttressing. The clock from the main building has been re-used in the clocktower for Ward 1. Evidence of the demolished buildings, structures and walls and landscaping layout are likely to survive as part of the archaeological record.

The precinct is of *Exceptional* significance because:


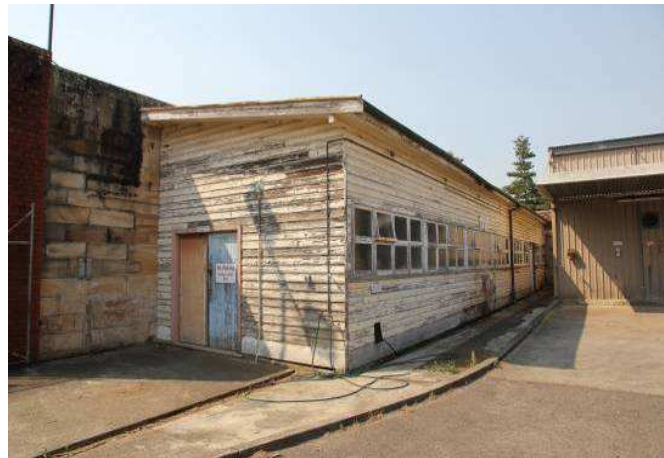

- it contains surviving fabric and planned relationships that provides evidence of:
  - the Female Factory and the employment, assignment and accommodation of female convicts in NSW—in particular the front ranges, the Penitentiary Sleeping Ward and sections of the original stone wall; and
  - The Parramatta Lunatic Asylum and changing approaches to psychiatric patient care.
- of its associations with a range of people and events that have shaped its form and use—the design layout based on an axial alignment and enclosed compounds established by Greenway and continued by Barnet and Vernon.



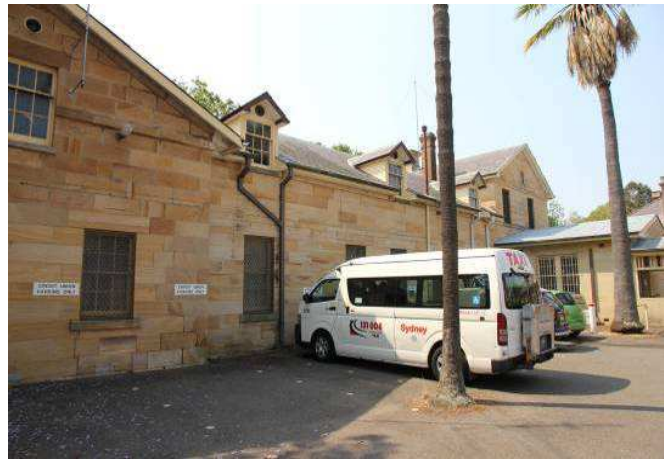
No	Name	Significance/Contribution	Notes	Recommendations
CH101	<p><b>NSW Institute of Psychiatry</b> Ward 1</p> 	<p><b>Exceptional Significance</b></p> <p>Originally constructed c1883-1885 to a design by J Barnet as Ward 1 of the Parramatta Lunatic Asylum Hospital.</p> <p>Incorporates the clock and bell from the original main building of the Female Factory.</p> <p>Some later additions/modifications are of lesser significance or are intrusive.</p> <p>Retains evidence of 1880s ideas regarding the accommodation of psychiatric patients.</p> <p>Landscaped courtyard and 'ha ha' separating the patients 'airing yard' from the terracing of the riverfront.</p>	<p>The building was recently used as the Hope Hostel and was vacant for a period in the early 1990s prior to its refurbishment in 1995 for use by the Institute of Psychiatry.</p> <p>Appears to be relatively intact externally—likely to be less intact internally.</p> <p>Faux stone finish to parts of the sandstone wall.</p> <p>Portico addition to east facade</p> <p>Verandahs maintain features including copper pipes, verandah kerb cut into solid sandstone – new roof sheeting on verandah</p> <p>Orientated to address the river and opposite bank (Parramatta Park and Cumberland Hospital West Campus).</p>	<p><b>Retain, conserve and adapt</b></p> <p>Retain and conserve the form, scale and character of the building and clock tower and its associated verandahs and their relationship to the courtyard, walled compound, CH102 and other associated buildings within the precinct.</p> <p>Retain significant original/early fabric and remove later intrusive additions.</p> <p>Maintain garden setting and outlook to river and Parramatta Park.</p> <p>Remove/relocate substation and enclosure when the opportunity arises.</p>
CH102	<p><b>NSW Institute of Psychiatry</b> Ward 1 Dining Room</p> 	<p><b>High Significance</b></p> <p>Originally constructed as a store room on the site of the southwest range of the Female Factory it was later modified to become the Ward 1 dining room.</p> <p>Some later additions/modifications are of lesser significance or are intrusive.</p> <p>Configuration altered in the late 19th century.</p> <p>Adjacent toilet block is a later modification—the toilets were originally located in the SW corner of the yard.</p>	<p>Constructed c1883-1885 as a utilitarian storage building associated with Ward 1. It was altered in the late nineteenth century when the internal decoration and clerestory appear to have been added. The bay window appears to have replaced an earlier skillion-roofed structure c1915. The building was used as a dining room for Ward 1 in the 1930s. The attached toilet block on the south wall is a later modification.</p> <p>Unsympathetic render</p> <p>Missing portico and timber lintel alterations north elevation</p>	<p><b>Retain, conserve and adapt</b></p> <p>Retain and conserve the single storey form, scale and fabric, inclusive of the clerestory roof form and box windows.</p> <p>Retain significant original/early fabric and remove later intrusive additions. Remove or repair unsympathetic render.</p>
CH103	<p><b>NSW Institute of Psychiatry—Lecture Rooms</b> (Female Factory—South East Range)</p> 	<p><b>Exceptional Significance</b></p> <p>Originally constructed c1818 as part of the Female Factory designed by Francis Greenway.</p> <p>Some later additions/modifications are of lesser significance or are intrusive.</p>	<p>Relatively intact and part of the original buildings of the Female Factory when established and is meant to be read as a pair with building CH111</p> <p>2 storey sandstone addition to eastern end of building</p> <p>One storey addition to western end of building, addition is rendered</p> <p>Box windows and entrance portico on southern facade c20th Century, and poorly rendered.</p> <p>Intrusive additions on northern facade and intrusive infills on southern facade.</p>	<p><b>Retain, conserve and adapt</b></p> <p>Retain and conserve the form, scale and character of the building, inclusive of 20th Century box window and portico additions.</p> <p>Retain significant original/early fabric and remove later intrusive additions. Remove or repair unsympathetic render.</p>


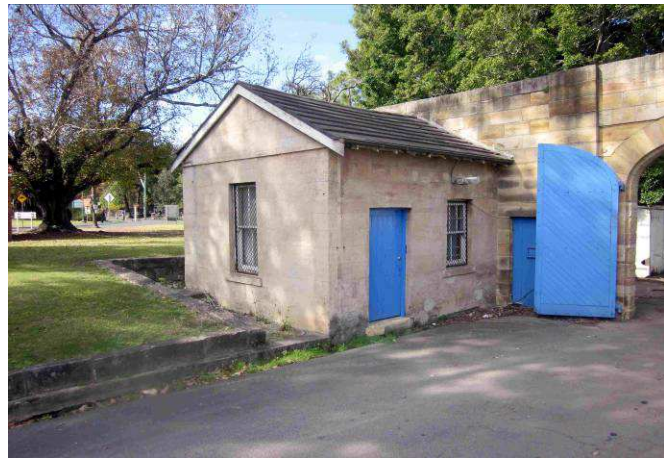

No	Name	Significance/Contribution	Notes	Recommendations
CH104	<p>— Hospital Main Kitchen (Male) (Parramatta Lunatic Asylum)</p> 	<p><b>High Significance</b> Some later additions/modifications are of lesser significance or are intrusive.</p>	<p>Main Kitchen of Male Ward. Building has been subject to a large number of modifications. Built in 1892 to a design by the Government Architect Walter Liberty Vernon. Arts and Crafts detailing with large kitchen lit by a high gabled skylight.</p>	<p><b>Retain, conserve and adapt</b> Retain and conserve form, scale and character of the building and interiors. Retain significant original/early fabric and remove later intrusive additions.</p>
CH104a	<p>— Kitchens (Parramatta Lunatic Asylum)</p> 	<p><b>High Significance</b> Some later additions/modifications are of lesser significance or are intrusive.</p>	<p>Constructed c1892 Currently vacant since it was damaged by a fire a few years ago.</p>	<p><b>Retain, conserve and adapt</b> Retain and conserve the form, scale and character of the building, inclusive of 20th Century box window and portico additions. Retain significant original/early fabric and remove later intrusive additions. Remove or repair unsympathetic render.</p>
CH105	<p><b>Information Technology Services</b> Penitentiary sleeping ward (Female Factory)</p> 	<p><b>Exceptional Significance</b> Some later additions/modifications are of lesser significance or are intrusive.</p>	<p>Constructed c1825 as the first major extension to the Female Factory. Building has recently been refurbished but is currently vacant. The upper floor was removed in the 1880s.</p>	<p><b>Retain, conserve and adapt</b> Retain and conserve form, scale and character of the building and interiors. Retain significant original/early fabric and remove later intrusive additions. Remove or repair unsympathetic render. Investigate re-instatement of original floor and upper level.</p>



No	Name	Significance/Contribution	Notes	Recommendations
CH105a	<p><b>Information Technology Services</b> Ward 8 (wet and dirty)</p> 	<p><b>High Significance</b> Some later additions/modifications are of lesser significance or are intrusive.</p>	<p>Completed by 1890. Building has recently been refurbished but is currently vacant. Salvaged doors from building CH107</p>	<p><b>Retain, conserve and adapt</b> Retain and conserve form, scale and character of the building and interiors. Retain significant original/early fabric and remove later intrusive additions. Remove or repair unsympathetic render. Investigate re-instatement of original floor and upper level.</p>
CH106	<p><b>Information Technology Services</b> Ward 4 (north range)—former day and dining rooms</p> 	<p><b>High Significance</b> Some later additions/modifications are of lesser significance or are intrusive.</p>	<p>Originally constructed as Ward 4 of the Asylum Hospital. Originally constructed to a design by FN Manning and J Barnet. The 1901 additions were designed by WL Vernon. Relatively intact Concrete access ramp</p>	<p><b>Retain, conserve and adapt</b> Retain and conserve the form and detail of the one storey building and its attached verandahs. Retain significant original/early fabric and remove later intrusive additions.</p>
CH106a	<p><b>Information Technology Services</b> Ward 4 (west range)</p> 	<p><b>High Significance</b> Some later additions/modifications are of lesser significance or are intrusive.</p>	<p>Relatively intact Lightweight additions in courtyard and to verandah</p>	<p><b>Retain, conserve and adapt</b> Retain and conserve the form and detail of the two storey building and attached verandahs and their association with the courtyard between Buildings CH105 and CH106. Retain significant original/early fabric and remove later intrusive additions.</p>

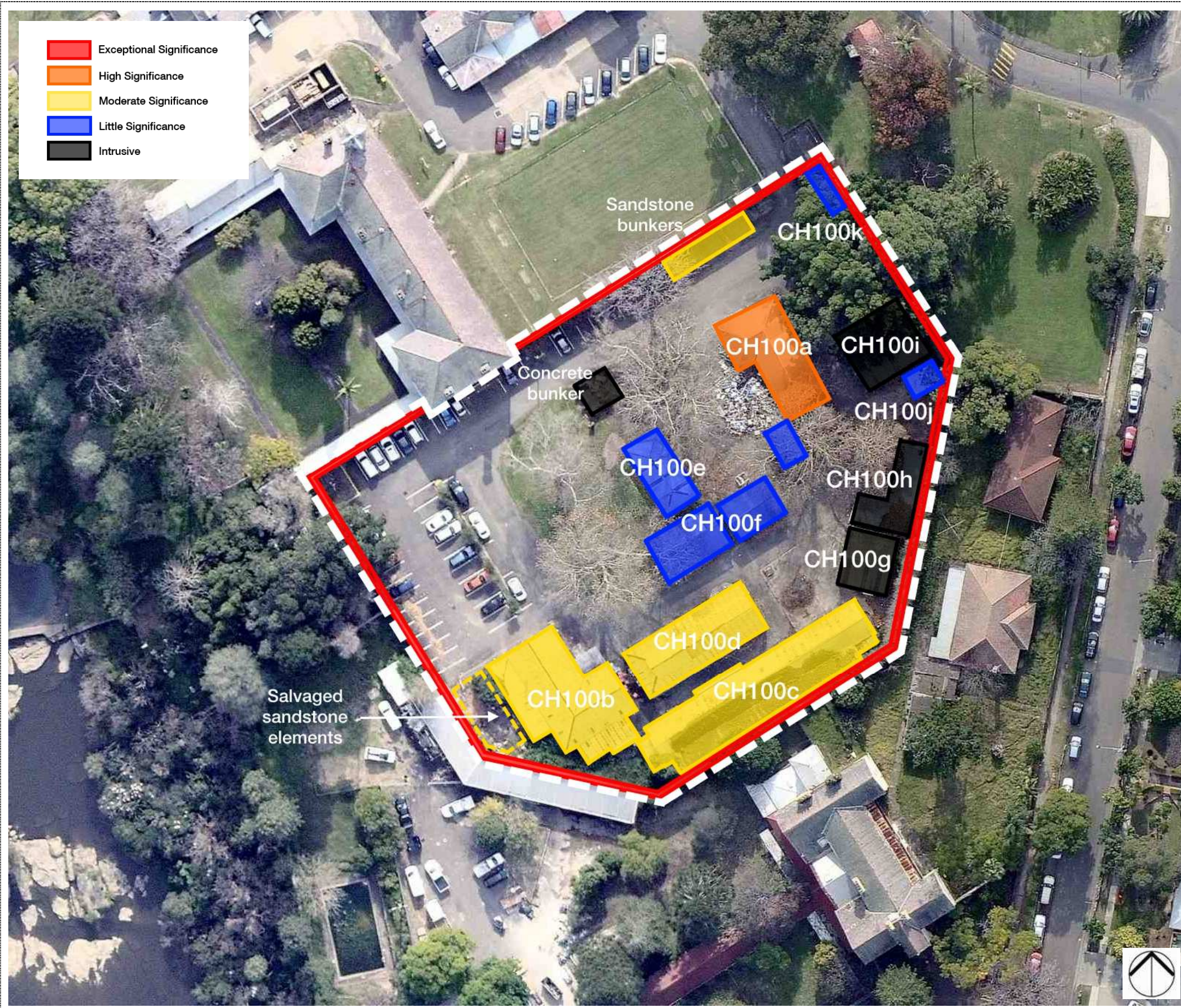


No	Name	Significance/Contribution	Notes	Recommendations
CH107	<p><b>Information Technology Services</b> Wards 2 and 3 of the Male Asylum/Spinal Range</p> 	<p><b>High Significance</b> Some later additions/modifications are of lesser significance or are intrusive.</p>	<p>Constructed c1876 to a design by J Barnet. Relatively intact Unsympathetic fire stair on northern elevation and in courtyard Unsympathetic stone replacements to courtyard facade. New stone has stronger striations and is not bedded correctly. Contemporary infill link between CH107 and CH109.</p>	<p><b>Retain, conserve and adapt</b> Retain and conserve the form and detail of the two storey building and its verandahs. Retain significant original/early fabric and remove later intrusive additions. Maintain association with courtyard and surrounding buildings. Improve landscaping and amenity in courtyard area.</p>
CH108	<p><b>Timber lean-tos</b> Shelter sheds/workshops</p> 	<p><b>Moderate Significance</b> Appear to be post-1943 structures but north end may form part of earlier structure that extended along north wall.</p>	<p>Remnant fabric of the shelter shed to the criminal block, albeit largely modified and enclosed over the years.</p>	<p><b>Retain and adapt or demolish</b> If retained then can be significantly modified to facilitate a new use. Replacement development may be possible provided that it is similarly located adjacent to the wall and allows the wall to continue to be read as an enclosing element.</p>
CH108a	<p><b>Cumberland Storage Shed</b> —</p> 	<p><b>Intrusive</b> The shed detracts from the more significant historic setting of the Parramatta Lunatic Asylum precinct.</p>	<p>The shed was constructed in the 1980s?</p>	<p><b>Demolish</b> This structure is an intrusive element and should be demolished when the opportunity arises as part of future proposals for the precinct.</p>

No	Name	Significance/Contribution	Notes	Recommendations
CH109	<p><b>Post Acute Community Care (PACC)</b> Ward 2 (including Visitor's Annex)</p> 	<p><b>High Significance</b> Some later additions/modifications are of lesser significance or are intrusive.</p>	<p>Constructed c1895 and 1897 to a design by WL Vernon. Relatively intact 3 types of brick work – evidence of modifications? Evidence of previous structures/elements PACC provides continuity of care for patients from hospital to the community as well as providing a service for patients suffering an acute episode. PACC provides short term monitoring, support and education to patients with chronic medical conditions who may otherwise be at risk of representation to hospital without immediate support.</p>	<p><b>Retain, conserve and adapt</b> Retain and conserve single storey form, detail and character. Retain significant original/early fabric and remove later intrusive additions. Maintain association with courtyard and surrounding buildings.</p>
CH110	<p><b>Shelter shed</b> Male shelter shed</p> 	<p><b>Exceptional Significance</b> An early shelter shed.</p>	<p>Constructed c1860 it was originally used as the main male dining hall for the Asylum and built within an area previously used as an airing yard or drying ground within the original outer walls of the Female Factory. The building fabric may have been renewed although the timber structure has been retained as has the earlier timber shingle roofing below the corrugated iron roof sheeting.</p>	<p><b>Retain, conserve and adapt</b> Retain and conserve shelter's form, detail and character in both roof and timber posts. Retain significant original/early fabric and remove later intrusive additions. Should be retained as central structure in courtyard, and maintain its relationship with surrounding buildings. Provides opportunity to adapt into a community entertainment space provided that the existing fabric is retained.</p>
CH111	<p><b>State Health Credit Union</b> (Female Factory—North East Range)</p> 	<p><b>Exceptional Significance</b> A remnant of the 1818-1821 Female Factory. Some later additions/modifications are of lesser significance or are intrusive.</p>	<p>Relatively intact and part of the original buildings of the Female Factory when established and is meant to be read as a pair with building CH103. 2 storey sandstone addition to eastern end of the building, matching building CH103. Single storey addition to eastern end of the building (in front of 2 storey sandstone addition) with early 20th Century portico. Intrusive infill additions on courtyard side of building. Intrusive infill addition joining building CH111 with CH104a. Courtyard additions have been unsympathetically rendered to appear as sandstone in two different methods (smooth finish and vermiculated to match as below). Vermiculated/rusticated sandstone with chiselled margin detail on sandstone blocks at base of 2 storey addition on the courtyard side only (north west wall).</p>	<p><b>Retain, conserve and adapt</b> Retain and conserve the form, scale and character of the building and its relationship to other Female Factory buildings and the later Asylum buildings. Maintain relationship with building CH103 and with courtyard buildings and courtyard landscaping. Retain significant original/early fabric and remove later intrusive additions. Remove unsympathetic render.</p>

No	Name	Significance/Contribution	Notes	Recommendations
—	<p><b>Remnants of the Female Factory Compound Walls</b></p> <p>—</p> 	<p><b>Exceptional Significance</b></p> <p>Remnants of the original compound wall that surrounded the Female Factory.</p> <p>Some later additions/modifications are of lesser significance or are intrusive.</p>	<p>As much of the original walls have been removed it is difficult to appreciate the original extent of the Female Factory.</p>	<p><b>Retain and conserve</b></p> <p>New openings in the remnants of the Female Factory wall should not occur.</p>
—	<p><b>The Attendant's Office</b></p> <p>The Dead House</p> 	<p><b>High Significance</b></p>		<p><b>Retain, conserve and adapt</b></p>
—	<p><b>Remnants of the Parramatta Lunatic Asylum Privies</b></p> <p>—</p> 	<p><b>High Significance</b></p> <p>Remnants of the privies constructed in the 1870s for the Lunatic Asylum.</p> <p>All that remains of the 1860s penitentiary block constructed in this part of the Asylum compound.</p> <p>Some later additions/modifications are of lesser significance or are intrusive.</p>	<p>The former Lunatic Asylum Privies are generally in poor condition with the roof collapsed in one section and the interiors of both sections weather-affected.</p>	<p><b>Retain and conserve</b></p> <p>Retain and conserve—some new uses for the structure may be appropriate.</p>

No	Name	Significance/Contribution	Notes	Recommendations
—	<p>Remnant walls of the Parramatta Lunatic Asylum</p> <p>—</p> 	<p><b>High Significance</b></p>	<p>The original walls of the Lunatic Asylum have been largely retained with some large sections removed on the north and east sides.</p> <p>A section of the east wall has been clad with brickwork, possibly in the 1960s.</p>	<p><b>Retain and conserve</b></p> <p>New openings in the wall should be avoided.</p> <p>Remove brickwork cladding subject to further investigation.</p> <p>Opportunities to reinstate or interpret the original extent of the walls should form part of any future development proposals for the precinct.</p>
—	<p>Electrical Sub-stations and associated infrastructure</p> <p>—</p> 	<p><b>Intrusive</b></p> <p>The substations and associated infrastructure detract from the current setting of the more significant structures of the Female Factory and Parramatta Lunatic Asylum.</p> <p>Institute of Psychiatry and associated air-conditioning enclosure and units.</p>	<p>The substations and associated infrastructure have recently installed as part of the upgrade to the electrical services within the precinct.</p>	<p><b>Remove</b></p> <p>The substations and associated infrastructure should be removed when the opportunity arises.</p> <p>If retained in the short-medium term then the substations should be obscured from view behind appropriately detailed screens.</p>






### Built Heritage Significance




Also known as the 'Artisans' Yard', the precinct is currently known as the Woodyard and carpark for Institute of Psychiatry employees.



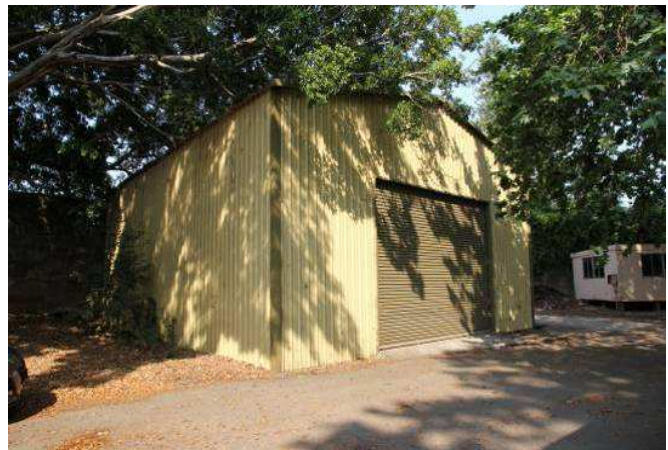
The compound wall alignment dates from 1838, when a central, three-storey Female Cell Block was constructed to the south of the Female Factory. The cell block was demolished in the 1880s.

The walled compound features a former female shelter shed (heavily modified), former workshop buildings and a number of lightweight structures and sheds that appear to have been added to the site when additional accommodation was required.



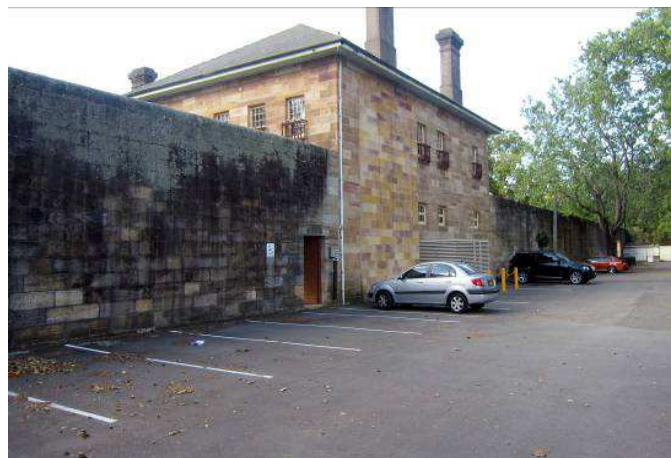
The sandstone perimeter and compound walls and the open space character of the precinct provides evidence of its former use as part of the Female Factory and later Lunatic Asylum. The precinct has strong associations with the architects Francis Greenway and James Barnet and Governor Gipps.




No	Name	Significance/Contribution	Notes	Recommendations
CH100a	<p><b>Store</b> Store and former Female Shelter Shed</p> 	<p><b>High Significance</b> Former shelter shed associated with the Cell Block extension.</p>	<p>Original date of construction unknown—it is shown on an 1863 plan of the Asylum. The shelter shed is associated with the airing yards to the Cell Blocks and used as open air mess halls. The shelter sheds were generally of timber-framed construction with a timber shingle roof. Three shelter sheds are shown on the 1863 plan of the Asylum in the female yards—the western sheds were demolished to make place for Ward 1 (CH101) in the 1880s. Considerably modified—the majority of the original fabric has been replaced and the openings enclosed. Nevertheless the overall form and some fabric survives.</p> <p>Included on the HealthNSW s170 Heritage Conservation Register and is specifically identified in the State Heritage Register listing for the site.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The building should be retained, conserved and adapted to an appropriate new use. The form and remaining fabric of the original building should be retained and conserved—including roof shape and bracketed eaves details. Additions to the building should be avoided.</p> <p>Adaptation should incorporate opportunities to re-instate original fabric, details and openings, where known and interpretation of its original use.</p>
CH100b	<p><b>Artisan Workshop</b> Electrician's Workshop/Tailor's Workshop</p> 	<p><b>Moderate Significance</b> Former Artisans' Workshop.</p>	<p>Constructed in the 1920s the building appears to retain its original form and much of its original fabric and architectural detailing. The building also retains some of its machinery.</p> <p>The building is currently vacant and is in fair condition.</p> <p>Included on the HealthNSW s170 Heritage Conservation Register.</p>	<p><b>Retain and adapt or demolish</b></p> <p>The building may be retained and adapted—if retained adaptation should ensure that the form and remaining fabric of the original building can continue to be appreciated.</p>
CH100c	<p><b>Artisan Workshop</b> Plumber's Workshop/Toy Workshop/Occupational Block</p> 	<p><b>Moderate Significance</b> Former Artisans' Workshop.</p>	<p>Originally constructed in the 1920s the east end was added post-1943. The building appears to retain its original form and some of its original fabric and architectural detailing.</p> <p>Included on the HealthNSW s170 Heritage Conservation Register.</p>	<p><b>Retain and adapt or demolish</b></p> <p>The building may be retained and adapted—if retained adaptation should ensure that the form and remaining fabric of the original building can continue to be appreciated.</p>

No	Name	Significance/Contribution	Notes	Recommendations
CH100d	<p><b>Artisan Workshop</b> Fitter's Workshop</p> 	<p><b>Moderate Significance</b> Former Artisans' Workshop.</p>	<p>Originally constructed in the 1920s the building appears to retain its original form and some of its original fabric and architectural detailing.  Included on the HealthNSW s170 Heritage Conservation Register.</p>	<p><b>Retain and adapt or demolish</b>  The building may be retained and adapted—if retained adaptation should ensure that the form and remaining fabric of the original building can continue to be appreciated.</p>
CH100e	<p><b>Storage Sheds</b> —</p> 	<p><b>Little Significance</b> The storage sheds are of little heritage significance and detract from the more significant buildings and structures in the vicinity.</p>		<p><b>Demolish</b> Demolish/remove when the opportunity arises.</p>
CH100f	<p><b>Storage Shed</b> —</p> 	<p><b>Little Significance</b> The storage shed is of little heritage significance and detracts from the more significant buildings and structures in the vicinity.</p>	<p>Original structure c1920s?</p>	<p><b>Demolish</b> Demolish/remove when the opportunity arises.</p>

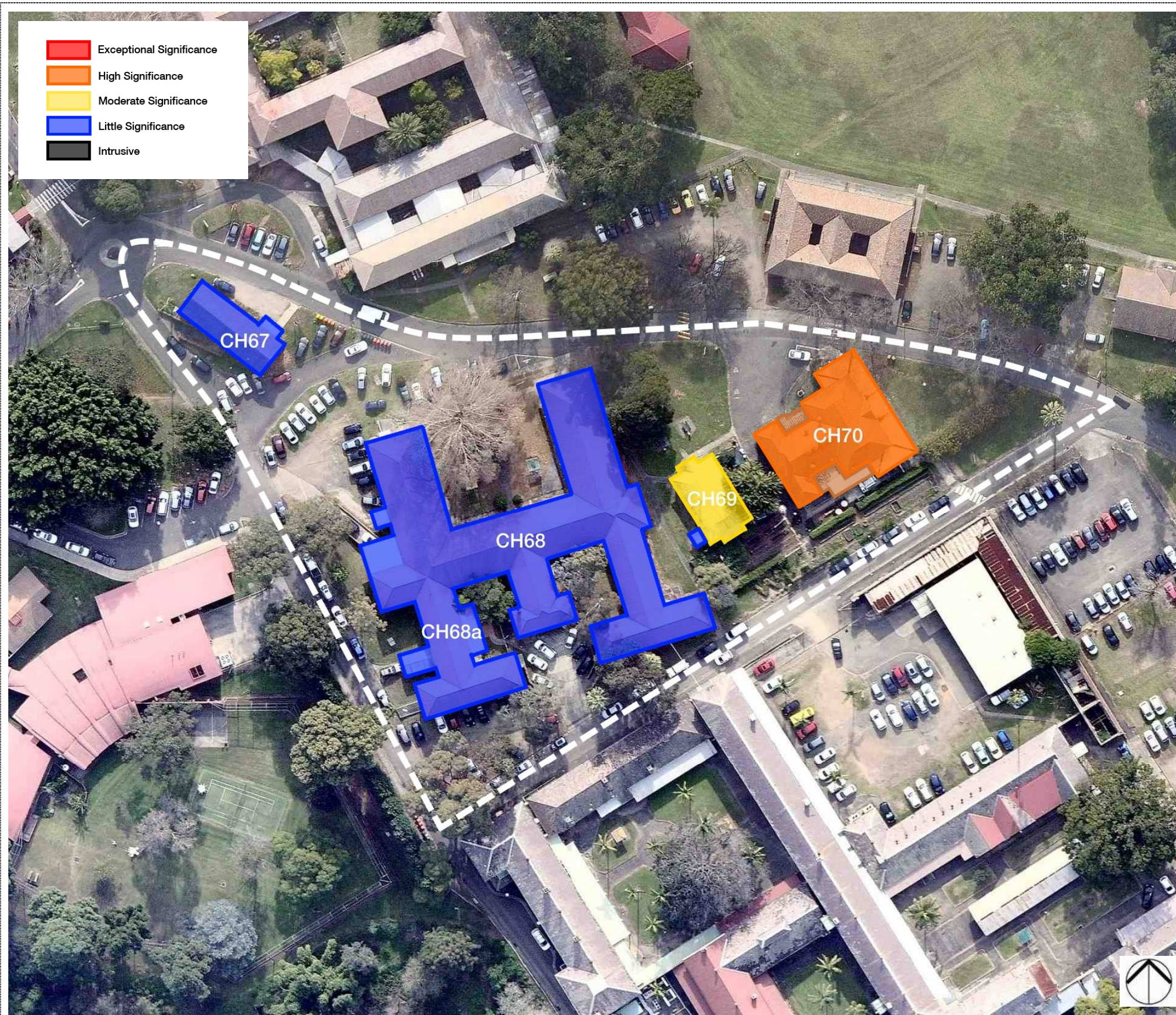
No	Name	Significance/Contribution	Notes	Recommendations
CH100g	<p>Storage Shed</p> <p>—</p> 	<p><b>Intrusive</b></p> <p>The steel-framed shed detracts from the more significant buildings and structures in the vicinity.</p>	<p>Steel-framed Colorbond shed.</p>	<p><b>Demolish</b></p> <p>Demolish/remove when the opportunity arises.</p>
CH100h	<p>Demountables</p> <p>—</p> 	<p><b>Intrusive</b></p> <p>The demountables detract from the more significant buildings and structures in the vicinity.</p>	<p>Steel-framed demountable structures.</p>	<p><b>Demolish</b></p> <p>Demolish/remove when the opportunity arises.</p>
CH100i	<p>Storage Shed</p> <p>—</p> 	<p><b>Intrusive</b></p> <p>The steel-framed shed detracts from the more significant buildings and structures in the vicinity.</p>	<p>Steel-framed storage shed.</p>	<p><b>Demolish</b></p> <p>Demolish/remove when the opportunity arises.</p>



No	Name	Significance/Contribution	Notes	Recommendations
CH100j	<p>Flammable Liquid Store</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>The brick flammable liquid store building is of little heritage significance and detracts from the more significant buildings and structures in the vicinity.</p>		<p><b>Retain and adapt or demolish</b></p> <p>The building may be retained and adapted—if retained adaptation should ensure that the form and remaining fabric of the original building can continue to be appreciated.</p>
CH100k	<p>Various Timber-framed Sheds</p> <p>Gardener's Store</p> 	<p><b>Little Significance</b></p> <p>Timber and steel-framed structure at the entrance to the Cell Block Extension is of little heritage significance and detracts from the more significant buildings and structures in the vicinity.</p>	<p>Most recently used as a gardeners shed.</p>	<p><b>Demolish</b></p> <p>The timber-framed sheds should be demolished when the opportunity arises as they detract from the more significant buildings and structures within the precinct.</p>
—	<p>Sandstone Compound Wall</p> <p>—</p> 	<p><b>Exceptional Significance</b></p>	<p>The original 'compound wall' was constructed 1838 but demolished in the 1870s. It was rebuilt in the 1880s after the Cell Block was demolished and Male Ward 1 constructed.</p> <p>Included on the HealthNSW s170 Heritage Conservation Register and is specifically identified in the State Heritage Register listing for the site.</p>	<p><b>Retain and conserve</b></p> <p>The compound wall should be retained and conserved. New openings should be minimised as much as possible—reuse existing openings. New openings may be appropriate provided that they do not diminish the ability to understand its original function as a barrier of detention.</p> <p>The sandstone coping stones on top of the adjacent storage bunkers should be re-instated on the compound wall when the opportunity arises.</p>

No	Name	Significance/Contribution	Notes	Recommendations
—	<p><b>Sandstone Perimeter Walls</b> Cell Block Extension Walls—Female Factory</p> 	<p><b>Exceptional Significance</b></p> <p>Sandstone wall that marks the boundary of the 1838 Gipps' Cell Block extension of the Female Factory. The arched openings are also of exceptional significance.</p>	<p>The 'perimeter wall' constructed 1838 as part of the Cell Block extension of the Female Factory. Repaired in the 1860s and the 1880s.</p> <p>Included on the HealthNSW s170 Heritage Conservation Register and is specifically identified in the State Heritage Register listing for the site.</p>	<p><b>Retain and conserve</b></p> <p>The compound wall should be retained and conserved. New openings should be minimised as much as possible—reuse existing openings. New openings may be appropriate provided that they do not diminish the ability to understand its original function as a barrier of detention.</p>
—	<p><b>Sandstone Stockpile</b> Salvaged from across the Cumberland Hospital site</p> 	<p><b>Moderate Significance</b></p> <p>While it is not currently known where the salvaged sandstone originally came from the stones are of moderate significance as their provenance is likely to be associated with the demolished buildings of the Female Factory or Lunatic Asylum.</p>	<p>Sandstone salvaged from the Cumberland Hospital site and are likely to come from now demolished buildings from the Female Factory and Asylum.</p>	<p><b>Retain and protect</b></p> <p>The sandstone should be retained in its current location or relocated to a secure location on site.</p> <p>Investigate and document the provenance of the stone to assist with future repairs to significant buildings.</p> <p>The sandstone should be retained in its current location or relocated to a secure location on site.</p>
—	<p><b>Sandstone Storage Bunkers</b> Salvaged sandstone</p> 	<p><b>Moderate Significance</b></p> <p>While the sandstone storage bunkers detract from the ability to understand the original use and layout of the precinct the bunkers (with coping stones salvaged from adjacent wall) are of moderate significance for their use of salvaged sandstone likely to have come from demolished buildings of the Female Factory or Lunatic Asylum.</p>	<p>The dwarf stone walls are constructed of salvaged sandstone. The coping stones were salvaged from the adjacent sandstone compound wall.</p>	<p><b>Remove and salvage</b></p> <p>The sandstone storage bunkers should be removed when the opportunity arises and the sandstone salvaged and stored in a secure location.</p> <p>Investigate and document the provenance of the stone to assist with future repairs to significant buildings.</p> <p>The sandstone coping stones should be retained for potential future re-instatement on the compound wall.</p>










### Built Heritage Significance

The precinct is named after the former Superintendent's residence that was formerly Mrs Betts house, constructed by Reverend Marsden for his daughter during the 1820s. The house was subsequently owned by the Blaxland family before it was acquired by the hospital in 1866 to accommodate the Superintendent. It was demolished in the 1940s to make way for a new male sick infirmary ward (Ward 6), which was rebuilt to become 'Gungarra' (Building CH68).

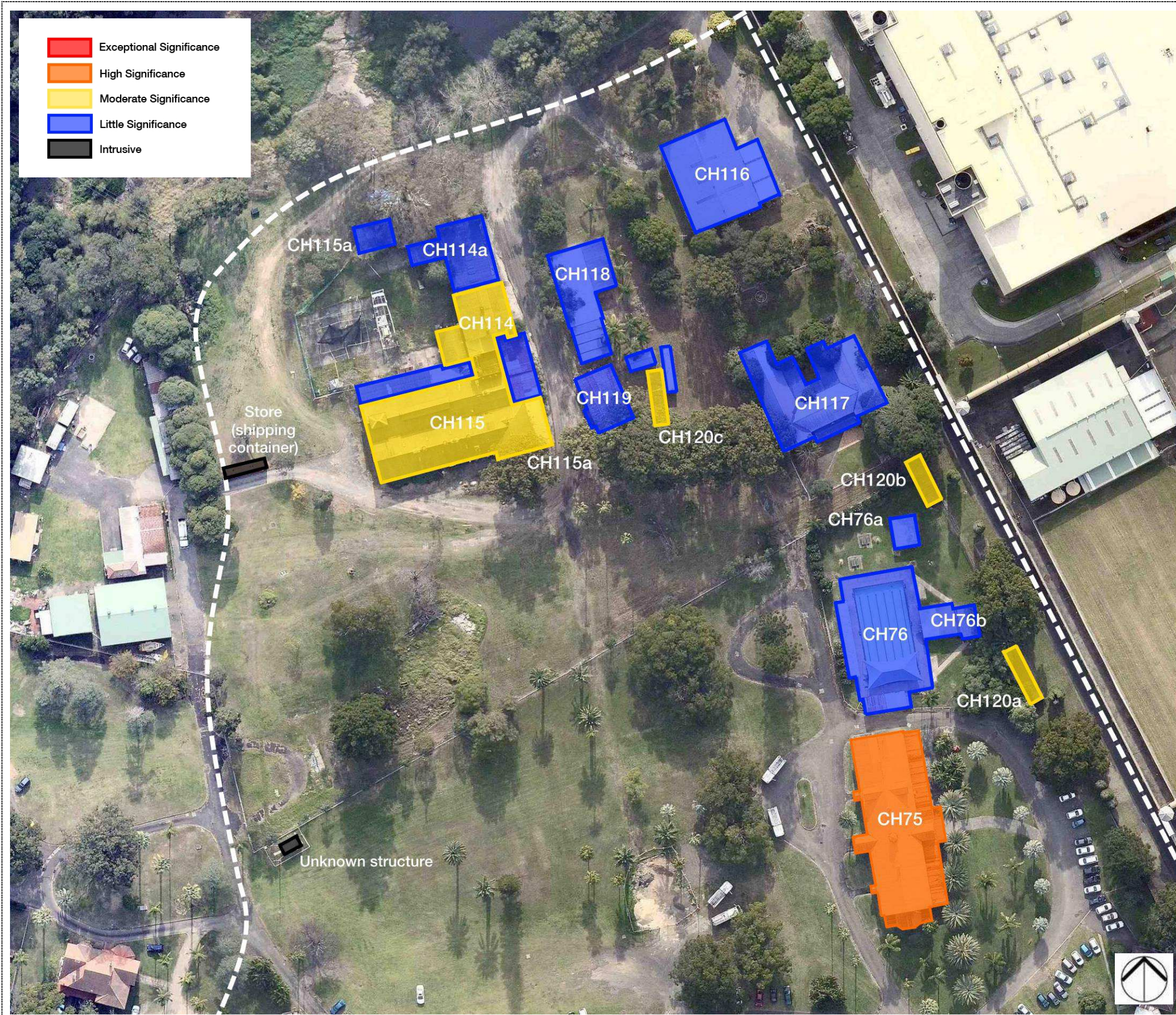
The precinct also includes staff facilities and associated landscaping undertaken when the Superintendent moved to Glengarriff on the other side of the Parramatta River.

No	Name	Significance/Contribution	Notes	Recommendations
CH67	<p><b>Palm House</b> Mortuary</p> 	<p><b>Little Significance</b> A simple utilitarian rectangular building with little aesthetic or technical significance.</p>	<p>Originally constructed c1955 as the mortuary building. A lightweight awning has been added to the northeast entry. It has been used as a cleaner's store.  The building appears to be in good condition.</p>	<p><b>Retain and adapt or demolish</b> The building may be retained and adapted or demolished.  New development in this area should have regard to the more significant buildings in the vicinity—in particular within the former Female Factory/Parramatta Lunatic Asylum precinct and the Hospital for the Insane precinct.</p>
CH68	<p><b>Gungurra—Centre for Population Health</b> Male Ward 9 (Sick and Infirm)</p> 	<p><b>Little Significance</b> A building of little aesthetic or technical significance but has played an important role in patient care.</p>	<p>Originally constructed c1947-1950 a lightweight structure has been added to the southeastern courtyard. The building appears to be in good condition.</p>	<p><b>Retain and adapt or demolish</b> The building may be retained and adapted or demolished.  New development in this area should have regard to the more significant buildings in the vicinity—in particular within the former Female Factory/Parramatta Lunatic Asylum precinct and the Hospital for the Insane precinct.</p>
CH68a	<p><b>Kalindyi (ECAV)</b> —</p> 	<p><b>Little Significance</b> A building of little aesthetic or technical significance but has played an important role in patient care.</p>	<p>Originally constructed c1947-1950. The building appears to be in good condition.</p>	<p><b>Retain and adapt or demolish</b> The building may be retained and adapted or demolished.  New development in this area should have regard to the more significant buildings in the vicinity—in particular within the former Female Factory/Parramatta Lunatic Asylum precinct and the Hospital for the Insane precinct.</p>

No	Name	Significance/Contribution	Notes	Recommendations
CH69	<p><b>Wattle Cottage—PPP/Suicide Prevention</b> Waitresses' Accommodation/Patient Coffee Shop</p> 	<p><b>Moderate Significance</b></p>	<p>Constructed c1910 to accommodate staff. It later became the offices of the Hospital's Domestic Services. In 1989 it was renovated to become the Patient's Coffee Shop before this was moved to Wistaria House (Glengarrif) in 1993. The building then served as a craft centre under the control of the Hospital's Recreational Department.</p> <p>Decorative portico and entrance juxtaposed with simple weatherboard details for the rest of the building. Modifications on western elevation—infill of original verandah.</p> <p>Included on the HealthNSW s170 Heritage Conservation Register.</p>	<p><b>Retain, conserve and adapt</b></p> <p>Retention and adaptation of the building is preferred—if retained adaptation should ensure that the form and remaining fabric of the original building can continue to be appreciated.</p>
CH70	<p><b>Phoenix Cafe/Work Skills</b> Staff Dining Room and Kitchen</p> 	<p><b>High Significance</b></p> <p>Designed by WL Vernon, the building retains much of its original form and architectural character. Likely to be a place of high social significance for former and current staff.</p>	<p>Constructed to a 1909 design by Government Architect WM Vernon the building features well-refined Federation details. Relatively intact. Infill addition on south eastern façade. Unsympathetic verandah on south western facade and pergola on south eastern façade.</p> <p>Included on the HealthNSW s170 Heritage Conservation Register.</p>	<p><b>Retain, conserve and adapt</b></p> <p>Retain, conserve and adapt. Conserve the single storey form and scale of the building, including detailed faceted nature of the roof and the verandah and its associated details. Retain and enhance its garden setting. Maintain visual connection with the Sports Oval. New additions to the building should not occur—later intrusive additions should be removed when the opportunity arises.</p> <p>May continue to be used as a kitchen and dining room or adapted to a new use.</p>









Built Heritage Significance






Built Heritage Significance









No	Name	Significance/Contribution	Notes	Recommendations
CH58	<p>Gardener's Shed and Substation</p> <p>—</p> 	<p>Little Significance</p>	<p>The Gardener's Shed is a simple utilitarian structure constructed c1955.</p> <p>The adjacent substation</p> <p>Forms part of the Female Asylum building group.</p>	<p><b>Retain and adapt or demolish</b></p> <p>The building can be retained and adapted or demolished. New development should be of a similar scale and massing and appropriately respond to the form, architectural character and detail of the former Asylum Kitchen Block (CH59).</p>
CH59	<p>DHI Clearinghouse Store</p> <p>Female Asylum Kitchen Block/Ward 9/Nurse Education</p> 	<p><b>High Significance</b></p> <p>The form, fabric and architectural character of the original building are of high significance.</p> <p>The entrance porch and other additions are intrusive as they detract from the form and architectural character of the original building.</p>	<p>Constructed c1881-1883 to a design by J Barnet.</p> <p>Altered in 1928 to convert to Occupation Work Rooms that included cutting down of the stack.</p> <p>Further modifications occurred in 1943 to convert to sewing rooms and later wards. Later changes include the addition of the entrance porch and WCs. A new ceiling was installed in 1952.</p> <p>The building appears to have corrugated asbestos cement roof sheeting.</p> <p>Included on the HealthNSW s170 Heritage Conservation register.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The building should be retained, conserved and adapted to an appropriate new use. The form, fabric and architectural character of the original building should be retained and conserved—including the roof forms, clerestory windows and remnant stack.</p> <p>The entrance porch and other intrusive additions should be removed when the opportunity arises. Original openings and other architectural details should be reinstated.</p> <p>Hazardous materials such as the corrugated asbestos cement roof sheeting should be replaced with new fabric to match the dimension, profile and detail of the original.</p>
CH59a	<p>Shelter shed</p> <p>—</p> 	<p><b>High Significance</b></p> <p>A remnant of the Female Asylum complex.</p>	<p>Constructed in the early twentieth century as a shelter shed the structure appears to be in relatively good condition.</p> <p>The structure appears to have corrugated asbestos cement roof sheeting.</p> <p>Included on the HealthNSW s170 Heritage Conservation register as part of the listing for the DHI Clearinghouse Store (CH59).</p>	<p><b>Retain, conserve and adapt</b></p> <p>The structure should be retained, conserved and adapted to an appropriate new use. The form, fabric and architectural character of the original structure should be retained and conserved—including the roof form, timber-frame structure and weatherboard cladding.</p> <p>Hazardous materials such as the corrugated asbestos cement roof sheeting should be replaced with new fabric to match the dimension, profile and detail of the original.</p>




No	Name	Significance/Contribution	Notes	Recommendations
CH60	<p><b>Pine Cottage—TMHC</b> Assistant Medical Officer's Residence/Matron's Office</p> 	<p><b>High Significance</b></p> <p>The form, fabric and architectural character of the original building are of high significance.</p> <p>The entrance porch and other additions are intrusive as they detract from the form and architectural character of the original building.</p>	<p>Constructed in the 1880s as a residence for the Assistant Medical Officer. The original steps and verandah were infilled in the early twentieth century. In the 1960s it was used as the Matron's Office as part of the Female Division. It is currently used as offices for the Transcultural Mental Health Centre. Air conditioning services and the concrete aprons/access ramps may be contributing to rising damp at the base of the building. Original features include double-hung windows with large panes, stained glass windows, sidelights, toplights and vents. A tear-shaped driveway remains in front of the building although it has been modified.</p> <p>Included on the HealthNSW s170 Heritage Conservation register.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The building should be retained, conserved and adapted to an appropriate new use. The form, fabric and architectural character of the original building should be retained and conserved including the gable and pitched roof forms and chimneys. Intrusive additions should be removed when the opportunity arises. Original openings and other architectural details should be reinstated. The original relationship with the tear-shaped driveway and surrounding landscape and setting based on existing documentary and physical evidence. Hazardous materials should be replaced with new fabric to match the dimension, profile and detail of the original.</p>
CH61	<p><b>WSAHS Interpreter Services</b> Dining Room and Female Lunatic Asylum Store</p> 	<p><b>Moderate Significance</b></p> <p>Although the building is a remnant of the Female Lunatic Asylum it has been heavily modified.</p>	<p>Constructed c1880s to a design by J Barnet as a store for the Female Asylum.</p> <p>Heavily modified—infill addition north west façade, suspended ceilings throughout interior, cannot understand the original heights of the spaces.</p> <p>Included on the HealthNSW s170 Heritage Conservation register.</p>	<p><b>Retain and adapt or demolish</b></p> <p>If retained adaptation should ensure that the form and remaining fabric of the original building can continue to be appreciated.</p>
CH62	<p><b>Area Cashiers</b> Central Male Block (Male Asylum) 20th Century wards</p> 	<p><b>Moderate Significance</b></p>	<p>The existing building was constructed in 1934-1935 as a replacement for the original timber-framed wards constructed in the late 19<sup>th</sup> century for the Male Asylum. The former wards have a similar layout to the original wards but have a different footprint having been built adjacent to the original wards. Additions were constructed in the 1960s.</p> <p>Included on the HealthNSW s170 Heritage Conservation register.</p>	<p><b>Retain and adapt or demolish</b></p> <p>The building may be retained and adapted or demolished.</p> <p>If retained adaptation should ensure that the form and remaining fabric of the original building can continue to be appreciated.</p>




No	Name	Significance/Contribution	Notes	Recommendations
CH63	<p><b>Diversity Health Institute Clearinghouse</b> Former Male Hospital and Day Room</p> 	<p><b>High/Little Significance</b></p> <p>The form, fabric and architectural character of the original building are of high significance.</p> <p>The later additions are of little significance.</p>	<p>Constructed in the 1890s the form and fabric of the original building is largely intact including the timber-framed multipaned double-hung windows with painted stone sills as well as the circular openings on the west and northwestern elevations.</p> <p>Later additions include the face brick wing with gabled roof to the southeast infill to the northeast and the gabled roof porch on the west elevation. Free-standing air-conditioning units are also located around the perimeter of the building.</p> <p>Included on the HealthNSW s170 Heritage Conservation register.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The building should be retained, conserved and adapted to an appropriate new use. The form, fabric and architectural character of the original building should be retained and conserved including the gable and pitched roof forms and chimneys. Intrusive additions should be removed when the opportunity arises. Original openings and other architectural details should be reinstated. Additional openings in the original building should be avoided.</p>
CH64	<p><b>Wirrabilla— Learning and Development</b> Central male block (Male Asylum) day rooms</p> 	<p><b>Moderate Significance</b></p>	<p>The existing building was constructed in 1934-1935 as a replacement for the original timber-framed wards constructed in the late 19<sup>th</sup> century for the Male Asylum. The former wards have a similar layout to the original wards but have a different footprint having been built adjacent to the original wards. Additions were constructed in the 1960s.</p> <p>Included on the HealthNSW s170 Heritage Conservation register.</p>	<p><b>Retain and adapt or demolish</b></p> <p>The building may be retained and adapted or demolished.</p> <p>If retained adaptation should ensure that the form and remaining fabric of the original building can continue to be appreciated.</p>
CH65	<p><b>Former Male Hospital and Day Rooms</b> —</p> 	<p><b>High Significance</b></p> <p>Relatively intact remnant of early 19th Century male block complex.</p>	<p>Constructed c1897 as the Male Hospital and Day Rooms and verandah remnant of late 19th Century male block. Retains its original form and much of its original fabric and detail including multipaned timber-framed double hung windows and high level openings. Aluminium windows have replaced some of the original timber-framed windows.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The building should be retained, conserved and adapted to an appropriate new use. The form, fabric and architectural character of the original building should be retained and conserved including the hipped roof form. Intrusive additions should be removed when the opportunity arises. Original openings and other architectural details should be reinstated. Additional openings in the original building should be avoided.</p>

No	Name	Significance/Contribution	Notes	Recommendations
CH66	<p><b>Shelter Shed</b> Former Male Asylum Shelter Shed/Cricket Shelter Shed</p> 	<p><b>Exceptional Significance</b></p> <p>The shelter shed is one of two remaining on the site and is a highly prominent feature of the Sports Oval. The structure is also of significance due to its central role in the recreational and social activities of the site.</p> <p>The form, fabric and architectural character of the original structure are of exceptional significance. Later modifications are of High/Moderate significance.</p>	<p>Originally constructed in the 1860s, the shelter shed is one of two male shelter sheds that remain on the site. It originally featured a timber shingle roof. It appears that the original structure may have been smaller and was modified in 1933—including the replacement of the original timber posts. It is understood that the structure had a terracotta-tiled roof until the 1950s. Some of the timbers framing elements appear to have been replaced. Much of the concrete paving has become displaced.</p> <p>Sited with a direct relationship with the Male Asylum building complex.</p> <p>Included on the HealthNSW s170 Heritage Conservation Register and is specifically identified in the State Heritage Register listing for the site.</p>	<p><b>Retain and conserve</b></p> <p>Retain and conserve the overall form and scale of the structure including its open character.</p> <p>The structure should be retained and conserved and continue to be used for recreational and other social activities. The form, remnant fabric and open character of the original structure should be retained and conserved. The roof framing and structure should remain exposed to view. Consideration should be given to re-instating the original timber framing and roof sheeting when the opportunity arises. Its original and later functions should be interpreted.</p> <p>The existing concrete paving should be replaced when the opportunity arises.</p>
CH71	<p><b>Recreation Department Store</b> PWD Site Office</p> 	<p><b>Little Significance</b></p>	<p>Constructed c1955 the structure has been used as the Recreation Department Store. It has also been used as the PWD Site Office.</p>	<p><b>Retain and Adapt or Demolish/Relocate</b></p> <p>The building may be retained and adapted or demolished.</p>
CH72	<p><b>Bridgeway Centre</b> Sports Pavilion</p> 	<p><b>Little Significance</b></p>	<p>Constructed c1950s to a 1949 design for a sports pavilion and staff amenities block. A later proposal to install a shelter over the seating area was prepared in 1956 but never implemented. Concrete access ramps have been added to the south verandah and a lightweight timber screen has been added to the southeastern verandah.</p> <p>The building has a direct functional and visual relationship with the Sports Oval.</p>	<p><b>Retain and adapt or demolish</b></p> <p>The building should be retained and adapted if possible.</p> <p>Replacement development should be of a similar scale and maintain a similar relationship to the Sports Oval.</p>




No	Name	Significance/Contribution	Notes	Recommendations
CH73	<p><b>Emily's—ECAV Training Centre</b> Harriet Ward/Canteen</p> 	<p><b>Little Significance</b></p>	<p>Constructed c1956 using a quantity of bricks salvaged from the Sydney Exhibition Building that had been destroyed by fire in 1882.</p> <p>Completed in 1957, the building was run by the After-Care Association until 1996 when the canteen relocated to the former Staff Dining Room and Kitchen (CH70) and became known as the Phoenix Café. Some of the timber-framed windows have been replaced with aluminium-framed windows.</p>	<p><b>Retain and adapt or demolish</b></p> <p>The building should be retained and adapted if possible.</p> <p>If demolished then consideration should be given to salvaging and re-using the bricks from the Sydney Exhibition Building.</p> <p>Replacement development should be of a similar scale and maintain a similar relationship to the Sports Oval. New development should also not impact the significant relationship between the Nurses Home (CH83) and the Sports Oval.</p>
CH74	<p><b>WSAHS Health Promotions Store</b> Pharmacy/Dispensary</p> 	<p><b>Little Significance</b></p>	<p>Constructed c1964 as the Pharmacy.</p>	<p><b>Retain, adapt or demolish</b></p> <p>The building may be retained and adapted or demolished.</p> <p>Replacement development should be of a similar scale and should not detract from the open landscape character of the Sports Oval.</p>
CH75	<p><b>Recreation Hall and Chapel</b> Recreation Hall</p> 	<p><b>High Significance</b></p> <p>The original form and fabric of the building are of high heritage significance. Although significantly modified the building maintains its prominent setting within the landscape. It is also a place of High significance for its important role in the social life of patients and staff.</p>	<p>Originally commenced c1886-1887 the building was not completed until 1892 due to insufficient funds. The foundations of the Hall were constructed from stone salvaged by the hospital attendants and patients from demolished buildings. The building has been extensively modified—modifications include additions to two sides and to the rear and infilling of some of the arched windows. Its setting includes Palm Circuit and a number of mature trees and plantings and is orientated to the Sports Oval and has a visual relationship with an open grassed area to the west that formerly featured the Female Weatherboard Division.</p> <p>Included on the HealthNSW s170 Heritage Conservation Register.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The building should be retained, conserved and adapted to an appropriate new use. The form, fabric and architectural character of the original building should be retained and conserved including the gabled roof form, chimneys, turret, dormer windows and architectural details. Intrusive additions should be removed when the opportunity arises. Original openings and other architectural details should be reinstated. Additional openings in the original building should be avoided.</p> <p>New development in the vicinity should ensure that the building's prominence in the landscape is maintained—visual relationship with its immediate landscape setting and the Sports Oval should be retained.</p>


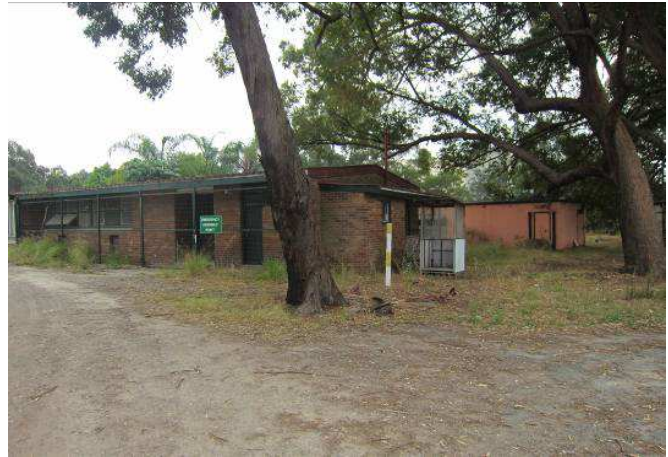
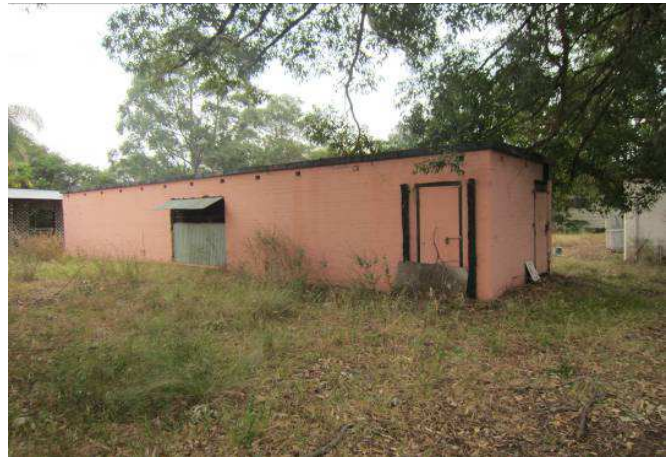
No	Name	Significance/Contribution	Notes	Recommendations
CH76	<p>Swimming Pool</p> <p>—</p> 	Little Significance	Constructed c1966. A lightweight structure and shade cloth has been added more recently.	<p><b>Retain or demolish</b></p> <p>May be retained. New development should ensure that the setting of the Recreation Hall and Chapel is maintained and conserved.</p>
CH76a and CH76b	<p>Dressing Sheds and Amenities</p> <p>—</p> 	Little Significance	Constructed c1966.	<p><b>Retain and adapt or demolish</b></p> <p>May be retained. New development should ensure that the setting of the Recreation Hall and Chapel is maintained and conserved.</p>
CH77	<p>Willyama</p> <p>Classroom</p> 	Little Significance	Constructed c1971 with a covered link to the former Gardener's Cottage (CH78).	<p><b>Retain and adapt or demolish</b></p> <p>May be retained. New development should ensure that the setting of the Recreation Hall and Chapel is maintained and conserved.</p>

No	Name	Significance/Contribution	Notes	Recommendations
CH78	<p>Gardeners' Cottage</p> <p>—</p> 	<p><b>Moderate Significance</b></p> <p>Some later additions are of lesser significance.</p>	<p>Constructed c1899 with a direct relationship to the Dunlop Street entry to the site. Original cottage was a timber-framed and weatherboard clad structure on a brick base. The front roof slope extended over an open verandah, which spanned the width of the building. The original cottage has been altered and added to on a number of occasions. An additional drawing room was added to the west of the cottage by 1910 and an additional room was added in 1910 as part of early additions designed by WL Vernon. The verandah and roof have been extended and enclosed. The southeastern elevation is also framed by two attached, hip-roofed pavilions. The building is also now connected to Willyama (CH77) via a covered link.</p>	<p><b>Retain and adapt</b></p> <p>The building should be retained and adapted if possible.</p> <p>New development should ensure that the setting of the Recreation Hall and Chapel is maintained and conserved.</p>
CH79	<p>WSAHS Human Resources</p> <p>—</p> 	<p><b>Intrusive</b></p>	<p>The demountable was first installed c1970s. Later additions include the concrete path, air-conditioning units and a timber deck.</p>	<p><b>Demolish when the opportunity arises</b></p> <p>The building could be retained and re-used in the short term but should be demolished and replaced in the longer-term.</p> <p>New development should ensure that the setting of the Recreation Hall and Chapel is maintained and conserved.</p>
CH80	<p>Rose Cottage and Garage</p> <p>—</p> 	<p><b>Moderate Significance</b></p> <p>Some later additions are of lesser significance.</p>	<p>Constructed c1950 the original vehicular access is evident by the associated detached single-storey garage structure with a roller door facing New Street. Later additions include the air-conditioning units and associated ducting on the north elevation.</p>	<p><b>Retain and adapt or demolish</b></p> <p>The building may be retained and adapted.</p> <p>New development should ensure that the setting of the Recreation Hall and Chapel is maintained and conserved.</p>

No	Name	Significance/Contribution	Notes	Recommendations
CH81	<p><b>Human Resources</b> Demountables</p> 	Intrusive	Constructed of two demountables installed in the 1990s. later additions include a timber deck and a covered concrete pathway connecting between the two structures.	<p><b>Demolish when the opportunity arises</b></p> <p>The building could be retained and re-used in the short term but should be demolished and replaced in the longer-term.</p> <p>New development should ensure that the setting of the Recreation Hall and Chapel is maintained and conserved.</p>
CH114	<p><b>Vacant</b> Boiler House</p> 	Moderate Significance		<p><b>Retain and adapt</b></p> <p>Retain and adapt if possible</p>
CH115	<p><b>Vacant</b> Laundry block</p> 	<p><b>Moderate Significance</b></p> <p>The Laundry Building is of moderate heritage significance.</p>	<p>The Laundry Block was designed by James Barnet and finished in 1883. It was attached to the Female Weatherboard Division and Bath House by covered ways. The building was modified in 1901.</p> <p>The building has been significantly modified and retains hazardous materials throughout. The building is in poor condition.</p>	<p><b>Retain and adapt</b></p> <p>Remove hazardous asbestos material.</p>




No	Name	Significance/Contribution	Notes	Recommendations
CH115a	<p>Vacant Laundry block addition</p> 	<p>Moderate Significance</p>		<p><b>Retain and adapt</b> Retain and adapt if possible</p>
CH116	<p>Stores building —</p> 	<p><b>Intrusive</b> The building detracts from the open space character of the area and the more significant structures of the former Parramatta Gaol.</p>		<p><b>Demolish</b> Demolish/remove when the opportunity arises.</p>
CH117	<p>Building 2 opposite prison wall Unknown</p> 	<p><b>Little Significance</b> The building has been heavily modified such that its original form and character is difficult to appreciate.</p>		<p><b>Demolish</b> Demolish/remove when the opportunity arises.</p>

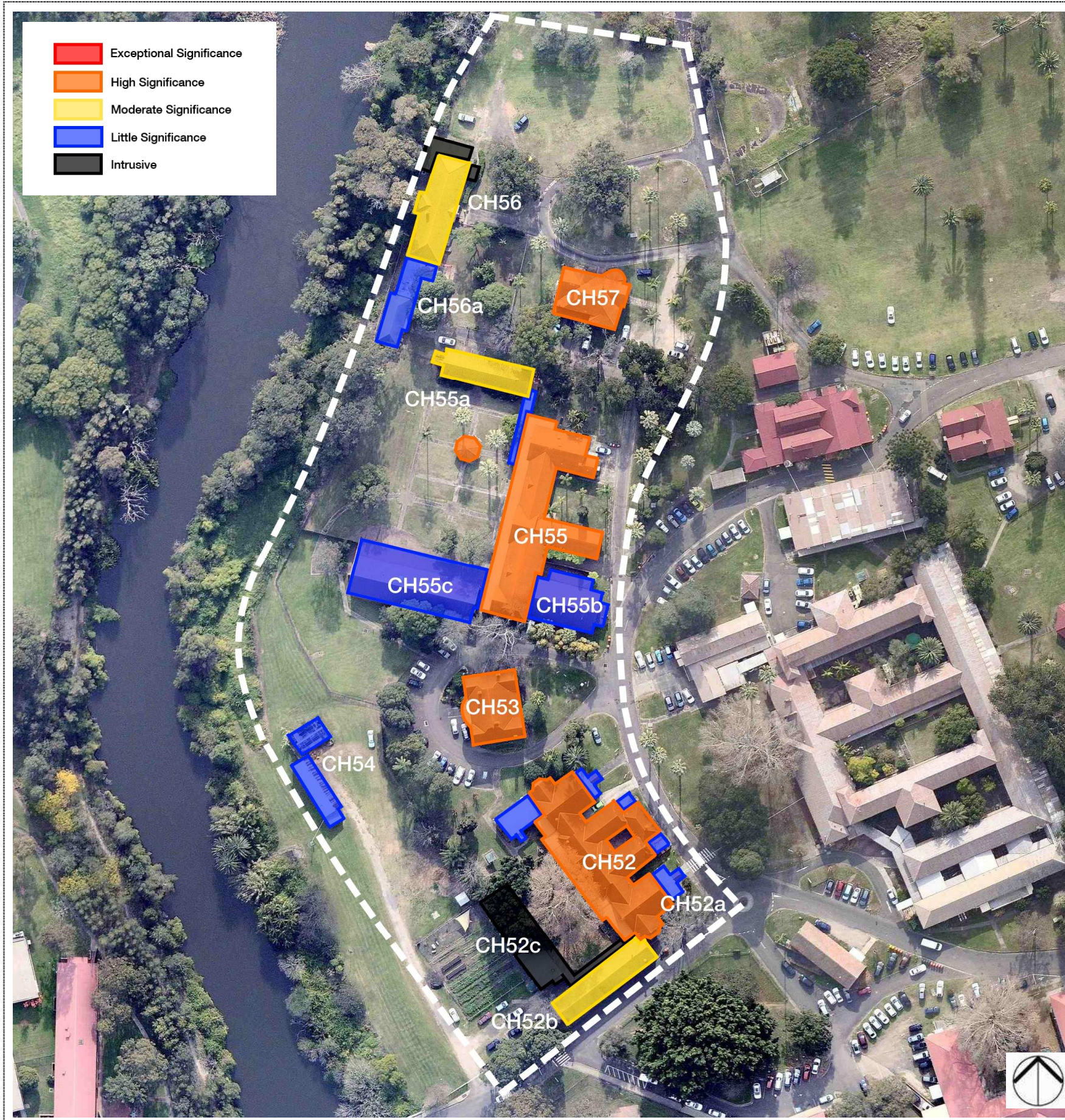
No	Name	Significance/Contribution	Notes	Recommendations
CH118	<p><b>Demountables</b></p> <p>—</p> 	<p><b>Intrusive</b></p> <p>The building detracts from the open space character of the area and the more significant structures of the former Parramatta Gaol.</p>		<p><b>Demolish</b></p> <p>Demolish/remove when the opportunity arises.</p>
CH119	<p><b>Emergency Assembly Point Building</b></p> <p>—</p> 	<p><b>Little Significance</b></p> <p>The building detracts from the open space character of the area and the more significant structures of the former Parramatta Gaol.</p>		<p><b>Demolish</b></p> <p>Demolish/remove when the opportunity arises.</p>
CH120	<p><b>Storage buildings</b></p> <p>World War II air raid shelters (3)</p> 	<p><b>Moderate Significance</b></p> <p>The former air raid shelters are evidence of the measures put in place during World War II to provide shelter in the case of an air raid. The later modifications do detract from the ability to appreciate their original use.</p>	<p>Constructed in the 1940s.</p>	<p><b>Retain and adapt or Demolish</b></p> <p>Retention of one of the air raid shelters should be considered if consistent with the recommendations of a future Site Interpretation Strategy.</p>



### Built Heritage Significance



The precinct was part of the grounds of Mrs Betts' house which later became the Hospital Superintendent's House. The asylum farm that occupied the riverfront later extended into this area and was farmed until after World War II.



No	Name	Significance/Contribution	Notes	Recommendations
CH51	<p data-bbox="320 275 403 306">Bunya</p> <p data-bbox="320 323 344 344">—</p> 	<p data-bbox="991 275 1311 306">Little Significance/Intrusive</p>	<p data-bbox="1605 323 2110 354">Constructed c1997 as a forensic inpatient unit.</p> <p data-bbox="1605 369 2139 453">The Bunya Unit is located on the site of earlier buildings including a ward building constructed in 1962.</p>	<p data-bbox="2214 275 2326 306"><b>Demolish</b></p> <p data-bbox="2214 323 2718 354">Demolish/remove when the opportunity arises.</p> <p data-bbox="2214 369 2763 485">New developments should be of a similar low scale that would not detract from the more significant structures of the former Female Factory/Asylum Precinct and Hospital for the Insane Precinct.</p>






**Built Heritage Significance**




Site of the Hospital for the Insane constructed along the riverfront in the early twentieth century under the direction of Walter Liberty Vernon. The layout of the buildings provide evidence of Vernon's planning of the area with the buildings constructed within the orchards of the Asylum farm. The layout and form of the buildings on a curved alignment was designed by Vernon to reflect the curve of the river. The buildings were designed as elements in an open landscape setting and directly relate to the river.

No	Name	Image	Significance/Contribution	Notes	Recommendations
CH52	Life Skills/TMHC/Psychologists Male Admissions Ward (Ward 7)		<b>High Significance</b> Original building is relatively intact. Later additions/modifications are of lesser significance or are intrusive.	Constructed to a 1909 design by Government Architect Walter Liberty Vernon. Several later additions and infills. The building retains multipaned windows and typical Federation period details including roughcast rendered details on the gable ends. The interior retains some pressed metal ceilings, stain glass windows. The room at the south end of the main circulation spine retains significant murals painted by Arnold Sinclair (St Clair) in 1972.  Outlook to river impeded by later intrusive building CH52c.  Included on the HealthNSW s170 Heritage Conservation Register.	<b>Retain, conserve and adapt</b> Adaption of the building for a compatible new use is encouraged.  Retain and conserve the form, scale and character of the building. Demolish intrusive elements.  Development between the building and the adjacent buildings (CH52 and CH55) should not impact the ability to understand the original relationship between them as part of the Hospital for the Insane.  New development should not obstruct significant views and vista to the river. The building's original relationship with the river should be re-instated.
CH52a	Life Skills/TMHC/Psychologists Additions to Male Admissions Ward (Ward 7)		<b>Little Significance</b>		<b>Retain and adapt or demolish</b> Demolish intrusive elements.
CH52b	Life Skills/TMHC/Psychologists Additions to Male Admissions Ward (Ward 7)	Image to be inserted	<b>Moderate Significance</b>	The addition was constructed between 1930 and 1943.	<b>Retain, conserve and adapt</b> Demolish intrusive elements.

No	Name	Image	Significance/Contribution	Notes	Recommendations
CH52c	Life Skills/TMHC/Psychologists West additions to Male Admissions Ward (Ward 7)		<b>Intrusive</b> The two additions detract from the original layout of the building.	Unsympathetic infill building to the rear of historic building CH52 and diminishes significant view corridor to river.	<b>Demolish</b> The building should be demolished when the opportunity arises.
CH53	Transcultural Mental Health Centre (TMHC) Nursing Administration Building		<b>High Significance</b>	Constructed 1909 as an administration block and Sister's Home it served as the Nursing Administration Building from 1970 to 1993. From 1993 it has been used as the Transcultural Mental Health Centre. Alterations undertaken in 1949.  The building maintains its original design intent as a central administration building with hospital wings either side (buildings CH55 and CH52). The building is relatively intact externally.  Included on the HealthNSW s170 Heritage Conservation Register.	<b>Retain, conserve and adapt</b>  Adaption of the building for a compatible new use is encouraged.  Retain and conserve the two storey form of the building, its original details and character. Remove intrusive additions when the opportunity arises. No new additions or openings should occur to the external facade or roof.  Development between the building and the adjacent buildings (CH52 and CH55) should not impact the ability to understand the original relationship between them as part of the Hospital for the Insane. New development should not obstruct significant views and vista to the river. The building's original relationship with the river should be re-instated.
CH54	Gardeners Store Glasshouses and nurseries  Image to be inserted.		<b>Little Significance</b> Evidence of the farm and orchards that previously extended across some parts of the site. However, the buildings intrude on the original visual relationship between the Transcultural Mental Health Centre (CH53) and the Parramatta River.	Constructed c1950	<b>Demolish</b> The building should be removed when the opportunity arises to assist with re-establishing the significant visual relationship between the Transcultural Mental Health Centre (CH53) and the Parramatta River.

No	Name	Image	Significance/Contribution	Notes	Recommendations
CH55	Centre for Addiction Medicine Female Admissions Ward (Ward 7)		High Significance	<p>Constructed c1908 to a design by G McRae and WL Vernon. Additions undertaken in 1933, 1962 and 2000.</p> <p>Relatively intact externally and internally, including intact pressed metal ceilings and stained glass panes</p> <p>Modified with later extensions and additions to side, altering continuous rear verandah.</p> <p>Included on the HealthNSW s170 Heritage Conservation Register.</p>	<p><b>Retain, conserve and adapt</b></p> <p>Adaption of the building for a compatible new use is encouraged. Retain and conserve the building's form, scale, details and character. Conserve remnant internal finishes including decorative pressed metal ceilings and stained glass windows. Remove intrusive additions. No new additions or openings should occur to the external facade or roof. Development between the building and the adjacent buildings (CH52 and CH53) should not impact the ability to understand the original relationship between them as part of the Hospital for the Insane. New development should not obstruct significant views and vista to the river. The building's original relationship with the river should be re-instated.</p>
CH55a	Multicultural Problem Gambling —		Little Significance	<p>Constructed c2007.</p> <p>Scale of the development is sympathetic to surrounding historic buildings.</p>	<p><b>Retain and adapt or demolish</b></p> <p>New development should not impact the ability to understand the original layout of the Hospital for the Insane. New development should not obstruct significant views and vista to the river.</p>
CH55b	? Female Convalescent Ward		Moderate Significance	<p>Built post-1943 as a female convalescent ward.</p>	<p><b>Retain and adapt or demolish</b></p> <p>New development should not impact the ability to understand the original layout of the Hospital for the Insane. New development should not obstruct significant views and vista to the river.</p>






No	Name	Image	Significance/Contribution	Notes	Recommendations
CH56	<b>New Street Adolescent Services</b> Female Ward 10 (TB Ward)		<b>Moderate Significance</b> The main building is of moderate significance. Several later additions are intrusive.	Constructed c1935 to a design by C Parkes as the Female TB Ward. It replaced an earlier timber-framed TB ward building that was demolished and burned.  Relatively intact externally  Unsympathetic side addition  Intrusive covered way connecting the building to CH56a	<b>Retain and adapt or demolish</b>  If adapted then retain scale and form of the building including decorative details and character. Demolish unsympathetic and intrusive additions.
CH56a	<b>New Street Adolescent Services</b> ?		<b>Little Significance</b>	Built post-1943	<b>Retain and adapt or demolish</b>  If adapted then retain scale and form of the building including decorative details and character.
CH57	<b>Jacaranda House/TMHC</b> (Nurses' Home 2)		<b>High Significance</b> Original form, fabric and details.	Constructed c1900 to a design by Commonwealth Architect George Oakeshott to accommodate nurses. Later additions undertaken in 1931 and the building was renovated in 1998. The terracotta roof tiles have been replaced.  Relatively intact externally but significantly modified internally.  Designed to sit within an open landscape and to be 'read in the round'.  Included on the HealthNSW s170 Heritage Conservation Register.	<b>Retain, conserve and adapt</b>  Adaption of the building for a compatible new use is encouraged.  Retain and conserve the building's external form, scale, details and character including chimneys and associated form, character and details of the verandahs. No new additions or openings to the external facade or roof should occur. Externally mounted a/c units should be removed when the opportunity arises.  Improve relationship with loop road and its surrounding landscape.



### Built Heritage Significance




The precinct was the location for Marsden's Mill and associated infrastructure and accommodation. The existing buildings may have an important role in the functionality of the State Emergency Services but they (along with many of the plantings) detract from the ability to appreciate the landform and setting of Marsden's Mill.

No	Name	Significance/Contribution	Notes	Recommendations
CH121	<p>SES Buildings</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>While the existing buildings may have an important role in the functionality of the State Emergency Services they detract from the ability to appreciate the landform and setting of Marsden's Mill.</p>		<p><b>Demolish</b></p> <p>Demolish/remove when the opportunity arises.</p>
CH122	<p>SES Sheds</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>While the existing buildings may have an important role in the functionality of the State Emergency Services they detract from the ability to appreciate the landform and setting of Marsden's Mill.</p>		<p><b>Demolish</b></p> <p>Demolish/remove when the opportunity arises.</p>
—	<p>Remnant stone wall and footings (SES compound)</p> <p>—</p> 	<p><b>High Significance</b></p>	<p>Further investigation needed.</p>	<p><b>Retain and conserve</b></p>



### Built Heritage Significance

Precinct 8 (Nurses Home) is of moderate heritage significance because of the Nurses Home (and later additions) provide evidence of the increasing role of the hospital for training nurses in mental health care.




No	Name	Significance/Contribution	Notes	Recommendations
CH82	<p><b>Figtree Cottage (Health Support Services)</b> Nurses Home Extension</p> 	<p><b>Little Significance</b></p> <p>The building played a role in the accommodation of nurses on the site but is of little architectural merit.</p>	<p>Constructed c1964 to a 1960 design by the NSW Department of Public Works and Government Architect (E Farmer). The building has been constructed at an angle to the Nurses Home and is sited to address the Sports Oval</p>	<p><b>Retain and adapt or demolish</b></p> <p>The building can be retained and adapted for a new use. New development should have regard to the setting of the former Nurses Home (CH83).</p>
CH83	<p><b>Primary Health Institute/Nursing Research</b> Nurses' Home No.2</p> 	<p><b>High Significance</b></p> <p>A prominent building sited within an open landscape setting it is a very tangible reminder of the need to provide accommodation for nurses on the hospital site.</p>	<p>Constructed c1928 the building was the second purpose-built home on the site.</p> <p>Relatively intact externally, modified internally.</p> <p>Included on the HealthNSW s170 Heritage Conservation Register.</p>	<p><b>Retain, conserve and adapt</b></p> <p>Retain and conserve the form and scale of the building and its associated details and character of the verandahs and Juliette balconies.</p> <p>Retain and conserve association and frontage with the loop road and its view corridor to the Sports Oval and Admin Building.</p>
—	<p><b>Shade Structure</b></p> <p>—</p> 	<p><b>Little Significance</b></p> <p>The shade structure is of Little heritage significance.</p>	<p>Constructed c1960s—shown on the 1960 plan for the new Nurses Home</p>	<p><b>Retain and adapt or demolish</b></p> <p>The structure can be retained and adapted for a new use or demolished.</p>






**Built Heritage Significance**




Overall this precinct is of moderate heritage significance because:

- its layout largely corresponds with the subdivision of Fleet Street in the 1850s;
- it retains some evidence of the hospital's expansion to become the Hospital for the Insane, although this evidence is difficult to appreciate; and
- it retains the spatial corridor that previously existed when Factory Street extended into the site.

No	Name	Significance/Contribution	Notes	Recommendations
CH84	<p>CHIP Cottage (11 New Street)</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>A simple rectangular residential building of little aesthetic or technical significance.</p>	<p>Constructed c1960s.</p>	<p>Retain and adapt or demolish</p>
CH85	<p>CHIP Cottage (9 New Street)</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>A simple rectangular building with little aesthetic or technical significance.</p>	<p>Constructed c1960s.</p>	<p>Retain and adapt or demolish</p>
CH86	<p>CHIP Cottage (5 New Street)</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>A simple rectangular building with little aesthetic or technical significance.</p>	<p>Constructed c1960s.</p>	<p>Retain and adapt or demolish</p>

No	Name	Significance/Contribution	Notes	Recommendations
CH87	<p>CHIP Cottage (3 New Street)</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>A simple rectangular building with little aesthetic or technical significance.</p>	<p>Constructed c1960s.</p>	<p><b>Retain and adapt or demolish</b></p>
CH88	<p>CHIP Cottage (1 New Street)</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>A simple rectangular building with little aesthetic or technical significance.</p>	<p>Constructed c1960s.</p>	<p><b>Retain and adapt or demolish</b></p>
CH89	<p>CHIP Cottage (9 Fleet Street)</p> <p>Chief Attendant's Residence</p> 	<p><b>Moderate Significance</b></p> <p>Although the building contributes to the ability to understand changing patient care and design philosophies associated with the Hospital for the Insane, its contribution is secondary to the key buildings from this phase—the Administration Block (to Mental Hospital), Female Ward No.7 (Admissions) and Male Ward No.7 (Mental Hospital Admissions Block). The building's association with these buildings is also not easily understood—it is located on the other side of the campus and is also of a character that responds to its location on a residential street. While the building makes a positive contribution to the Fleet Street streetscape it has been modified and has lost much of its original architectural integrity. The building meets the threshold for Local heritage listing only.</p>	<p>Designed by the Government Architect's Office in 1910, the cottage was completed in 1911. The building is orientated to align with Fleet Street and Factory Street prior to its closure.</p>	<p><b>Retain and adapt or demolish</b></p> <p>Retention and adaptation of the building is preferred—if retained, adaptation should ensure that the form and remaining fabric of the original building can continue to be appreciated.</p> <p>Although retention of this building is preferred, its demolition would not result in any significant adverse impacts on the heritage significance of the Cumberland Precinct.</p>






No	Name	Significance/Contribution	Notes	Recommendations
CH90	<p><b>Community Forensic Mental Health (7 Fleet Street)</b> The Assistant Superintendent's Residence</p> 	<p><b>Moderate Significance</b></p> <p>Although the building contributes to the ability to understand changing patient care and design philosophies associated with the Hospital for the Insane, its contribution is secondary to the key buildings from this phase—the Administration Block (to Mental Hospital), Female Ward No.7 (Admissions) and Male Ward No.7 (Mental Hospital Admissions Block). The building's association with these buildings is also not easily understood—it is located on the other side of the campus and is also of a character that responds to its location on a residential street. While the building makes a positive contribution to the Fleet Street streetscape it has been modified and has lost much of its original architectural integrity. The building meets the threshold for Local heritage listing only.</p>	<p>Originally designed c1890 for a different site, a 1892 drawing was prepared for a new kitchen wing. Does not appear on the 1895 site plan for the Hospital.</p> <p>The significant sandstone front boundary wall was constructed c1930.</p> <p>The remnant sandstone kerbs on Fleet Street date from the nineteenth century.</p>	<p><b>Retain and adapt or demolish</b></p> <p>Retention and adaptation of the building is preferred—if retained, adaptation should ensure that the form and remaining fabric of the original building can continue to be appreciated.</p> <p>Although retention of this building is preferred, its demolition would not result in any significant adverse impacts on the heritage significance of the Cumberland Precinct.</p> <p>The significant sandstone front boundary wall and sandstone kerbs on Fleet Street should be retained and conserved.</p>
CH90a	<p><b>Bridgeway House Annex (7 Fleet Street)</b></p> <p>—</p> 	<p><b>Intrusive</b></p>	<p>The significant sandstone front boundary wall was constructed c1930.</p> <p>The remnant sandstone kerbs on Fleet Street date from the nineteenth century.</p>	<p><b>Demolish</b></p> <p>Demolish/remove when the opportunity arises.</p> <p>The significant sandstone front boundary wall and sandstone kerbs on Fleet Street should be retained and conserved.</p>
CH91	<p><b>Community Cottage/Craft Cottage (5 Fleet Street)</b></p> <p>—</p> 	<p><b>Little Significance</b></p> <p>A simple rectangular residential building with little aesthetic or technical significance.</p>	<p>Constructed post-1943</p> <p>The significant sandstone front boundary wall was constructed c1930.</p> <p>The remnant sandstone kerbs on Fleet Street date from the nineteenth century.</p>	<p><b>Retain and adapt or demolish</b></p> <p>New development should be avoided to assist with enhancing key views of the Female Factory and Lunatic Asylum from Fleet Street.</p> <p>The significant sandstone front boundary wall and sandstone kerbs on Fleet Street should be retained and conserved.</p>




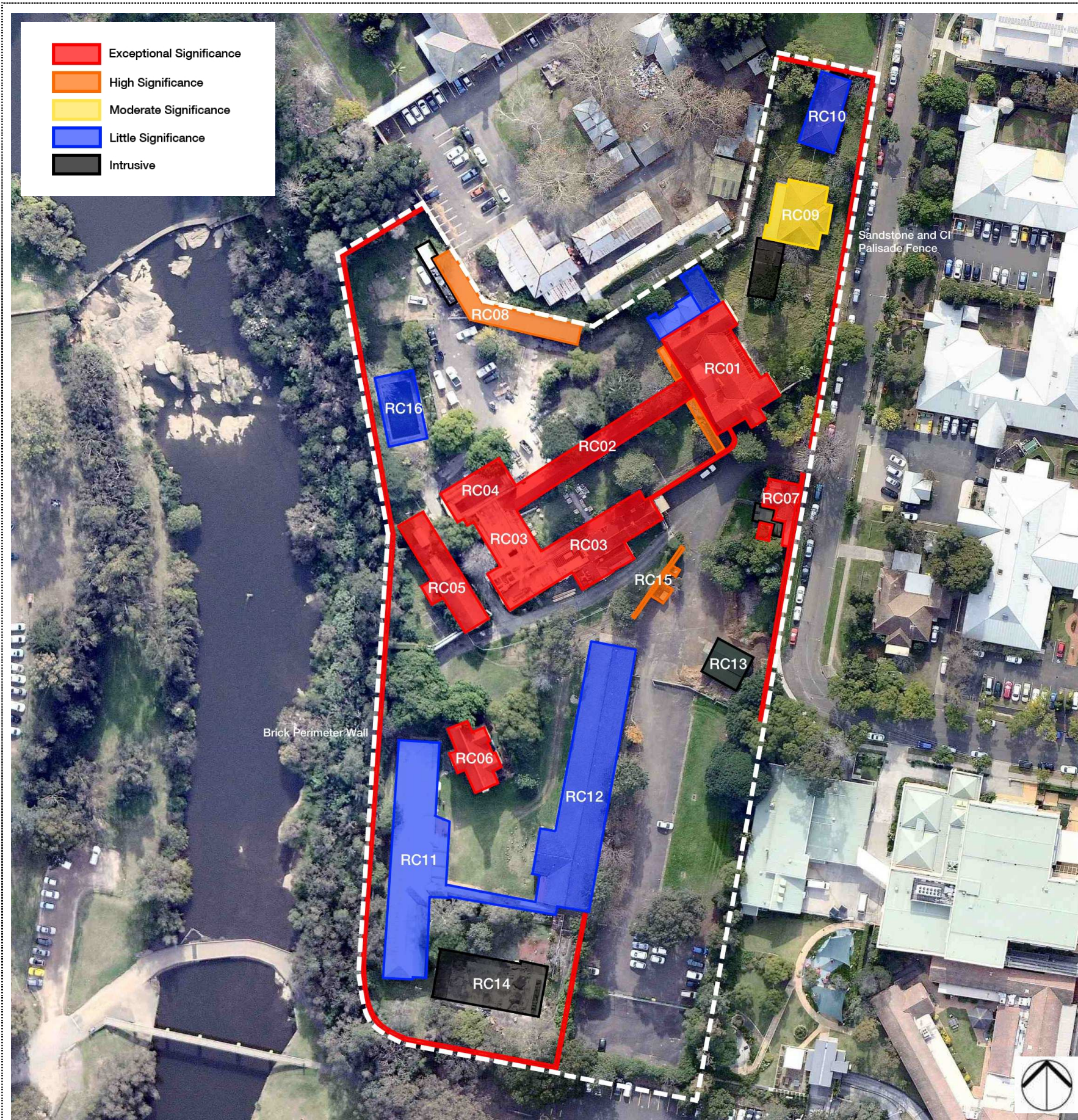
**Built Heritage Significance**

The Front Gardens are of Exceptional significance because:

- it contains extant gardens that were laid out during the late nineteenth and early twentieth century; and
- the precinct has a direct spatial relationship with the c1909 former Administration and Visitors building.

No	Name	Significance/Contribution	Notes	Recommendations
CH112	<p><b>Mental Health Sciences Building</b> Former visitors and administration block</p> 	<p><b>Exceptional Significance</b></p> <p>The original building form and fabric is of Exceptional heritage significance.</p> <p>The adjacent concrete ramps and aprons and surrounding garden beds and air-conditioning units are of Little significance or are Intrusive.</p>	<p>Designed by the Government Architects Walter Liberty Vernon and George MacRae and constructed c1910. It replaced the original Female Factory gates. The original design included gates that were to incorporate part of the original compound wall.</p> <p>Located on the original axis of the Female Factory. Designed to face both the river and the landscaped front gardens.</p> <p>Relatively intact. Intrusive air conditioning units in windows</p> <p>Included on the Health NSW s170 Heritage and Conservation register.</p>	<p><b>Retain, conserve and adapt</b></p> <p>Retain and conserve the form, scale and character of the building. Retain significant original/early fabric and remove later intrusive additions. Remove air conditioning units when the opportunity arises.</p> <p>Maintain vista to Parramatta River (west side) and relationship with the entry drive and Fleet Street.</p>
CH113	<p><b>Public Toilet</b> —</p> 	<p><b>Little Significance</b></p> <p>A simple utilitarian structure of little historic, technical or aesthetic significance. The central air vent is of some interest.</p>	<p>Constructed c1955.</p> <p>Evidence of unusual decorative elements for a public toilet building including semi-circular portico and decorative cupola on roof.</p>	<p><b>Retain and adapt or demolish</b></p> <p>The building may be retained and adapted or demolished. If retained then external alterations and additions will need to be minimised to avoid impacting views of the Female Factory and Lunatic Asylum and the Admin Building from Fleet Street.</p>
—	<p><b>Rubble Sandstone Front Boundary Wall</b> —</p> 	<p><b>High Significance</b></p> <p>The wall makes an important contribution to the sense of entry to the Cumberland Hospital site and to the Fleet Street streetscape.</p>	<p>Constructed c1929-1932 by patients. The stone was obtained from the former quarry site on Fleet Street prior to the quarry area being terraced and planted to become a 'sunken garden'.</p> <p>Included as an item of local heritage significance on Schedule 5 of the Parramatta LEP.</p>	<p><b>Retain and Conserve</b></p> <p>The wall should be retained and conserved and incorporated into any new proposals for the site.</p>

No	Name	Significance/Contribution	Notes	Recommendations
—	<p data-bbox="320 275 566 302"><b>Rusticated Fountain</b></p> <p data-bbox="320 323 350 350">—</p> 	<p data-bbox="991 275 1205 302"><b>High Significance</b></p> <p data-bbox="991 323 1516 411">The central element of a large circular fountain originally located at the front entry to the Female Factory.</p>	<p data-bbox="1602 323 2169 499">The rusticated fountain to the north of the former Administration Building (CH112) was originally located at the front entry to the Female Factory (see 1880s image of front entry) It was relocated to its current position in 1909 to allow for the construction of the existing Administration Building.</p> <p data-bbox="1602 516 2154 604">The integrity of the structure has been compromised through use of high cement content mortar repairs and additions.</p>	<p data-bbox="2211 275 2457 302"><b>Retain and conserve</b></p> <p data-bbox="2211 323 2772 411">The fountain should be retained and conserved and incorporated into any new landscaping of the area in a meaningful way.</p>



### Built Heritage Significance




The Norma Parker Centre/Kamballa site has been associated with the institutional care of children and adolescents in New South Wales since 1841. Originally constructed as the Roman Catholic Orphan School it was the Parramatta Girl's Industrial School from 1886 to 1980.




The site demonstrates the functions and underlying philosophy behind both the orphanage and reform school. The available detailed documentary evidence and the intactness of the place today make it possible to have some appreciation of the lives of generations of unfortunate children for whom the place was home. In particular:




- The grouping of buildings, added to in stages, around a courtyard with verandahs and a covered way which provided makeshift dining and assembly areas during the orphanage period and the surviving working buildings such as the laundry in which the girls worked.
- The enclosed gardens so formed.
- The form of the courtyard buildings with their long, narrow attic spaces which were the dormitories through both periods.
- The uniformity of scale, design and materials of the buildings and additions built between 1844 and 1882 under the aesthetic influence of the gothic revival movement.
- Its important relationship with the neighbouring Female Factory and dividing stone wall which reinforces the institutional qualities of the place.
- The central (original) section of the main building, being a rare surviving example in NSW of the work of Henry Ginn of the Colonial Engineers.

The place is a key element in an important historic precinct of government and institutional sites that extends from old Government House and its domain to Parramatta Gaol, related geographically by their common boundary to the Parramatta River and thematically by their institutional nature. The place has important associations with prominent Catholic Church figures, Walter Bethel (Secretary of Dept of Child Welfare), Dr Keith Brown (visiting Medical Officer) and Norma Parker (social worker).

12 13 Roman Catholic Orphan School/Airing Yards (Norma Parker Centre/Kamballa)




No	Name	Image	Significance/Contribution	Notes	Recommendations
RC01	Main Building Administration Building		Exceptional Significance  Some later additions are intrusive.	The main building comprises the central section of three and four storeys constructed in sandstone in 1843 and the two symmetrically placed additions built in brickwork with stone dressings in 1867 (west wing) and c1882 (east wing).  The building has undergone considerable internal and external modification.	<b>Retain, conserve and adapt</b>  Demolish intrusive elements.  Prepare detailed conservation study to guide adaptation works.  Appropriate new uses may include:
RC02	Covered Way/Shelter —		Exceptional Significance		<b>Retain and conserve</b>  Demolish intrusive elements.  Repair damaged fabric.  Prepare detailed conservation study to guide adaptation works.
RC03	South-West Range Dormitories, School Room and Dining Room		Exceptional Significance	The buildings that make up the southwest range were constructed between 1850 and 1852. Significantly damaged by fire—currently being restored.	<b>Retain, conserve and adapt</b>  Demolish intrusive elements.  Prepare detailed conservation study to guide adaptation works.  Appropriate new uses may include:




No	Name	Image	Significance/Contribution	Notes	Recommendations
RC04	Chapel —		<b>Exceptional Significance</b>	<p>The Chapel was constructed between 1850 and 1882. Significantly damaged by fire—currently being restored.</p> <p>(For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i>, prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)</p>	<p><b>Retain, conserve and adapt</b></p> <p>Demolish intrusive elements.</p> <p>Prepare detailed conservation study to guide adaptation works.</p> <p>Appropriate new uses may include:</p>
RC05	Laundry —		<b>Exceptional Significance</b>	<p>Constructed in 1882 the laundry building is a two-storey building with a washroom, mangling room, ironing room and boiler room annex on the ground floor and a loft at first floor level.</p> <p>The interior of the laundry has not been inspected.</p> <p>(For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i>, prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)</p>	<p><b>Retain, conserve and adapt</b></p> <p>Appropriate new uses may include:</p>
RC06	Bethel House Hospital		<b>Exceptional Significance</b>	<p>Bethel House, originally built as an infirmary in 1864, is considered to be a model building of its type at that time. It is a well-designed gothic revival building separated from, but closely related to the other 'gothic' structures on the site. It exhibits typical 'gothic' detailing such as carved barge boards, steep pitched gabled roof and the central fleche and the ventilation system within the roof is evidence of the emphasis on fresh air in late nineteenth century hospital design.</p> <p>The buildings was considerably altered, however, in 1986 it was partially restored as part of its adaptive re-use for offices—there were few major alterations and some of the original external fabric was restored or re-constructed. Today the building more closely reflects its original form although Some internal modifications continue to affect an understanding of its original layout and use.</p> <p>The building is in poor condition.</p> <p>(For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i>, prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)</p>	<p><b>Retain, conserve and adapt</b></p> <p>Demolish intrusive elements.</p> <p>Re-instate original internal layout when the opportunity arises.</p> <p>Prepare detailed conservation study to guide adaptation works.</p> <p>Appropriate new uses may include:</p>




No	Name	Image	Significance/Contribution	Notes	Recommendations
RC07	<p><b>Gatehouse</b> Caretaker's Residence</p>		<p><b>Exceptional Significance</b></p>	<p>The gatehouse appears to have been constructed as part of the works program undertaken in 1861-1862. The area between the main sandstone building and brick service wing has been infilled with poorly detailed skillion-roofed additions.</p> <p>(For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i>, prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)</p>	<p><b>Retain, conserve and adapt</b></p> <p>Demolish intrusive elements.</p> <p>Prepare detailed conservation study to guide adaptation works.</p> <p>Appropriate new uses may include:</p>
RC08	<p><b>Sheds</b> Carriage Shed and Stables/Play Shed/Stores and Toilets</p>		<p><b>High Significance</b></p> <p>The original form and fabric of the building is of High heritage significance. The later additions at the north are intrusive.</p>	<p>Constructed over various stages prior to 1880 when they were used as stables, a carriage house, cow shed, play shed and later isolation cells.</p> <p>(For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i>, prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)</p>	<p><b>Retain, conserve and adapt original fabric</b></p> <p>Retain, conserve and adapt the original form and fabric. Remove later additions when the opportunity arises.</p>
RC09	<p><b>Residence (1936)</b> Superintendent's Residence</p>		<p><b>Moderate Significance</b></p> <p>Has some significance for its association with the Girl's Industrial School.</p> <p>Is a relatively intact example of its type but detracts from the setting of the Main Building.</p>	<p>Appears to be relatively intact and in reasonable condition. Could be re-used as a residence.</p> <p>Existing opening and gate in palisade fence along Fleet Street.</p> <p>Should ideally be removed to improve views of the Main Building of the Roman Catholic Orphan School.</p> <p>(For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i>, prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)</p>	<p><b>Retain and adapt or demolish</b></p> <p>This building can be re-used as a residence and can undergo considerable internal modification. External modifications may be acceptable provided that they do not adversely impact other buildings and structures of greater significance and their setting/curtilage—including the main building, the Norma Parker Centre/Kamballa Precinct in general and the Female Factory wall to the rear.</p>



12 13 Roman Catholic Orphan School/Airing Yards (Norma Parker Centre/Kamballa)

No	Name	Image	Significance/Contribution	Notes	Recommendations
RC10	<p><b>Residence (1969)</b> Deputy Superintendent's Residence</p>		<p><b>Little Significance</b></p> <p>Has some significance for its association with the Girl's Industrial School.</p> <p>Is undistinguished architecturally and detracts from the setting of the Main Building of the Roman Catholic Orphan School.</p>	<p>Appears to be relatively intact. Could be re-used as a residence.</p> <p>Existing opening and gate in palisade fence along Fleet Street would facilitate car parking and garage access.</p>	<p><b>Retain and adapt or demolish</b></p> <p>This building can undergo considerable modification provided that they do not adversely impact other buildings and structures of greater significance and their setting/curtilage—including the main orphanage building and Norma Parker Precinct in general and Female Factory wall to the rear.</p>
RC11	<p><b>Hospital Wing (1936)</b> —</p>		<p><b>Little Significance</b></p> <p>Constructed in c1934 to supplement the infirmary (Bethel House). An unremarkable example of 1930s hospital design with no aesthetic relationship to the other buildings on the site.</p>	<p>(For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i>, prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)</p>	<p><b>Retain and adapt or demolish</b></p> <p>This building can undergo considerable modification provided that they do not adversely impact other buildings and structures of greater significance including Bethel House and the perimeter wall.</p>
RC12	<p><b>Industrial School Building (1967)</b> Industrial Classroom Block</p>		<p><b>Little Significance</b></p> <p>A standard Public Works Department building of its time that does not have an aesthetic relationship to the other buildings on the site. It also intrudes on the setting of Bethel House and obscures views of Bethel house from the street and denies an appreciation of Bethel House as part of the complex of nineteenth-century buildings.</p>	<p>(For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i>, prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)</p>	<p><b>Retain and adapt or demolish</b></p> <p>This building can undergo considerable modification provided that changes do not adversely impact other buildings and structures of greater significance including Bethel House and the perimeter wall.</p>

No	Name	Image	Significance/Contribution	Notes	Recommendations
RC13	<p>Large Steel Shed</p> <p>—</p>		<p><b>Intrusive</b></p> <p>The large steel shed bears little aesthetic relationship with the more significant nineteenth-century buildings on the site and detracts from the landscape character of the precinct.</p>	<p>(For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i>, prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)</p>	<p><b>Demolish</b></p> <p>Should be demolished/removed when the opportunity arises.</p>
RC14	<p>Concrete slab</p> <p>Childcare Centre</p>		<p><b>Intrusive</b></p> <p>The concrete slab detracts from the landscape character of the precinct.</p>	<p>The concrete slab is a remnant of the Child Care Centre that was built on the site c1986 but later demolished.</p> <p>(For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i>, prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)</p>	<p><b>Demolish</b></p> <p>Should be demolished/removed when the opportunity arises.</p>
RC15	<p>Remnant Internal Compound Walls/Structures</p> <p>—</p>		<p><b>High/Moderate Significance</b></p> <p>As a remnant of the original internal walls that separated areas within the Norma Parker Precinct it provides evidence of the historical development of the Precinct.</p>	<p>Original wall has been largely demolished. Later additions are of little significance or are intrusive.</p> <p>(For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i>, prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)</p>	<p><b>Retain and conserve</b></p> <p>Retain and conserve original or early fabric. Demolish intrusive additions.</p>

No	Name	Image	Significance/Contribution	Notes	Recommendations
RC16	Swimming pool —		<b>Little Significance</b> May have been a valued recreational feature on the site but does not contribute to the overall historic character of the Precinct. Safety fencing is an intrusive feature.	Retaining wall may provide some landscape amenity and could be incorporated into future landscaping works on the site.  (For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i> , prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)	<b>Retain or demolish</b> Potentially re-use retaining wall in future landscape schemes. If removed then the safety fencing should also be removed.
—	Perimeter Wall (south and west boundaries) —		<b>Exceptional Significance</b> The brick perimeter walls were originally constructed as part of the site's adaptation to become the Girl's industrial School in 1886—the walls were increased in height at a later date.	The height of the wall represents challenges for future uses within the Norma Parker Precinct.  There are a number of existing openings in the wall that could be re-opened to provide access to both sides of the wall.  The wall is being impacted in many places due to growth of self-seeded fig trees.  (For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i> , prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)	<b>Retain and conserve</b> Remove fig tree shoots and repair brickwork. Make use of existing openings and gates. Minimise number of new openings.
—	Palisade Fence (East Boundary) —		<b>Exceptional Significance</b> The palisade fence was constructed	Constructed c1860s.  In poor condition in many places due to impacts of fig tree roots.  (For more information refer to <i>Norma Parker Centre/Kamballa, Parramatta Conservation Plan</i> , prepared by the Heritage Group, State Projects, Department of Public Works and Services in 1997.)	<b>Retain and conserve</b> Make use of existing openings and gates. Repair stonework and steel fencing. Minimise number of new openings.



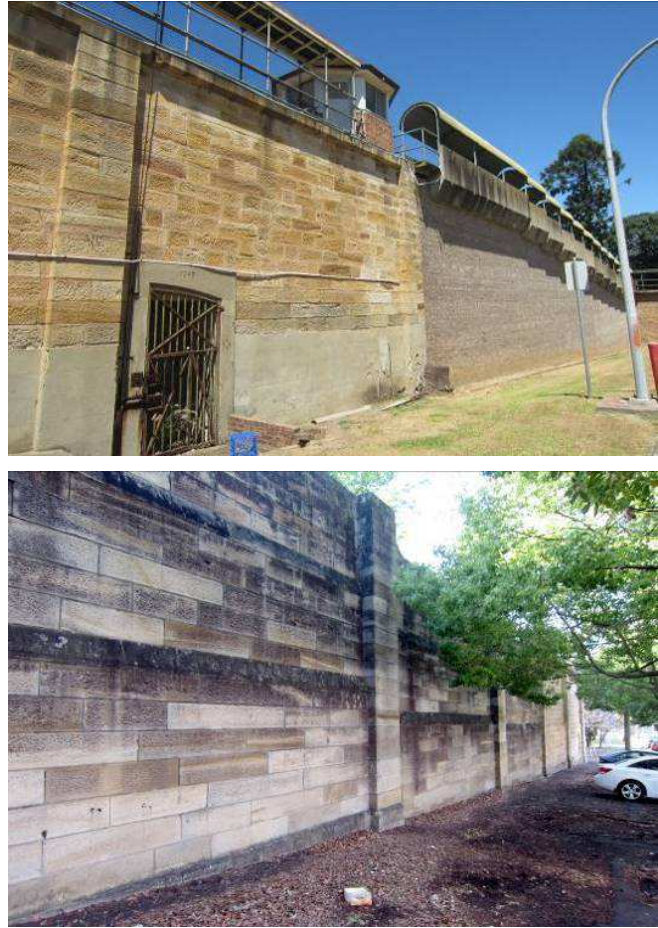

### Built Heritage Significance


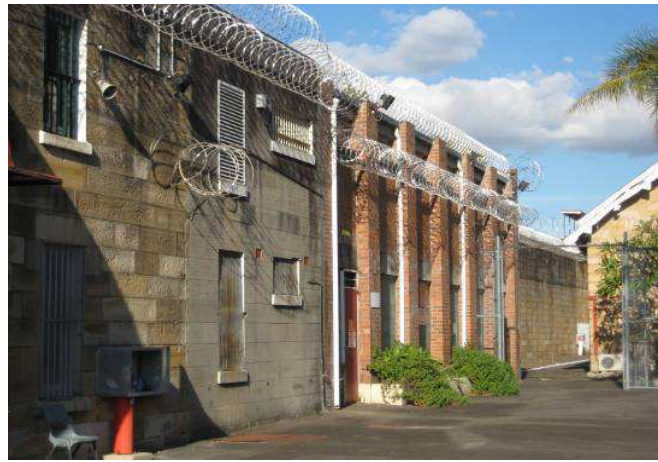
Parramatta Correctional Centre walled complex is of exceptional significance because of:

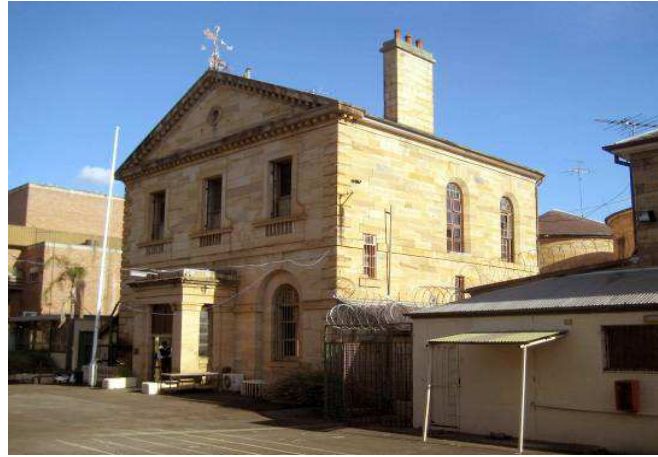
- its status as the oldest gaol in original use in Australia as the most intact of the early (pre-1850) goals of Australia;
- the way its fabric reflects the shifts of penal philosophy and changes in use from the 1830s to the construction of Long Bay in the early twentieth century;
- the constructional character and quality of its early buildings and in particular its stone slab floors, ashlar walls and timber roof trusses;
- its strong, documented, century and a half associations with people who have shaped its fabric and regimes and with those who have been shaped by it—both for better and worse and whether famous or infamous;
- its physical and spatial quality as an enclosed complex: in particular the character established by its coherent architectural form and predominant sandstone and slate materials.



As a corollary of the above, the fabric of the complex is an educational and archaeological resource: educational, as a continuing document of Australian social history; and archaeological, as a potential source of information about the post-1788 cultural past of the colony. Nevertheless, the primary significance is as a continuing and developing institution, not as an obsolete and static monument.

The complex is also significant to Parramatta as an element in a group of early institutions linked by a parkland setting along the left bank of the Parramatta River: embracing the Cumberland Hospital (originally Female Factory, 1822) and the Norma Parker Centre (originally the Roman Catholic Female Orphan School of 1841-43).

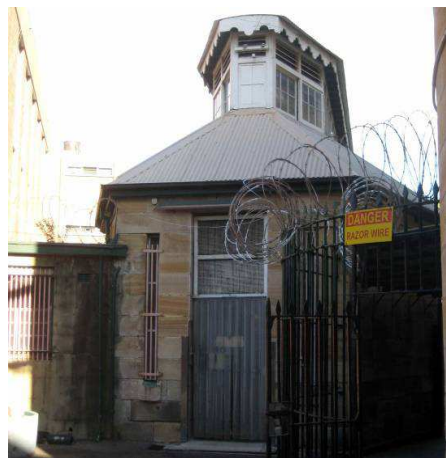

No	Name	Significance/Contribution	Notes	Recommendations
—	<p data-bbox="320 275 825 302"><b>Sandstone Perimeter and Compound Walls</b></p> <p data-bbox="320 323 350 344">—</p> 	<p data-bbox="991 275 1285 302"><b>Exceptional Significance</b></p> <p data-bbox="991 323 1546 380">The sandstone perimeter and compound walls are of <i>Exceptional</i> or <i>High</i> heritage significance.</p> <p data-bbox="991 401 1486 457">Later intrusive elements include wall-mounted services and conduits etc.</p>	<p data-bbox="1596 323 2169 554">Constructed in different stages and at different times: 1836-1837 (north and east walls), 1863 (east wall extension), 1880s (east wall extension and south wall), 1890s (south wall extension and sandstone compound wall), 1922 (west wall and replacement of original west wall). Some of the original walls within the gaol complex have been demolished.</p> <p data-bbox="1596 575 2139 632">Gate entrance and truck entrance constructed in original 1836-1837 wall.</p>	<p data-bbox="2205 275 2466 302"><b>Retain and conserve</b></p> <p data-bbox="2205 323 2748 380">The sandstone walls should be retained and conserved and later intrusive elements removed.</p> <p data-bbox="2205 401 2748 457">Repairs should make use of traditional techniques appropriate to the materials used.</p> <p data-bbox="2205 478 2748 554">The characteristics of the walls for each period, including surface tooling and pointing should be retained in any reconstruction or adaptation.</p> <p data-bbox="2205 575 2748 653">Modifications to the 1836-1837 walls should not occur unless it is to re-instate original fabric, openings or details.</p>
—	<p data-bbox="320 1276 789 1304"><b>Brickwork Perimeter and Precinct Walls</b></p> <p data-bbox="320 1325 350 1346">—</p> 	<p data-bbox="991 1276 1205 1304"><b>High Significance</b></p>	<p data-bbox="1596 1325 2065 1381">Constructed in the 1920s to replace earlier sandstone walls from the 1890s.</p>	<p data-bbox="2205 1276 2466 1304"><b>Retain and conserve</b></p> <p data-bbox="2205 1325 2748 1381">The wall should be retained and conserved and later intrusive elements removed.</p> <p data-bbox="2205 1402 2748 1514">Repairs should make use of traditional techniques. The characteristics of the wall, including surface tooling and pointing should be retained in any reconstruction or adaptation.</p>



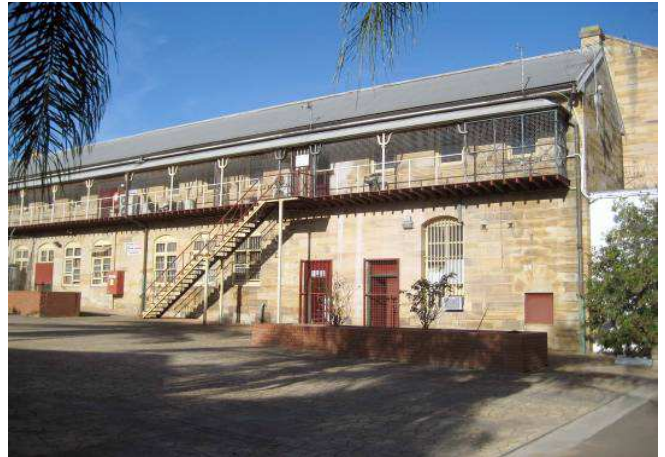
No	Name	Significance/Contribution	Notes	Recommendations
—	<p>1970s brick Precinct wall</p> <p>—</p> 	<p>Moderate Significance</p>	<p>Constructed in the 1970s at the same time as the linen service building.</p>	<p><b>Retain and conserve or Modify</b></p> <p>The wall should be retained, if possible. Substantial change is acceptable provided that interpretation of the original enclosure of Parramatta Gaol and the Parramatta Gaol Farm (to the north) is retained.</p>
—	<p>Watch towers and catwalks</p> <p>—</p> <p>Image to be inserted.</p>	<p>High/Moderate Significance</p>	<p>Constructed from c1898 onwards.</p>	<p>To be confirmed</p>
PG01	<p>Gatehouse Range</p> 	<p><b>Exceptional/High Significance</b></p> <p>Original form and fabric is of exceptional significance. Later additions are of lesser significance.</p>	<p>Originally constructed in the 1840s and extended to the north and south in the 1940s and 1950s and again to the south in the 1970s.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The Gatehouse Range should be retained, conserved and adapted. Intrusive additions and alterations should be removed when the opportunity arises.</p>


No	Name	Significance/Contribution	Notes	Recommendations
PG02	<p>Gaoler's House/Governor's House</p> 	<p><b>Exceptional Significance</b> Original form and fabric is of exceptional significance. Later additions are of lesser significance.</p>	<p>Originally constructed in the 1840s</p>	<p><b>Retain, conserve and adapt</b> The Gaoler's House should be retained, conserved and adapted. Intrusive additions and alterations should be removed when the opportunity arises.</p>
PG03	<p>Former Female Hospital</p> <p>—</p> <p>Image to be inserted.</p>	<p><b>Exceptional Significance</b> Original form and fabric is of exceptional significance. Later additions are of lesser significance.</p>	<p>Originally constructed in the 1840s</p>	<p><b>Retain, conserve and adapt</b> The former Female Hospital building should be retained, conserved and adapted. Intrusive additions and alterations should be removed when the opportunity arises.</p>
PG04	<p>Cell Wing 1</p> <p>—</p> <p>Image to be inserted.</p>	<p><b>Exceptional Significance</b> Original form and fabric is of exceptional significance. Later additions are of lesser significance.</p>	<p>Originally constructed in the 1840s</p>	<p><b>Retain, conserve and adapt</b> Cell Wing 1 should be retained, conserved and adapted. Intrusive additions and alterations should be removed when the opportunity arises.</p>


No	Name	Significance/Contribution	Notes	Recommendations
PG05	<p>Cell Wing 2</p> <p>—</p> 	<p><b>Exceptional Significance</b></p> <p>Original form and fabric is of exceptional significance. Later additions are of lesser significance.</p>	<p>Originally constructed in the 1840s</p>	<p><b>Retain, conserve and adapt</b></p> <p>Cell Wing 2 should be retained, conserved and adapted. Intrusive additions and alterations should be removed when the opportunity arises.</p>
PG06	<p>Cell Wing 3</p> <p>—</p> 	<p><b>Exceptional Significance</b></p> <p>Original form and fabric is of exceptional significance. Later additions are of lesser significance.</p>	<p>Originally constructed in the 1840s</p>	<p><b>Retain, conserve and adapt</b></p> <p>Cell Wing 3 should be retained, conserved and adapted. Intrusive additions and alterations should be removed when the opportunity arises.</p>


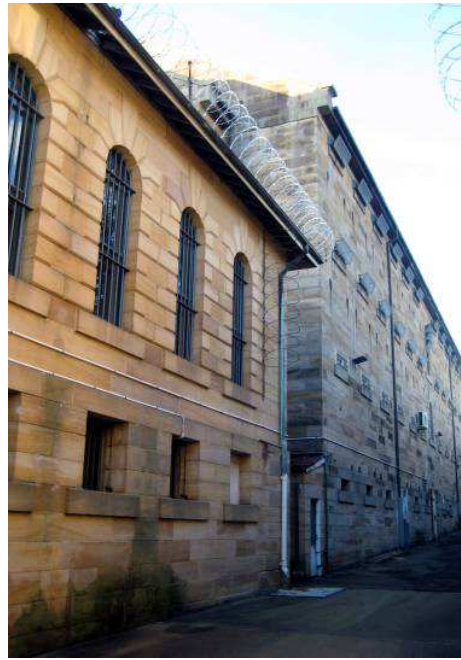


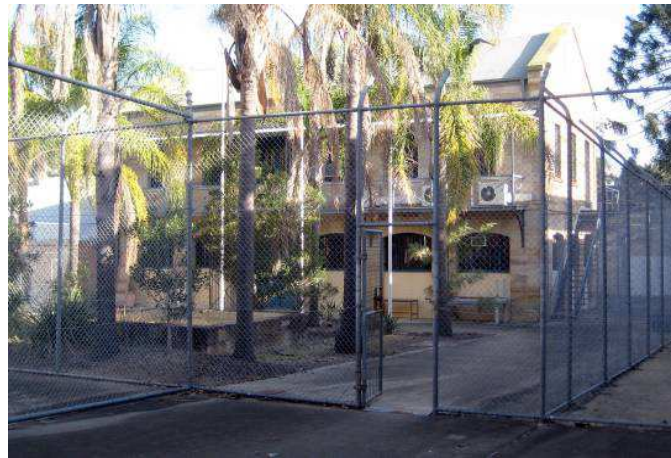

No	Name	Significance/Contribution	Notes	Recommendations
PG07	<p>Cell Wing Yards</p> <p>—</p> <p>Image to be inserted.</p>	<p><b>High Significance</b></p> <p>The yard spaces between Cell Wings 1, 2 and 3 are unencumbered and retain their 1860s palisade fencing and the remains of an improved version of Coles' 'open to inspection' type of privy introduced in the 1860s.</p>	<p>Originally constructed in the 1860s.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The pre-1918 state of the Cell Wing Yards should be retained and conserved to allow for their original function to continue to be appreciated. Intrusive structures should be removed when the opportunity arises.</p>
PG08	<p>The Cookhouse</p> <p>—</p> 	<p><b>Exceptional/High Significance</b></p>	<p>The original cookhouse was constructed in 1854 and extended and slated in 1860. The current cookhouse was constructed c1865 and extended in 1896</p>	<p><b>Retain, conserve and adapt</b></p> <p>The Cookhouse should be retained, conserved and adapted. Its external form and original fabric should be retained.</p>
PG09	<p>Assembly Hall/Auditorium</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>While it has a form and fabric that is intrusive within its historic setting it has played an important recreational role since being constructed.</p>	<p>Constructed in 1975.</p> <p>Originally designed as an assembly hall with kitchen underneath the ground floor was instead used as a linen workshop. The ground floor was later used as professional interview rooms.</p>	<p><b>Retain and Adapt or Demolish</b></p> <p>The auditorium can be retained and adapted or demolished. If demolished then any new development will need to have regard to its historic setting and proximity to the Cookhouse, Gaoler's House and Cell Wing 3.</p>

No	Name	Significance/Contribution	Notes	Recommendations
PG10	<p><b>Demountable Office</b></p> <p>—</p> 	<p><b>Intrusive</b></p> <p>The demountable detracts from its historic setting, in particular the setting of the Gaoler's House, the former Female Hospital, Cell Wings 1, 2 and 3 and the Cookhouse.</p>	<p>The temporary demountable was installed in 1980 on the site of an earlier visiting facility.</p>	<p><b>Demolish/Remove when the opportunity arises</b></p>
PG11	<p><b>The Chapel</b></p> <p>—</p> 	<p><b>High Significance</b></p>	<p>The Chapel is an 'Early English' gothic structure that was completed in 1908.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The Chapel should be retained, conserved and adapted. The external form and original fabric should also be retained.</p>
PG12	<p><b>Showers/Offices</b></p> <p>Workshop Range</p> 	<p><b>Exceptional/High Significance</b></p>	<p>Originally completed in 1866 it housed all of the industrial activities at the Gaol (except for the 'stonies' in their yard), which allowed for demolition of most of the makeshift structures in the Cell Wing Yards. It was significantly damaged by fire in 1975. As part of the 1977 rebuild the interiors were recycled for other uses but the original sandstone walls were retained.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The building should be retained, conserved and adapted. The external form and original fabric should also be retained.</p>

No	Name	Significance/Contribution	Notes	Recommendations
PG13	<p>The Dead House</p> 	<p>Exceptional/High Significance</p>	<p>Originally completed in 1864 after completion of the extension to the Gaol—it was located as far as possible from the accommodation areas. It was used to place dead prisoners prior to their removal for burial and was occasionally used for post-mortem examinations.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The building should be retained, conserved and adapted. The external form and original fabric should also be retained.</p>
PG14	<p>Muster Ground</p> <p>Image to be inserted.</p>	<p>Moderate Significance</p>	<p>Originally created as part of the 1860s extension to the gaol. It was the only common ground for prisoner industrial activity in the precinct and was used for a large carpenter’s shed, yard for debtors and stables. The parade and muster ground was formally created in 1907 at completion of the Chapel.</p>	<p><b>Retain and conserve</b></p> <p>Retain the open space character of the Muster Ground and any original early fabric.</p>
PG15	<p>Dental Surgery (Night Senior’s Office)</p> <p>Image to be inserted.</p>	<p>Little Significance</p>	<p>The building was originally constructed in the 1970s at the east end of the Muster Ground and accommodated a dentist, then barber and then the senior assistant superintendent.</p>	<p><b>Retain and adapt pr demolish</b></p> <p>The building can be retained and adapted or demolished. Any new development should be of a similar scale and not detract from or obscure the entry to the Chapel.</p>

No	Name	Significance/Contribution	Notes	Recommendations
PG16	<p>Segregation Yards</p> <p>Image to be inserted.</p>	Little Significance	<p>The demolition of the circle (centrally located in front of Cell Wings 4, 5 and 6) in 1985 required the construction of new segregation yards by 1988.</p> <p>Designed to provide an area where prisoners could be isolated both from the prison community and from each other.</p>	<p><b>Retain and adapt or demolish</b></p> <p>The Segregation yards may be retained and adapted but should ideally be removed when the opportunity arises to assist with re-instating the previous spatial relationships and conventional surveillance vistas.</p>
PG17	Cell Wing 4	High Significance	<p>Cell Wings 5 (1884), 4 (1884) and 6 (1899) were largely constructed with the use of prison labour.</p> <p>All three are of a type most commonly built in the nineteenth century and all were designed to have mid-range entries, control points and adjacent masonry stairs within the cell alignments. By the time that Cell Wing 6 was constructed the masonry stair was replaced with an iron stair.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The building should be retained, conserved and adapted. The external form and original fabric should also be retained. New fabric should be complementary to the existing significant fabric but discernible on close inspection. Any modification of the interiors should ensure that at least one sample of each type of cell in each wing should be retained with its space and surviving early fittings intact.</p>
PG18	<p>Cell Wing 5</p> 	High Significance	<p>Cell Wings 5 (1884), 4 (1884) and 6 (1899) were largely constructed with the use of prison labour.</p> <p>All three are of a type most commonly built in the nineteenth century and all were designed to have mid-range entries, control points and adjacent masonry stairs within the cell alignments. By the time that Cell Wing 6 was constructed the masonry stair was replaced with an iron stair.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The building should be retained, conserved and adapted. The external form and original fabric should also be retained. New fabric should be complementary to the existing significant fabric but discernible on close inspection. Any modification of the interiors should ensure that at least one sample of each type of cell in each wing should be retained with its space and surviving early fittings intact.</p>

No	Name	Significance/Contribution	Notes	Recommendations
PG19	<p>Cell Wing 6</p> 	<p>High Significance</p>	<p>Cell Wings 5 (1884), 4 (1884) and 6 (1899) were largely constructed with the use of prison labour.</p> <p>All three are of a type most commonly built in the nineteenth century and all were designed to have mid-range entries, control points and adjacent masonry stairs within the cell alignments. By the time that Cell Wing 6 was constructed the masonry stair was replaced with an iron stair.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The building should be retained, conserved and adapted. The external form and original fabric should also be retained. New fabric should be complementary to the existing significant fabric but discernible on close inspection. Any modification of the interiors should ensure that at least one sample of each type of cell in each wing should be retained with its space and surviving early fittings intact.</p>
PG20	<p>Store 5 Wing Annex</p> 	<p>High Significance</p>	<p>Added to the west end of 5 wing in 1910-1911 largely using prisoner labour. The upper floor was connected to the ground floor of 5 Wing and was used as a work room for the 'larrikin' class. The basement contained the bath house. It was most recently used as a store room associated with the nearby reception building.</p>	<p><b>Retain, conserve and adapt</b></p> <p>The building should be retained, conserved and adapted. The external form and original fabric should also be retained. New fabric should be complementary to the existing significant fabric but discernible on close inspection.</p>

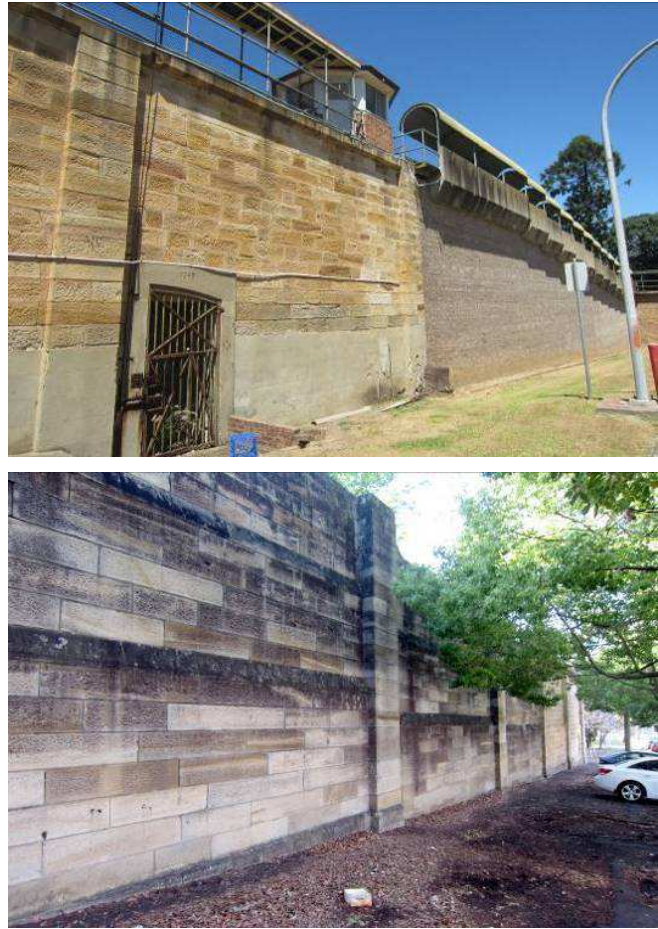

No	Name	Significance/Contribution	Notes	Recommendations
PG21	<p>Spaces enclosed by Cell Wings 4, 5 and 6</p> <p>Image to be inserted.</p>	High Significance	During construction of Cell Wings 4, 5 and 6, the space flanked by these wings featured a stonemason's shed.	<p><b>Retain, conserve and adapt</b></p> <p>Retain and conserve the open space character of the former circle space. The pre-1918 palisade fencing, gates and steps should be retained and conserved.</p>
PG22	<p>Education Centre</p> <p>Mason's and Carpenter's Shop</p> 	High Significance	On completion of the southwest extension to the Gaol in the 1890s the new area became a workyard for the construction of 6 Wing. By 1896 a two-storey structure had been constructed in the northwest corner of the extended area. The carpenter's occupied the first floor and the stonemasons had their bankers on the unpaved an open arcaded ground floor. Access was via a narrow stair on the north wall.	<p><b>Retain, Conserve and Adapt</b></p> <p>The building should be retained, conserved and adapted. The original form and fabric of the building should be retained and conserved. The ground floor arcade should be emphasised as part of any future adaptation.</p>
PG23	<p>Reception and Administration Buildings</p> <p>—</p> 	Little Significance	The existing buildings were constructed in 1993 under the supervision of the Government Architect's Office and include a two-storey gatehouse, a visiting facility and holding yards for prisoners.	<p><b>Retain and adapt or demolish</b></p> <p>The buildings can be retained and adapted or demolished.</p>



No	Name	Significance/Contribution	Notes	Recommendations
PG24	<p data-bbox="320 275 552 302">Unknown Structure</p> <p data-bbox="320 323 350 350">—</p> <p data-bbox="320 380 552 407">Image to be inserted.</p>	<p data-bbox="991 275 1205 302">Little Significance</p>	<p data-bbox="1602 323 1863 350">Constructed post-1995.</p>	<p data-bbox="2211 275 2555 302"><b>Retain and adapt or demolish</b></p> <p data-bbox="2211 323 2694 380">The building can be retained and adapted or demolished.</p>





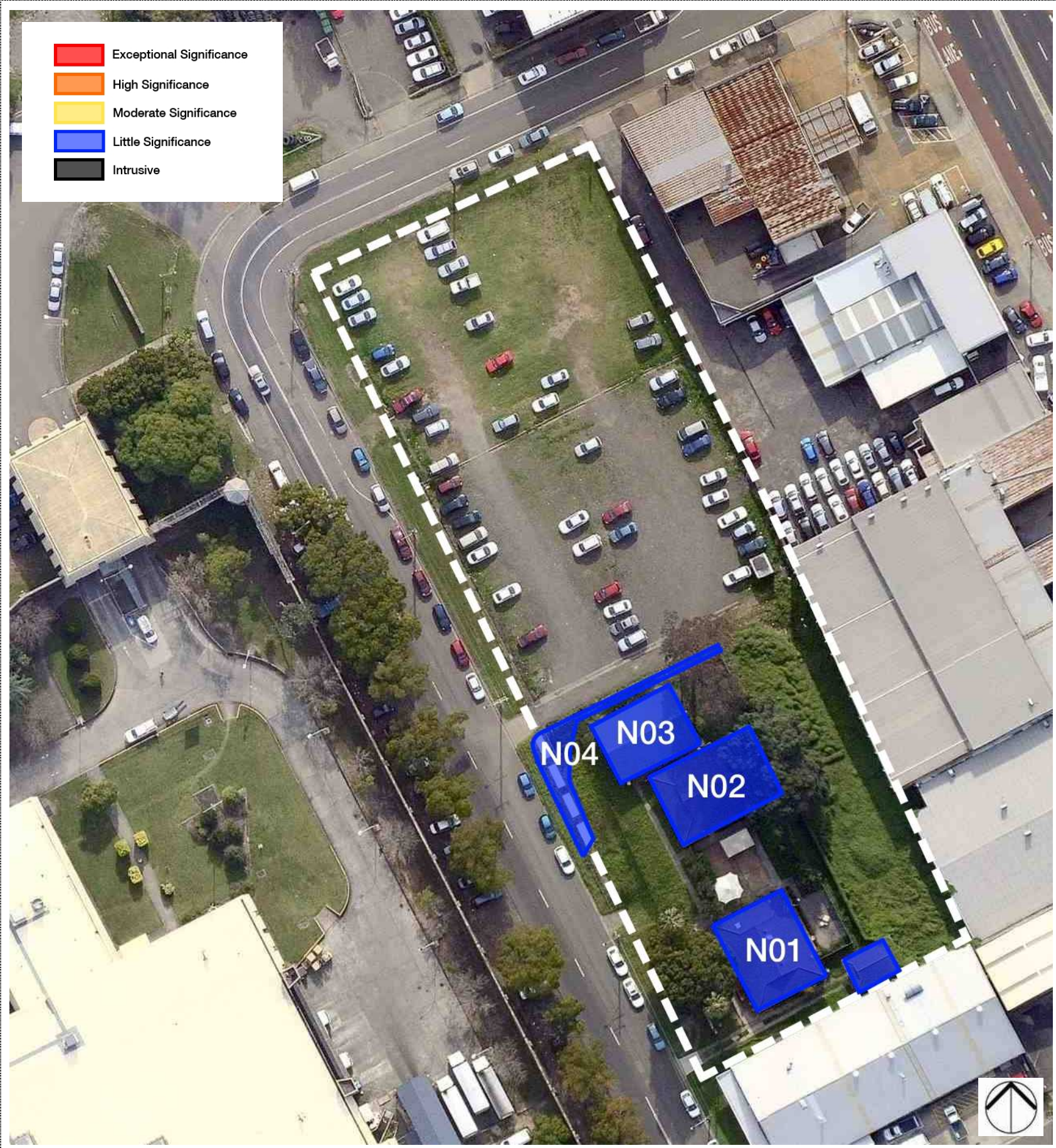
Built Heritage Significance



No	Name	Significance/Contribution	Notes	Recommendations
P1	<p>Gaol walls (1836-1890s Sandstone)</p> <p>—</p> 	<p><b>Exceptional Significance</b></p> <p>Constructed in different stages and at different times between 1836-1837 (south wall) and 1890s (east and north walls). Some of the original walls within the gaol complex have been demolished.</p> <p>Gate entrance and truck entrance constructed in original 1836-1837 wall.</p> <p>Later intrusive elements include wall-mounted services and conduits etc.</p>		<p><b>Retain and conserve</b></p> <p>The sandstone walls should be retained and conserved and later intrusive elements removed.</p> <p>Repairs should make use of traditional techniques appropriate to the materials used.</p> <p>The characteristics of the walls for each period, including surface tooling and pointing should be retained in any reconstruction or adaptation.</p> <p>Modifications to the 1836-1837 south wall should not occur unless it is to re-instate original fabric, openings or details.</p> <p>Modifications to the east and north walls, including the creation of new openings may be possible provided that they are kept to a minimum and provided that there are minimal impacts on the contribution to the streetscape and to the sense of enclosure.</p>
P2	<p>Gaol walls (1920s Brickwork)</p> <p>—</p> 	<p><b>High Significance</b></p> <p>Constructed in the 1920s to replace earlier sandstone walls from the 1890s.</p>		<p><b>Retain and conserve</b></p> <p>The wall should be retained and conserved and later intrusive elements removed.</p> <p>Repairs should make use of traditional techniques. The characteristics of the wall, including surface tooling and pointing should be retained in any reconstruction or adaptation.</p> <p>Some modification of the wall may be acceptable provided that it does not detract from the ability to understand the original function and alignment of the wall and it is still possible to understand the overall enclosure of the original Gaol farm.</p>




No	Name	Significance/Contribution	Notes	Recommendations
P3	<p>Gaol walls (1970s Brickwork)</p> <p>—</p> 	<p><b>Moderate Significance</b></p> <p>Constructed in the 1970s at the same time as the linen service building.</p>		<p><b>Retain and conserve or Modify</b></p> <p>The wall should be retained, if possible. Substantial change is likely to be acceptable.</p>
P4	<p>Watch towers and catwalks</p> <p>Images to be inserted.</p>	<p><b>High Significance?</b></p> <p>Constructed c1898.</p>		<p><b>To be confirmed</b></p>
P5	<p>Linen Service Building (and associated structures)</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>Constructed in the 1970s the facility has provided an important function for the state hospital system. However, its large bulk detracts from the ability to understand the site's former use as the Parramatta Gaol 'farm'. It also detracts from the aesthetic values of the former gaol walls, particularly when viewed from Barney Street.</p>		<p><b>Demolish</b></p> <p>This building should be removed when the opportunity arises.</p>


No	Name	Significance/Contribution	Notes	Recommendations
P6	<p>Linen Service Entry</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>Constructed in the 1970s the entry building detracts from the fabric and character of the 1890s sandstone wall.</p>		<p><b>Demolish</b></p> <p>This building should be removed when the opportunity arises and the sandstone wall repaired.</p>
P7	<p>Security Entry Cage</p> <p>—</p> 	<p><b>Little Significance</b></p>	<p>Date of construction unknown but likely to be from the 1970s.</p>	<p><b>Retain or Demolish</b></p> <p>May be retained for interpretive purposes or could be removed.</p>



**Built Heritage Significance**

The sub-precinct is of **Little** heritage significance.

No	Name	Significance/Contribution	Notes	Recommendations
NO1	House 1 — 	Little Significance	Post-1960s development.	<b>Retain and adapt or demolish</b> Minimal heritage constraints. Alterations to the existing buildings or construction of a replacement building should have regard to potential impacts on the heritage values of Parramatta Gaol.
NO2	House 2 — 	Little Significance	Post-1960s development.	<b>Retain and adapt or demolish</b> Minimal heritage constraints. Alterations to the existing buildings or construction of a replacement building should have regard to potential impacts on the heritage values of Parramatta Gaol.
NO3	Miscellaneous Structures — 	Little Significance	Post-1960s development.	<b>Retain and adapt or demolish</b> Minimal heritage constraints. Alterations to the existing buildings or construction of a replacement building should have regard to potential impacts on the heritage values of Parramatta Gaol.

No	Name	Significance/Contribution	Notes	Recommendations
N04	Retaining walls and steps —	Little Significance	Constructed between 1960 and 1970.	<p><b>Retain and re-use or demolish</b></p> <p>It is preferable to retain the wall in situ if possible and re-use as part of the redevelopment of the site.</p> <p>If demolished the sandstone blocks should be salvaged for potential re-use elsewhere on the site or within the Cumberland Precinct.</p> <p>The associated steps and paved areas adjoining O'Connell Street can be removed.</p>
				





**Built Heritage Significance**

The Governor's Residence and Deputy Governor's Residence were constructed c1902.

The surrounding structures are of little heritage significance.

The sub-precinct is of **Moderate** heritage significance overall.

18 Former Governor's and Deputy Governor's Residences

No	Name	Significance/Contribution	Notes	Recommendations
S1	<p>Parramatta Gaol Governor's Residence</p> 	<p><b>High Significance</b></p> <p>Constructed c1902 as the Superintendent's Residence the building has an important historical association with Parramatta Gaol.</p> <p>The building is relatively intact and makes a positive contribution to O'Connell Street.</p> <p>Later additions are intrusive.</p>	<p>Although not included on any statutory heritage lists there would likely be some community concern if demolition were proposed.</p>	<p><b>Retain, Conserve and Adapt</b></p> <p>The building should be retained and re-used as a residence. Other new uses may be appropriate.</p> <p>Later intrusive alterations and additions should be removed and original fabric repaired when the opportunity arises.</p> <p>Sensitive infill development to the rear of the buildings and between them is likely to be acceptable provided that it allows for both buildings to retain their prominence in the streetscape and can continue to be read as separate residences.</p> <p>New development within the sub-precinct should ensure that adverse impacts on Parramatta Gaol are avoided.</p>
S2	<p>Parramatta Gaol Deputy Governor's Residence</p> 	<p><b>High Significance</b></p> <p>Constructed c1902 as the Deputy Superintendent's residence the building has an important historical association with Parramatta Gaol.</p> <p>The building is relatively intact and makes a positive contribution to O'Connell Street.</p> <p>Later additions are intrusive.</p>	<p>Although not included on any statutory heritage lists there would likely be some community concern if demolition were proposed.</p>	<p><b>Retain, Conserve and Adapt</b></p> <p>The building should be retained and re-used as a residence. Other new uses may be appropriate.</p> <p>Later intrusive alterations and additions should be removed and original fabric repaired when the opportunity arises.</p> <p>Prepare a more detailed heritage assessment to provide guidance for change.</p> <p>Sensitive infill development to the rear of the buildings and between them is likely to be acceptable provided that it allows for both buildings to retain their prominence in the streetscape and can continue to be read as separate residences.</p> <p>New development within the sub-precinct should ensure that adverse impacts on Parramatta Gaol are avoided.</p>
S3	<p>Later Juvenile Centre Structures</p> <p>Image to be inserted.</p>	<p><b>Little Significance/Intrusive</b></p> <p>The remaining structures including toilet block, garage, tennis court, recreation hall, carparking and store shed were largely constructed for the use of the sub-precinct as a periodic detention centre and staff mess. They do not make a positive contribution to O'Connell Street but are set back a sufficient distance to avoid detracting from the streetscape and from Parramatta Gaol.</p>		<p><b>Retain and Adapt or Demolish</b></p> <p>The structures may be retained and adapted or demolished.</p> <p>Intrusive elements should be demolished/removed when the opportunity arises.</p>







### Built Heritage Significance

The sub-precinct contains two multi-storey residential flat buildings. They are not of heritage significance.

The two properties are located immediately adjacent to two brick cottages on O'Connell Street that have been included as heritage items of local heritage significance in Schedule 3 of *Parramatta Local Environmental Plan 2012*.

**19** New Street Residential Properties

No	Name	Significance/Contribution	Notes	Recommendations
NS1	No 10-12 New Street — 	<b>Little Significance</b> The building does not contribute or detract from the heritage values of the Cumberland Hospital or Norma Parker Centre/Kambala.	Housing NSW property.	<b>Retain and adapt or demolish</b> The building can be retained and adapted or demolished.  Alterations to existing buildings or construction of replacement development would need to have regard to potential adverse impacts on the heritage values of the Cumberland Hospital site, the significant brick cottages at 65 and 67 O'Connell Street (to the rear) and on any remnant significant features on Fleet Street such as sandstone kerbs, gutters and boundary walls.
NS2	No 6-8 New Street — 	<b>Little Significance</b> The building does not contribute or detract from the heritage values of the Cumberland Hospital or Norma Parker Centre/Kambala.	Housing NSW property.	<b>Retain and adapt or demolish</b> The building can be retained and adapted or demolished.  Alterations to existing buildings or construction of replacement development would need to have regard to potential adverse impacts on the heritage values of the Cumberland Hospital site, the significant brick cottages at 65 and 67 O'Connell Street (to the rear) and on any remnant significant features on Fleet Street such as sandstone kerbs, gutters and boundary walls.



### Built Heritage Significance




The area bounded by Fleet Street, Albert Street, O’Connell Street and Grose Street includes the site of the former sandstone quarry as well as a series of sandstone walls and steps constructed by a former Cumberland Hospital patient as well as significant sandstone kerbs and gutters.




Also featured are a number of allied health facilities including the WSLHD Drug Health Centre (Fleet Street), Child and Adolescent Mental Health Centre (Fennell Street) and Eating Disorders Centre (Fennell Street)—the latter two of which make use of the Medical Staff residences constructed in the 1930s.




Aged care facilities and the c1940s North Parramatta Infants School site on the corner of Albert Street and O’Connell Street are also within the precinct. The modern Northcott Australia complex extends between Fennell Street and Grose Street.


The precinct is of little built heritage significance—only the two Hospital Administrator buildings (constructed c1936) are of any value—and this is only through their association with the Cumberland Hospital.

The majority of other buildings are of little historic, aesthetic or technical significance but may be of some social heritage value for the role that they play in allied health care.

No	Name	Significance/Contribution	Notes	Recommendations
FF01	<p>LAHC Property (9B Albert Street) North Parramatta Infants School site</p> 	<p><b>Little Significance</b></p> <p>The existing buildings on the site are of little aesthetic or technical significance.</p> <p>The site may have some historic and social heritage significance relating to its former use as the North Parramatta Infants School from 1945 to</p>	<p>The foundation stone for a new infants school was laid by Mr Heffron, Minister of Education (and later Premier of NSW) on 29 August 1945. The building originally included three classrooms, a staff room, headmistress office, and two wings for lavatories and washrooms. The infants school relocated from the nearby North Parramatta Public School site, which contained buildings nearly 100 years old.</p> <p>The 8,358 sqm site is currently owned by the NSW Land and Housing Corporation (LAHC), which submitted a planning application to demolish the existing buildings and construct up to 91 residential dwellings on the site.</p>	<p><b>Retain and Adapt or Redevelop</b></p> <p>The existing building can be retained and adapted or demolished.</p> <p>Any additions or proposals for redevelopment should ensure that the significant quarry wall (and supplementary sandstone retaining walls) is retained, conserved and interpreted. Visual and physical access to the quarry wall should also be considered.</p>
FF02	<p>Residence (O'Connell Street)</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>The building is not of aesthetic, historic or technical significance but may have some significance for its association with the Parramatta Psychiatric Hospital.</p>	<p>Constructed post-1943—further historical research required.</p>	<p><b>Retain and Adapt or Redevelop</b></p> <p>The existing building can be retained and adapted or demolished.</p> <p>Any additions or proposals for redevelopment should ensure that the significant quarry wall (and supplementary sandstone retaining walls) is retained, conserved and interpreted.</p>
FF03	<p>Eating Disorders (2D Fennell Street) Former Hospital Administrator's Residence</p> 	<p><b>Little/Moderate Significance</b></p> <p>Constructed in the 1930s as a residence for senior staff of the Cumberland Psychiatric Hospital the building may have some significance for its association with the Parramatta Psychiatric Hospital. It also has some significance for its role in providing help for people with eating disorders.</p> <p>The site may retain evidence of the quarry that was created to supply sandstone for the construction of the Female Factory and Parramatta Gaol.</p>		<p><b>Retain and Adapt or Redevelop</b></p> <p>The existing building can be retained and adapted or demolished.</p> <p>Any additions or proposals for redevelopment should ensure that the significant quarry wall (and supplementary sandstone retaining walls) is retained, conserved and interpreted. Visual and physical access to the quarry wall should also be considered.</p>

No	Name	Significance/Contribution	Notes	Recommendations
FF04	<p><b>Child and Adolescent Mental Health (2A Fennell Street)</b> Former Hospital Administrator's Residence</p> 	<p><b>Little/Moderate Significance</b></p> <p>Constructed in the 1930s as a residence for senior staff of the Cumberland Psychiatric Hospital the building may have some significance for its association with the Hospital.</p> <p>The site may retain evidence of the quarry that was created to supply sandstone for the construction of the Female Factory and Parramatta Gaol.</p>	<p>The Child and Adolescent Mental Health Service provides specialist mental health services for infants, children, young people, their families and carers. In addition, CAMHS provides a range of prevention, promotion and early intervention activities that aim to increase awareness of mental health issues for children and young people, improve early detection and intervention in the development of mental illness and to actively promote mental health and well being.</p>	<p><b>Retain and Adapt or Redevelop</b></p> <p>The existing building can be retained and adapted or demolished.</p> <p>Any additions or proposals for redevelopment should ensure that physical and visual impacts on the significant aspects of the former Norma Parker/Kamballa Centre are avoided.</p>
FF05	<p><b>Lilian Wells Nursing Home (2B Fennell Street)</b></p> <p>—</p> 	<p><b>Little Significance</b></p> <p>Although not of particular historic, aesthetic or technical significance, the Uniting Church nursing home is significant for its important role in caring for people with dementia.</p> <p>The site retains evidence of the quarry that was created to supply sandstone for the construction of the Female Factory and Parramatta Gaol.</p>	<p>Established in Westmead in 1964 for patients who had been at Cumberland Psychiatric Hospital for many years, had aged and were not coping in the community living environment. Due to the construction of the Children's Hospital in Westmead, the Lilian Wells Nursing Home was relocated to Fennell Street in 1988.</p>	<p><b>Retain and Adapt or Redevelop</b></p> <p>The existing building can be retained and adapted or demolished.</p> <p>Any additions or proposals for redevelopment should ensure that the significant quarry wall (and supplementary sandstone retaining walls) is retained, conserved and interpreted. Visual and physical access to the quarry wall should also be considered.</p>
FF06	<p><b>Marian Nursing Home (2A Fleet Street)</b></p> <p>—</p> 	<p><b>Little Significance</b></p> <p>Although not of particular historic, aesthetic or technical significance, the Catholic nursing home is significant for its important role in caring for people with dementia.</p> <p>The site retains evidence of the quarry that was created to supply sandstone for the construction of the Female Factory and Parramatta Gaol.</p>	<p>Established in Westmead in 1964 for patients who had been at Cumberland Psychiatric Hospital for many years, had aged and were not coping in the community living environment.</p> <p>Due to the construction of the Children's Hospital in Westmead, the Marian Nursing Home was relocated to Fleet Street in 1988. In March 2009, the adjoining nursing home (Chesalon—Anglicare) transferred management of their facility to Marian Nursing Home. Construction works to combine the two buildings were completed late in 2010.</p>	<p><b>Retain and Adapt or Redevelop</b></p> <p>The existing building can be retained and adapted or demolished.</p> <p>Any additions or proposals for redevelopment should ensure that the significant quarry wall (and supplementary sandstone retaining walls) is retained, conserved and interpreted. Visual and physical access to the quarry wall should also be considered.</p>

No	Name	Significance/Contribution	Notes	Recommendations
FF07	<p>Hope Hostel (and Hope Apartments) (2B Fleet Street)</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>Opened in March 2011 the building is not of aesthetic, historic or technical significance but may have some significance for its important role in the care of homeless men—it is the first purpose-built accommodation and support service for homeless men in Australia.</p> <p>The site retains evidence of the quarry that was created to supply sandstone for the construction of the Female Factory and Parramatta Gaol.</p>	<p>Hope Hostel has been providing crisis accommodation for men in Western Sydney for over 40 years.</p> <p>The existing building is constructed on the site of an earlier building, which was constructed in the 1960s when Hope Hostel relocated from the Cumberland Psychiatric Hospital.</p>	<p><b>Retain and Adapt or Redevelop</b></p> <p>The existing building can be retained and adapted or demolished.</p> <p>Any additions or proposals for redevelopment should ensure that the significant quarry wall (and supplementary sandstone retaining walls) is retained, conserved and interpreted. Visual and physical access to the quarry wall should also be considered.</p>
FF08	<p>WSLHD Drug Health (Methadone Clinic) (4a Fleet Street)</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>Although not of particular historic, aesthetic or technical significance, the WSLHD Drug Health Centre has some significance for its role in the management of alcohol and drug problems.</p> <p>The site retains evidence of the quarry that was created to supply sandstone for the construction of the Female Factory and Parramatta Gaol.</p>	<p>The Drug Health Network provides care in the management of alcohol and drug problems for individuals, families and community organisations. The Network aims to prevent substance abuse in the first instance, to outpatient individual and group programs, and inpatient detoxification services to help those with severe dependence issues.</p>	<p><b>Retain and Adapt or Redevelop</b></p> <p>The existing building can be retained and adapted or demolished.</p> <p>Any additions or proposals for redevelopment should ensure that the significant quarry wall (and supplementary sandstone retaining walls) is retained, conserved and interpreted. Visual and physical access to the quarry wall should also be considered.</p>
FF09	<p>Northcott Australia (1 Fennel Street)</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>Although not of particular historic, aesthetic or technical significance, the Northcott facility is significant for its important role in caring for people with disabilities.</p>	<p>In 1929 the Rotary Club of Sydney established The NSW Society for Crippled Children to provide services for children with tuberculosis, polio and other diseases. Today, the organisation is named in honour of NSW's first Australian-born Governor, Lieutenant-General Sir John Northcott who was also Northcott's Patron from 1946-57. Northcott is an independent, not-for-profit organisation that provides services and support for people with disabilities, their families and carers.</p>	<p><b>Retain and Adapt or Redevelop</b></p> <p>The existing buildings can be retained and adapted or demolished.</p> <p>Any additions or proposals for redevelopment should ensure that physical and visual impacts on the significant aspects of the former Norma Parker/Kamballa Centre are avoided.</p>

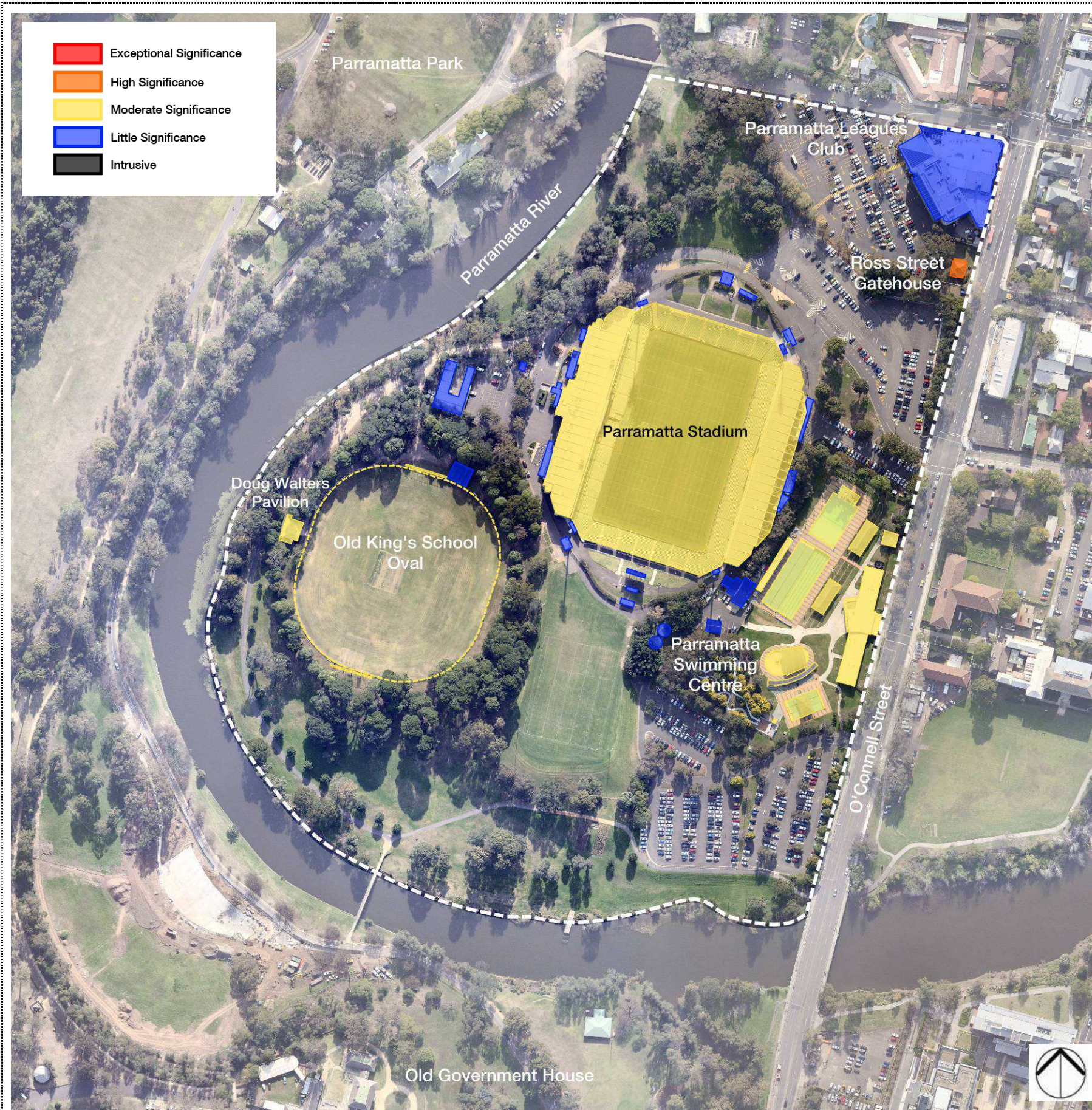
No	Name	Significance/Contribution	Notes	Recommendations
FF10	<p>Parramatta Eels (Grose Street)</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>The building is not of particular historic, aesthetic or technical significance but may have some importance to supporters of the Parramatta Eels Rugby League team.</p>	<p>Further research required.</p>	<p><b>Retain and Adapt or Redevelop</b></p> <p>The existing building can be retained and adapted or demolished.</p> <p>Any additions or proposals for redevelopment should ensure that physical and visual impacts on the significant aspects of the former Norma Parker/Kamballa Centre are avoided.</p>

## APPENDIX B

### Built Heritage Summary—Sports and Leisure Precinct







### Built Heritage Significance Overview




The Sports and Leisure Precinct forms part of the original extent of the Government Domain and includes the site of the first Government farm,




The precinct does not retain any buildings or structures relating to the early period of settlement except potentially as part of its archaeological resource.

The only building of any particular historic significance is the Ross Street Gatehouse, which replaced the original 'Mud Lodge' in 1935.

The Parramatta Swimming Pool Centre and Parramatta Stadium may not be of historic, aesthetic or technical significance but are places of high social heritage significance for their role as municipal facilities and as the home ground of the Parramatta Eels NRL club and Western Sydney Wanderers A-League club.

The southern areas of the precinct form part of the buffer zone for the World Heritage Listing of Old Government House and the Domain.

No	Name	Significance/Contribution	Notes	Recommendations
—	<p><b>Ross Street Gatehouse</b></p> <p>—</p> 	<p><b>High Significance</b></p> <p>Constructed in 1935 to replace the original c1840s gatehouse known as 'Mud Lodge', the building has some historic significance for its role as a Parramatta Park gatehouse over a 60 year period.</p> <p>The building continues to mark the entrance to the park created between 1823 and 1844 to provide access from the Governor's Dairy to O'Connell Street North and controlled uses and activities such as agistment and materials extraction (sand and timber) over a long period.</p> <p>Archaeological remnants of the original c1823 gatehouse are likely within its immediate vicinity.</p> <p>Considered to have moderate social significance.</p>	<p>Although relatively intact, the building has become increasingly isolated from Parramatta Park—in particular by the construction of Parramatta Stadium. It does retain its direct relationship to the former entry driveway, which although no longer used as a vehicular entry continues to follow the original alignment.</p> <p>May not be as historically or aesthetically significant as other gatehouses but has some interpretive value to assist with marking the earlier extent of the park and the entry driveway.</p> <p>(Refer to <i>The Ross Street Gatehouse: Its Historic Context in Relation to Parramatta Park</i>, prepared by Michael Flynn in 1966.)</p>	<p><b>Retain, Conserve and Adapt</b></p> <p>The building should be retained and may be re-used as a residence. Other new uses may be more appropriate provided that they do not require significant alteration of its external form.</p> <p>Later intrusive alterations and additions should be removed and original fabric repaired when the opportunity arises.</p> <p>Ensure that its important relationship with the c1823-1844 driveway to Parramatta Park and O'Connell Street is retained.</p> <p>Proposals for change should be guided by a detailed understanding of the heritage significance of the building/site including its setting and fabric.</p>
—	<p><b>Parramatta War Memorial Swimming Pool Centre</b></p> <p>—</p> 	<p><b>Moderate Significance</b></p> <p>Largely constructed between 1957 and 1966 the centre has served the Parramatta district for over 50 years. The centre is of social significance to the local Parramatta community as an important municipal facility (funded as part of a community initiative) and as a place for social activity. It is considered to be an important part of the cultural history of the Parramatta district.</p> <p>Its construction evidences the importance placed on developing municipal facilities for the benefit of the general community in the post-war period. It is one of a small number that have the full range of diving, Olympic, wading and learning pools and that show a clear influence of architectural design.</p>	<p>The key elements overall are of moderate heritage significance whereas other, more utilitarian support structures are of little heritage significance.</p> <p>Although many of its buildings and structures are not of particular heritage significance, it is a place considered to have High social significance due to its importance as an amenity.</p> <p>A number of the original/early water sculptures have been stolen.</p> <p>(For more information refer to <i>Parramatta Swimming Centre Heritage Assessment</i>, prepared by Hubert Architects in 2004.)</p>	<p><b>Retain and Adapt</b></p> <p>The centre should be retained and adapted as necessary to continue to meet the needs of the local community. Any proposals for change should have regard to the existing architectural character and layout of the centre.</p> <p>Should more substantive redevelopment of the area be proposed then the new development should preferably include a swimming centre to ensure that this important municipal facility continues to be provided to the local community.</p>
—	<p><b>Doug Walters Pavilion</b></p> <p>—</p> 	<p><b>Moderate Significance</b></p> <p>Constructed in 1994 the pavilion is not of historic or technical significance. It does, however, contribute to the aesthetic qualities of the Old King's School Oval, which is considered to be a place of High social heritage significance—the pavilion may therefore have some social significance for the local Parramatta community.</p> <p>The stand is named in honour of a prominent former club member and international test player, Doug Walters.</p>	<p>The Old King's School Oval forms part of Parramatta Park.</p> <p>The building's setting has been compromised by the installation of a chain wire security fence.</p>	<p><b>Retain and Adapt</b></p> <p>The structure should be retained and adapted as necessary to continue to meet the needs of the community.</p> <p>Opportunities to remove the security fencing should be explored when the opportunity arises.</p> <p>Proposals for change should have regard to the existing character of the pavilion and oval.</p>

No	Name	Significance/Contribution	Notes	Recommendations
—	<p>Old King's School Oval Structures</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>The existing picket fencing around the oval and the sight boards contribute to the overall character of the Old King's School Oval and are therefore of moderate heritage significance.</p> <p>The cricket nets are of little heritage significance—although they have a direct association with the oval they are of a more utilitarian character.</p> <p>Other temporary structures such as the shipping containers used for storage are intrusive.</p>	<p>The Old king's School Oval forms part of Parramatta Park.</p>	<p><b>Retain or Demolish/Remove</b></p> <p>The picket fencing and site boards should be retained—should their replacement be required in the future then they should be of a similar scale and character to the existing.</p> <p>The cricket nets can be replaced as required provided that the replacement nets do not detract from the character of the Old King's School Oval.</p> <p>Intrusive elements should be removed when the opportunity arises.</p>
—	<p>Parramatta Stadium (and associated structures)</p> <p>Cumberland Oval</p> 	<p><b>Moderate Significance</b></p> <p>The stadium of little aesthetic, historic or technical significance and is considered to detract from important views from Old Government House and the Domain.</p> <p>The stadium is considered, however, to be of exceptional/high social significance to the Parramatta community and supporters/fans of the Parramatta Eels Rugby League team and Western Sydney Wanderers football Club.</p> <p>The venue forms an important part of the community and regularly holds a diverse array of community events including the Maronite 08 Event as a part of the World Youth Day celebration.</p> <p>Overall the stadium is of moderate significance while associated structures are of little significance.</p>	<p>Parramatta Stadium (now Pirtek Stadium), is a multi-purpose outdoor Stadium officially opened by Queen Elizabeth II and Prince Phillip in 1986.</p> <p>The Stadium replaced Cumberland Oval, which was considered to be the home of rugby league in the area from the game's establishment in 1910.</p> <p>The Stadium has hosted numerous rugby league, rugby union and football internationals as well as other significant national and international sporting events such as the Australasian Super X Championships.</p> <p>The stadium is currently operated by Venues NSW. It is understood that redevelopment of the stadium is currently being considered.</p>	<p><b>Retain and Adapt or Redevelop</b></p> <p>The stadium may be retained and adapted or redeveloped provided that any proposed changes minimise impacts on important views from Parramatta Park.</p>
—	<p>Parramatta Eels Club Building</p> <p>—</p> 	<p><b>Little Significance</b></p> <p>The building is not of aesthetic, historic or technical significance and generally detracts from the O'Connell Street streetscape.</p> <p>The building is considered, however, to be important to club members as a sporting and social venue and as a significant contributor to local community initiatives.</p>	<p>The building is on land owned by the Parramatta Eels Club.</p>	<p><b>Retain and Adapt or Redevelop</b></p> <p>The building may be retained and adapted or redeveloped provided that any proposed changes minimise impacts on important views from Parramatta Park.</p> <p>New development should incorporate opportunities to enhance the building's contribution to the streetscape and reduce its visual impacts on the setting of the Ross Street Gatehouse.</p>