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**Parramatta North Urban Renewal
Cultural Landscape Heritage Assessment**

**A report on significant views and other
cultural landscape issues**



Prepared by
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for
UrbanGrowth NSW

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Figure 1 (Front Cover): (Top Left): The site of Old Government Farm in Parramatta Park; **(Top Right):** Parramatta Swimming Centre, Sports and Leisure Precinct; **(Bottom Left):** Courtyard, Institute of Psychiatry, Cumberland Precinct; **(Bottom Right):** View across the Sports Oval to the Pavilion, Cumberland Precinct. (Photos: Chris Betteridge)

Executive Summary

Background

Parramatta is located in the geographical heart of Sydney and plays a significant role in the Greater Metropolitan Area as the most important centre in Western Sydney. The Parramatta North Urban Renewal (PNUR) area is located to the west and north-west of the Parramatta Central Business District, Sydney's second CBD. The PNUR area is just east of the Westmead Health campus, from which it is separated by the Parramatta River and it is also close to the Rydalmere Education Precinct and transport links.

The Sports and Leisure Precinct and Cumberland Precinct of PNUR were both part of the historic Parramatta Domain and adjoin the Old Government House & Domain World Heritage Property (OGH & D WHP), on the other side of the Parramatta River. The precincts have major heritage values at a State level at least, for Aboriginal and non-Aboriginal people, derived from remnant natural values, built and landscape elements and thousands of years of human occupation and use, resulting in a multi-layered and evolving cultural landscape. The visual relationships between buildings and spaces within the precincts and with the OGH & D WHP and the Parramatta CBD are important components of this cultural landscape.

The Proposal

PNUR has been declared a State Significant Site and UrbanGrowth NSW is investigating potential amendments to the statutory planning controls applying to parts of the Sports and Leisure and Cumberland Precincts to facilitate rezoning and master planning for the area. These processes will enable the NSW Government to deliver housing and employment opportunities in the precincts that will embrace and interpret their heritage attributes to make them a focus of the urban environment that will emerge through future development and facilitate their retention and re-use. UrbanGrowth NSW has commissioned a number of reports to inform a State Significant Site study (the Study) of the two precincts and to identify how best to plan for their urban renewal. The Study has informed an Indicative Layout Plan (ILP) for the precincts and draft controls to be incorporated into a site-specific Development Control Plan (DCP) for the precincts.

This report and its findings

This Cultural Landscape Heritage Assessment of the Sports and Leisure and Cumberland Precincts has been prepared by Chris Betteridge, Director, **MUSEcape** Pty Ltd, Heritage Consultants for UrbanGrowth NSW. The report includes a review of previous landscape studies of the PNUR area and adjoining lands, identifies and assesses significant views, spaces, plantings and other landscape features and makes recommendations for conservation of significant landscape values.

The report confirms the findings of a number of previous expert studies that the cultural landscapes of the Sports and Leisure Precinct and the Cumberland Precinct are of exceptional heritage significance at a State and probably National level, with historical, associational, aesthetic, social, technical / research values and some components which are rare and / or representative. The precincts can demonstrate very many of the NSW historical themes and have enormous interpretive potential for present and future generations. From previous reports, site investigations and additional web-based and library research, this report identifies significant trees, views and spaces within the precincts and assesses the likely impacts on their heritage values posed by the development proposed in the ILP. This report has been

used to inform the ILP and to contribute to the draft DCP provisions to guide the fine grain development of the area.

Conclusions

Compatible adaptive reuse of retained heritage buildings and sympathetic new development within the precincts will enable the conservation of significant built and landscape items, with enormous benefits in terms of interpretive and cultural tourism opportunities for Parramatta and NSW. The report finds that the proposed rezoning and subsequent development will not have any unacceptable adverse impacts on significant views to or from the Old Government House & Domain World Heritage Property. Impacts on significant views other than those identified as important for the OGH & D WHP are assessed as being within the limits of acceptable change for the precincts. All impacts on significant views will be attenuated by design excellence in new buildings, with location, design and exterior finishes chosen to minimise adverse visual effects.

No significant trees in the Sports and Leisure Precinct will be affected by the proposed rezoning and subsequent development. In the Cumberland Precinct a number of significant trees will need to be removed to accommodate new development on sites that have been chosen to maximise protection of the settings of retained significant buildings. While the loss of significant trees is regrettable, it must be remembered that they are living things with a finite safe and useful life expectancy. This report recommends provision for all removed significant trees to be replaced with at least as many specimens of the same species so that the historic landscape character of the Cumberland Precinct will be conserved. There is also a recommendation for a succession planting plan to allow for the staged replacement of significant trees to respect and retain the historic and aesthetic values of the precinct.

This report concludes that the draft ILP and DCP achieve an acceptable balance between conservation of cultural landscape heritage values and the adaptive reuse and new development that will be necessary for a viable outcome from the proposed rezoning.

1.0 Introduction

This section identifies the Parramatta North Urban Renewal (PNUR) area, its precincts and context, provides background information on the area, describes existing land uses and summarises the planning and development proposal.

1.1 Background

Parramatta is located in the geographical heart of Sydney and plays a significant role in the Greater Metropolitan Area as Sydney's second CBD and the most important centre in Western Sydney. The Parramatta North Urban Renewal (PNUR) area is located to the west and north-west of the Parramatta CBD and just east of the Westmead Health campus, from which it is separated by the Parramatta River. The PNUR area is also close to the Rydalmere Education Precinct and transport links.

UrbanGrowth NSW has commissioned a number of reports to inform a State Significant Site study (the Study) of the Sports and Leisure Precinct and the Cumberland Precinct within the PNUR area and to identify how best to plan for the urban renewal of these two precincts. The Study is investigating potential amendments to the statutory planning controls applying to these precincts.

MUSEcape Pty Ltd has been engaged by UrbanGrowth NSW to prepare a report which assesses the non-Aboriginal cultural landscape significance of the two precincts and landscape issues relating to the proposed amendment to the planning framework applying to the Study area.

The PNUR area includes many locational and site specific attributes, including frontage to the Parramatta River and a rich history of Aboriginal, early colonial, 19th, 20th and 21st century uses. The potential exists to deliver housing and employment opportunities in the precincts that will embrace and interpret these heritage attributes to facilitate their retention and re-use and make them a focus of the urban environment that will emerge through future development. The renewal of the area provides exceptional opportunities for the delivery of housing, cultural and community uses, and the capacity to protect, enhance and re-use significant heritage buildings, structures and their landscape settings.

1.2 Location and description

The location of the PNUR area is shown in Figure 2 below.

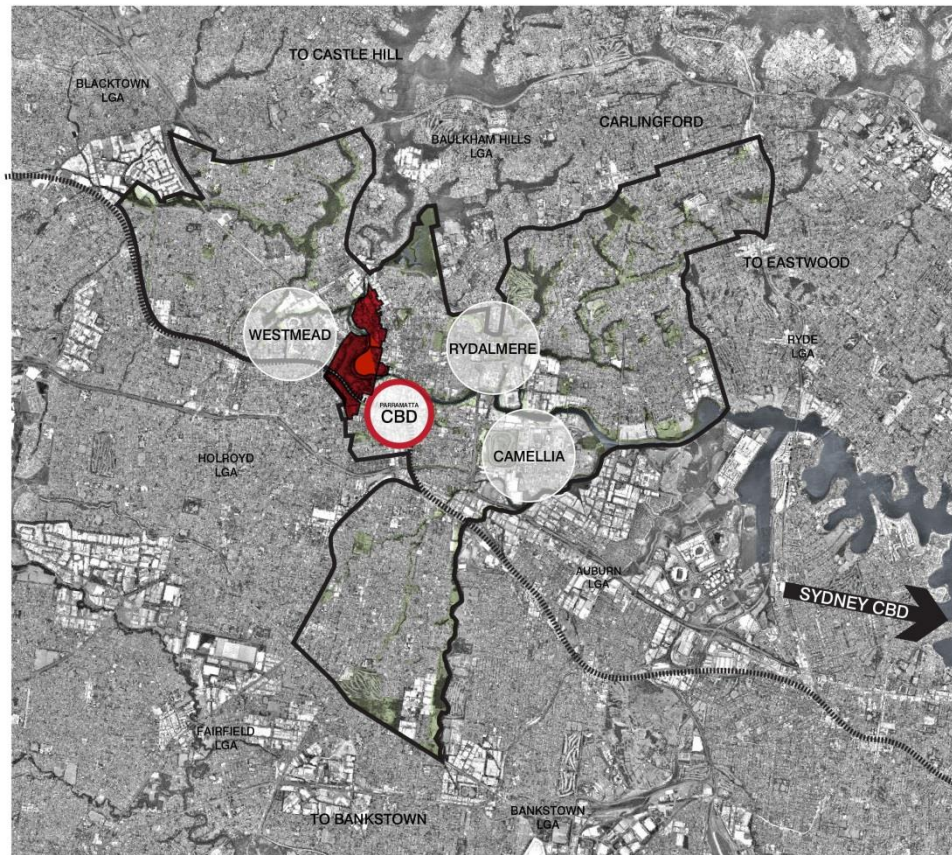


Figure 2 Location of the PNUR area in the context of Sydney's west, with the Sports and leisure Precinct and Cumberland Precinct shaded bright red. (Source: AJ + C)

The total PNUR area comprises 146 hectares, divided into four distinct precincts listed below and shown in Figure 3.

- The Cumberland Precinct (40 ha)
- Sports and Leisure Precinct (21 ha)
- Old Kings School Precinct (4 ha), and
- Parramatta Park Precinct (81 ha).

The Study relates only to the Cumberland and Sports and Leisure precincts.

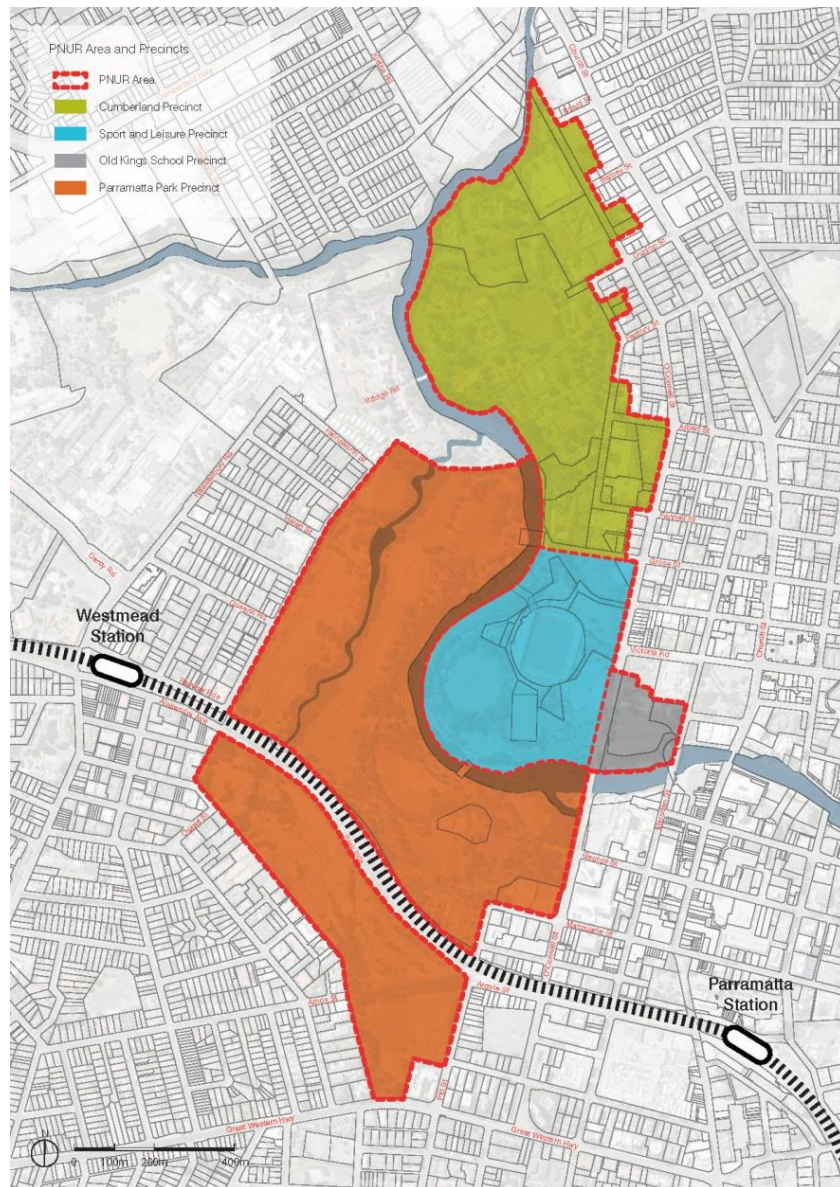


Figure 3 The four PNUR precincts, edged red, with the Cumberland Precinct shaded light green, the Sports and Leisure Precinct shaded blue, Old Kings School Precinct shaded grey and Parramatta Park Precinct shaded orange. (Source: AJ + C)

The Study relates only to the Cumberland and Sports and Leisure precincts within the PNUR area. Those parts of the two precincts proposed for rezoning are shown hatched red on Figure 4 below. Lot 2, at the northwest corner of the Cumberland Precinct, the Parramatta Gaol site and the Northcott Parramatta site are not proposed for rezoning at this stage but are included in the review of previous studies.

The Sports and Leisure Precinct (SLP) is located centrally within the PNUR area and is bounded on the west and south by a meander of the Parramatta River, on the east by O'Connell Street and by Grose Street on the north. The Cumberland Precinct (CP) is the northern-most part of the PNUR area and is broadly delineated by the meander of the Parramatta River to the west and north, O'Connell Street to the east and Grose Street to the south. Combined, the two precincts comprise those parts of the PNUR area to the east of the Parramatta River and west of O'Connell Street. The lands to the west of the Parramatta River contain Parramatta Park, including Old Government House and Domain.

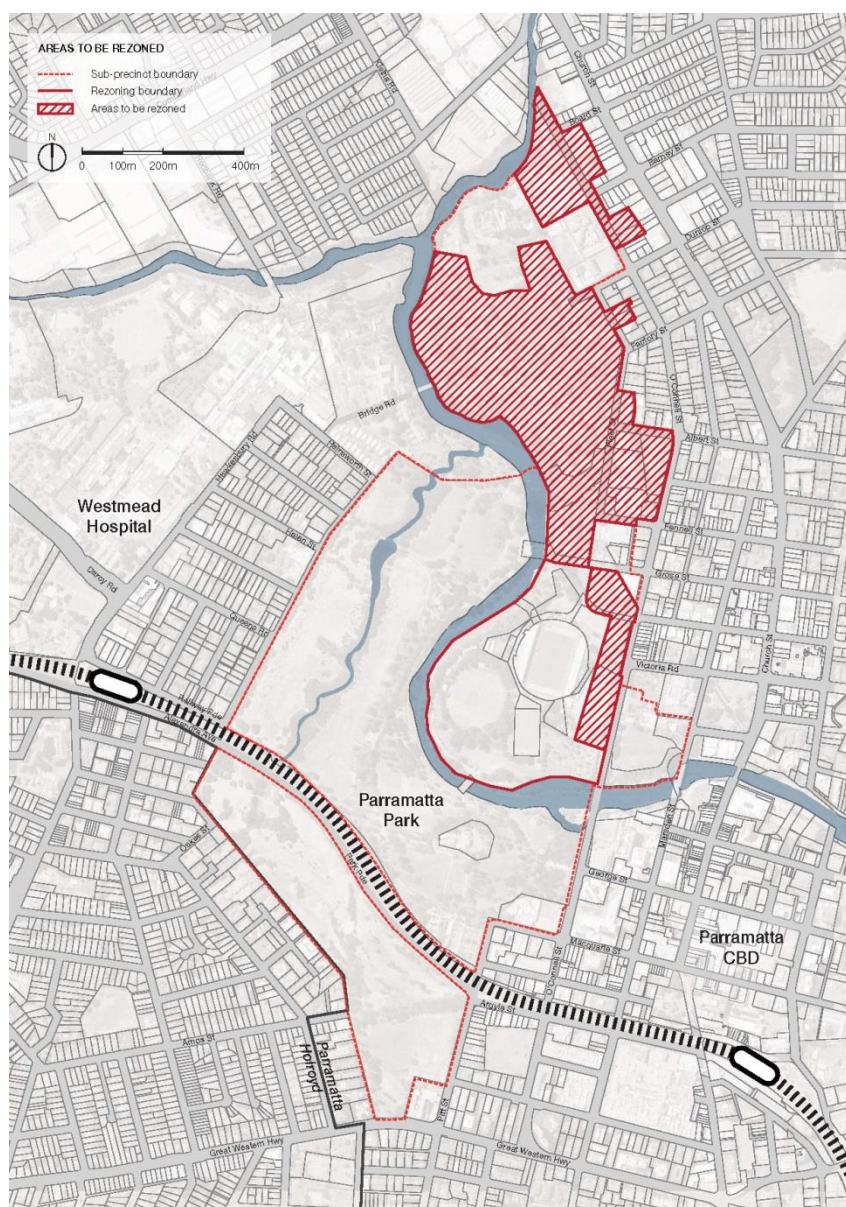


Figure 4 Map showing the areas of the Sports and Leisure Precinct and the Cumberland Precinct proposed for rezoning hatched red. (Source: AJ + C)

1.3 Existing Land uses

Land uses and facilities currently located within the SLP include Pirtek (Parramatta) Stadium and associated facilities, Parramatta Swimming Centre, Parramatta Leagues Club, open space parkland and venue car parking. These built facilities and associated structures predominantly occupy the north-eastern two thirds of the precinct. The balance of the precinct, nestled inside the meander of the Parramatta River, is mostly landscaped open space with some incursion of at-grade car parking. This southern part of the precinct includes part of Parramatta Park including the site of Old Government Farm.

Land uses within the Cumberland Precinct include the Cumberland Hospital, the NSW Linen Service, allied health related uses and NGOs and the decommissioned Parramatta Gaol. The precinct contains buildings of State and local heritage significance as well as known and potential non-Aboriginal archaeological sites and

potential Aboriginal archaeological sites. Buildings are dispersed through the precinct which is serviced by an irregular access network and broadly surrounding a central oval. These clusters of buildings are interspersed with ornamental plantings and are framed by an almost continuous band of vegetation along the eastern bank of the Parramatta River.

1.4 Surrounding areas

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

To the immediate east of the Study area, uses include 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 a spine of retail and commercial uses is located along Church Street and Victoria Road.

To the north-east of the site, generally along O'Connell Street, building forms are typically three storey residential flat buildings, with 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 bank of the Parramatta River is the Northmead industrial area which includes large format industrial buildings.

To the north west of the Cumberland Precinct is a small pocket of single storey cottages bound by further industrial development to the west and three storey residential flat buildings fronting Briens Road, Northmead. To the west of the Cumberland Precinct, beyond 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 pocket of land is separated from the lands which are the subject of this Study by Parramatta Park.

1.5 The Proposal

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.

The amendments to the statutory planning provisions applying to the PNUR area are anticipated to be undertaken via a State Environmental Planning Policy (SEPP) to

amend the provisions of Parramatta City Centre Local Environmental Plan (LEP) 2007 and Parramatta LEP 2011. Site specific Development Control Plan (DCP) provisions are also proposed to be prepared to guide future development. Amendment of the planning framework will facilitate the lodgement of future Development Applications with Parramatta City Council to be assessed and determined under the provisions of Part 4 of the *Environmental Planning and Assessment Act 1979*.

The Study has been undertaken to prepare an appropriate suite of planning controls to guide the urban renewal of the area and future development. This has led to an Indicative Layout Plan (ILP) guiding future open space, transport links and building footprints, as well as zoning and height of building controls, which are to be implemented in conjunction with site specific Development Control Plan provisions to guide the fine grain development of the area. The recommended suite of planning controls has had regard to the site's heritage, environmental values and physical constraints and recognises the locational advantages of the PNUR to the Parramatta CBD, the Westmead Health Precinct, the Rydalmere Education Precinct, and transport options.

The ILP envisages the creation of a mixed use area within the Cumberland Precinct that accommodates new development for housing, employment, cultural and community uses in new buildings and through the sympathetic adaptation of retained heritage buildings. For the Sports and Leisure Precinct, the ILP envisages the strengthening of the current role of the area as a major sports venue and the introduction of allied retail and commercial uses to support the role of Parramatta Stadium as a major sport and entertainment venue for Parramatta and greater western Sydney. The Sports and Leisure Precinct may also accommodate ancillary retail use to support the resident and employee population to be accommodated in the PNUR area.

1.6 Anticipated Development Yields

The study proposes amendments to the planning framework, including revisions to the development controls, that will facilitate a mixed use residential redevelopment of the study area. The proposed amended planning framework will facilitate the lodgement of future development applications for the land in the study area which are anticipated to achieve the following development yields:

Cumberland Precinct

- Approximately 4,100 dwellings
- Approximately 28,000 m² GFA of adaptive reuse of retained heritage buildings
- Up to 4,000 m² GFA of retail space

Sports and Leisure Precinct

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



Figure 5 Cumberland and Sports and Leisure Precincts Indicative Layout Plan.
(Source: AJ + C)

2.0 Methodology, author identification, constraints

This section summarises the steps taken in preparation of the report, identifies the author and author's qualifications and relevant experience, explains limitations, provides a disclaimer and sets out intellectual property rights. Conservation terms are defined and abbreviations listed.

2.1 Methodology

Preparation of this report involved the following steps.

- Review of previous non-Aboriginal cultural landscape heritage studies including any relevant reports, the NSW Government-endorsed Framework Masterplan, non-Aboriginal heritage provisions within relevant planning instruments and statutory heritage listings.
- Preparation of preliminary advice on significant views issues based on findings of above review.
- Web-based and library research to provide a summary of the status and significance of non-Aboriginal cultural landscape heritage values and places within the Study Area.
- Site investigations of the cultural landscape of the Study Area.
- Consultation with other Study consultants and other relevant stakeholders, including attendance at inception meetings and other meetings as required.
- Participation in three Community Consultation charettes.
- Preparation of draft reports on European landscape heritage issues with advice on how these issues should be considered in the rezoning and master planning processes, including draft site-specific Development Control Plan (DCP) controls relevant to cultural landscape issues.
- Finalisation of report in response to client comments on draft report.

2.2 Author identification, qualifications & experience

This report has been prepared by Chris Betteridge BSc (Sydney), MSc (Museum Studies) (Leicester), AMA (London), MICOMOS, Director, **MUSEcape** Pty Ltd, a consultancy specialising in the identification, assessment, management and interpretation of non-Aboriginal cultural heritage. The author specialises in research and conservation management of historic cultural landscapes.

Chris Betteridge was born and raised in Parramatta. In his NSW Public Service career and in private practice he has worked on numerous heritage projects in Parramatta City, including places within and adjoining the PNUR Study Area. Relevant projects include;

- Landscape research on Elizabeth Farm House for Heritage Council of NSW;
- Landscape component of CMP for Hambleton for Parramatta City Council;
- Landscape research on Parramatta Park at time of Parramatta Stadium development and amphitheatre construction for Heritage Council of NSW;
- Landscape plan for the Dairy Precinct, Parramatta Park (with David Beaver Landscape Architect and Arborscape), for Parramatta Park Trust;
- Landscape heritage input to EIS for proposed Parramatta-Chatswood Rail Link for Godden Mackay Logan Pty Ltd;
- European landscape heritage input to Parramatta Historical Archaeological Landscape Management Study (PHALMS) for Godden Mackay Logan Pty Ltd;
- Interpretation Plan for Burramatta Landscape Trail, Parramatta Park (with

- Margaret Betteridge), for Parramatta Park Trust;
- Interpretation Plan for Parramatta West Zone Substation, 15 Macquarie Street, Parramatta, for Endeavour Energy;
- Visual and landscape analysis, Church Street North Urban Activation Project, for Civitas Partnership on behalf of Parramatta City Council;
- Landscape input to CMP Addendum for Marsden Rehabilitation Centre, for Godden Mackay Logan Pty Ltd.

The author has also had major landscape input to a number of projects on significant former hospital sites with similar conservation and redevelopment issues to those in the Cumberland Precinct:

- CMP for former Prince Henry Hospital site, for Godden Mackay Logan on behalf of Landcom and landscape input to several subsequent development projects for Prince Henry at Little Bay;
- CMP Review and European landscape input to Masterplan for former Kenmore Mental Hospital site, near Goulburn, for LFA (Pacific) Pty Ltd on behalf of LAJC Energy;
- Conservation Management Strategy and Interpretation Strategy (with Margaret Betteridge) for Gladesville Hospital Cemetery, for TKD Architects on behalf of NSW Health;
- Conservation Plan for the decommissioned Dunedin Prison, New Zealand (with Margaret Betteridge), for Dunedin Prison Charitable Trust.

2.3 Acknowledgments

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 Terry Smith, former nurse, Cumberland Hospital;
 Jennifer Sweeney, UrbanGrowth NSW;
 Sean Williams, TKD Architects.

2.4 Limitations

Research for this report was limited to review of previous reports on the Study Area prepared by other specialists, complemented by site inspections and consultation with other Study consultants and with a number of individuals with extensive knowledge of the area. Site investigations were mostly carried out during the winter, when any deciduous trees were without their foliage although the majority of

significant trees within the Study area are evergreen palms, conifers and broadleaves. The study did not include arboricultural assessment of the condition of trees, estimation of their safe and useful life expectancies or the public safety risk posed by trees on site.

2.5 Disclaimer

This document may only be used for the purpose for which it was commissioned and in accordance with the contract between **MUSEcape** Pty Ltd (the consultant) and UrbanGrowth NSW (the client). The scope of services was defined in consultation with the client and the availability of reports and other data on the Study Area. Changes to available information, legislation and schedules are made on an ongoing basis and readers should obtain up-to-date information and satisfy themselves that the statutory requirements have not changed since the report was written.

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2.6 Intellectual Property Rights

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2.7 Definitions of terms

The following terms from the Burra Charter of Australia ICOMOS have been used in this report.

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the *place* including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a *place*, as well as the activities and practices that may occur at the *place*.

Compatible use means a use which respects the cultural significance of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a place that contributes to the *cultural significance* of another place.

2.8 Abbreviations

AJ & C – Allen Jack & Cottier Australia
 BCA – Building Code of Australia
 CMP - Conservation Management Plan;
 CP – Cumberland Precinct;
 DA – Development Application;
 DCP - Development Control Plan;
 DP&E - NSW Department of Planning and Environment;

Parramatta North Urban Renewal Cultural Landscape Heritage Assessment

EP & A Act – NSW *Environmental Planning & Assessment Act 1979*;
EPBC Act – *Environmental Protection and Biodiversity Conservation Act 1999*;
GFA – Gross Floor Area;
HIS – Heritage Impact Statement;
ICOMOS - International Council of Monuments and Sites;
IDA – Integrated Development Application;
ILP – Indicative Layout Plan;
LEP - Local Environmental Plan;
NHL – National Heritage List;
NT - National Trust of Australia (New South Wales);
OEH – Office of Environment and Heritage;
OGH&D – Old Government House and Domain;
REP – Regional Environmental Plan;
RES – Regional Environmental Study;
PNUR – Parramatta North Urban Renewal area;
PP – Planning Proposal;
SEPP – State Environmental Planning Policy;
SHR - State Heritage Register;
SLP – Sports and Leisure Precinct;
SOHI - Statement of Heritage Impact;
SSS – State Significant Site;
TKD – TKD Architects Pty Ltd;
TSC Act – NSW *Threatened Species Conservation Act 1995*;
WHL – World Heritage List;
WHP – World Heritage Property;

3.0 Conservation of the PNUR Cultural Landscape

This section discusses heritage conservation philosophy as applied generally to the cultural landscape of heritage places and the importance of setting as an integral component of the significance of historic buildings, sites and archaeological remains. The concept of the cultural landscape of the PNUR area is discussed and the need for a whole of landscape approach to its adaptive reuse, redevelopment and management is stressed.

3.1 Heritage Conservation Philosophy

The International Council on Monuments and Sites (ICOMOS) is a worldwide association of professionals, currently with approximately 9,500 members dedicated to the conservation of the world's cultural heritage. ICOMOS works for the conservation and protection of cultural heritage places. It is the only global non-government organisation of this kind, which is dedicated to promoting the application of theory, methodology and scientific techniques to the conservation of cultural heritage. Its work is based on the principles enshrined in the 1964 International Charter on the Conservation and Restoration of Monuments and Sites (the Venice Charter) as well as a number of other conservation doctrines. The derivative Burra Charter of Australia ICOMOS and its guidelines set out the principles and methods to be followed in conserving Australia's cultural heritage.

3.2 What is a Cultural Landscape?

"A cultural landscape is fashioned from a natural landscape by a culture group. Culture is the agent, the natural area is the medium. The cultural landscape the result."

Carl Sauer¹

"Landscape is never simply a natural space, a feature of the natural environment. Every landscape is the place where we establish our own human organization of space and time".

John B. Jackson²

Cultural landscapes by their name imply human intervention but they may also include substantial natural elements.

"They can present a cumulative record of human activity and land use in the landscape, and as such can offer insights into the values, ideals and philosophies of the communities forming them, and of their relationship to the place. Cultural landscapes have a strong role in providing the distinguishing character of a locale, a character that might have varying degrees of aesthetic quality, but, regardless, is considered important in establishing the communities' sense of place."³

A 2010 publication by the former NSW Department of Environment, Climate Change and Water (DECCW)⁴ provides guidelines for managing cultural landscapes. It defines the cultural landscape concept as emphasising

¹ Sauer 1963, p.343

² Jackson 1984, p.156

³ Pearson and Sullivan 1995

⁴ *Cultural landscapes: a practical guide for park management*, DECCW, 2010

“...the landscape-scale of history and the connectivity between people, places and heritage items. It recognises the present landscape is the product of long-term and complex relationships between people and the environment. On any given area of land, it is likely that some historical activity will have taken place. Evidence of that activity may be detectable in the vegetation or in landscape modifications as well as in archaeological evidence, historical documents or people’s stories. Some pasts have ‘touched the landscape only lightly’, while some places of historical activity are marked by imposing built structures or are commemorated for their association with important events or people”.

For the purposes of the DECCW guide, cultural landscapes are defined as:

“... those areas which clearly represent or reflect the patterns of settlement or use of the landscape over a long time, as well as the evolution of cultural values, norms and attitudes toward the land.”

The elements of a cultural landscape are illustrated below;

Landscape = Nature + People
Landscape = The Past + The Present
Landscape = Places + Values

Figure 6 The Elements of a Cultural Landscape. (Source: Diagram after Guilfoyle 2006:2, based on Phillips 2002:5)

The DECCW Guidelines emphasise that cultural heritage management has, until recently, conceptualised heritage mainly as isolated sites or objects, for example, a house, factory, hut, woolshed, fence, ground tank, bridge, scarred tree, grave, orchard or piece of machinery. A site-based approach is thus an ‘easy’ concept for land managers and heritage practitioners as it supports the separation of the natural and cultural for management purposes. However, this site-based approach has the unfortunate effect of reinforcing the notion of culture and nature as spatially separate and thus able to be managed independently. In a national park or nature reserve context, cultural heritage sites are seen as isolated points or pathways that are set in a natural landscape. The work of nature conservation can go on around these sites. The authors of the guidelines argue that the natural environment is part of these sites.

Similarly, in an environment that has been highly modified by industrial, institutional or recreational activity in the past, the natural values may have been almost obliterated but can be recovered through well-planned rehabilitation measures. A cultural landscape approach offers an opportunity to integrate natural and cultural heritage conservation by seeing culture and nature as interconnected dimensions of the same space. This approach is particularly relevant to the PNUR precincts in which the remnant natural values of the Parramatta River, its riparian corridor and adjoining lands are intimately connected with thousands of years of occupation by Aboriginal people and just over two hundred years of settlement by non-Aboriginal people.

Clearing of the Governor’s Domain and early land grants at Parramatta for grazing and agriculture, followed by successive alienations, subdivisions and changes of use often had disastrous implications for dispossession of Aboriginal people and for both land and watercourses in terms of land degradation, pollution, loss of natural vegetation cover and changes to natural drainage patterns. However, in more recent years, better land use planning, strict environmental controls and well-planned

rehabilitation measures have resulted in a more sustainable blend of natural and cultural values in and adjoining the Study Area.

The Study Area displays a rich diversity of cultural landscape values, demonstrating most of the NSW historical themes including the following:

- environment – naturally evolved;
- Aboriginal cultures and interactions with other cultures;
- convict;
- migration;
- agriculture;
- environment – cultural landscape;
- events;
- exploration;
- health;
- industry;
- mining;
- science;
- technology;
- towns, suburbs and villages;
- land tenure;
- accommodation;
- labour;
- education;
- government and administration;
- law and order;
- welfare;
- domestic life;
- creative endeavour;
- leisure;
- religion;
- social institutions;
- sport;
- birth and death; and,
- persons.

Applying a cultural landscape approach to rezoning, adapting and managing the Study Area must proceed on the basis of a number of general principles:

1. Landscape is a living entity, and is the product of change, dynamic patterns and evolving interrelationships between past ecosystems, history and cultures.
2. The interactions between people and landscape are complex, multi-layered and are distinctive to each different space and time.
3. Community engagement and dialogue, where all people's values are noted and respected, are characteristic of a cultural landscape mentality.
4. All parts of the Study Area cultural landscape have community connection and associated values and meanings.
5. A key element of cultural landscapes is the continuity of past and present.

The general acceptance of the above principles is central to, and will underpin, a practical approach to the redevelopment and management of the cultural landscape within the PNUR precincts.

In an operational sense, a cultural landscape approach involves asking three basic questions:

1. what is the history of the place?
2. who has social attachment and historical connection to the landscape?
3. what impacts will a management action have on the place and its cultural values?

If these questions cannot be answered, further investigation is required. When the relevant information is available, management can be planned in such a way that it promotes the goal of integrated landscape management as well as meeting the management objectives established to conserve the values of Parramatta Park, Old Government House, the Cumberland Precinct, Parramatta Gaol and their landscape settings. One of the positive outcomes of this approach is the potential to provide enhanced opportunities for the permanent community and visitors to gain a greater appreciation of the area's natural and cultural heritage values through improved access and better interpretation.

3.3 *The Importance of Setting*

The latest version of the Burra Charter (2013) and the ICOMOS Xi'an Declaration (2005) both stress the importance of setting to the conservation of heritage monuments, sites and areas.

Such settings are not only the spaces in which built and landscape items are located but also often include significant views to, from and within these spaces.

Many items now assessed as having heritage significance were originally sited to take advantage of views out into the surrounding environment, to serve as landmarks in the countryside or to terminate a view from a distant viewing position. There are often important visual links between two or more significant items in a cultural landscape e.g. the links between Old Government House (OGH) and the spire of St Patrick's Catholic Cathedral and the former King's School and the more historically important but now interrupted visual link between OGH and the spires of St John's Anglican Cathedral.



Figure 7 Watercolour of view over Parramatta from Mays Hill 1824 by Joseph Lycett, with Government House (now OGH) at far left and St John's Church (now St John's Cathedral) at centre. (Source: Mitchell Library, SLNSW)

Within the PNUR precincts there are many significant views, vistas and visual corridors that are important components of the landscape that need to be retained and respected in future redevelopment and adaptive reuse of the precincts. A number of the buildings within the Cumberland Precinct were sited to take advantage of their riverside location, affording views to the river and out into the adjoining parkland, part of the former Governor's Domain. Within the precinct, buildings were set in landscaped grounds that complemented their fine architecture and provided pleasant surroundings. In the late 19th century and into the 20th century landscaped surroundings were increasingly seen as beneficial in the treatment of mental patients. The former 'ha-has' along the western edge of the former Parramatta Mental Hospital in the Cumberland Precinct were a landscape device that allowed patients to see out over the Parramatta River to the park beyond while ensuring that they were securely held within the confines of the hospital. Where former buildings, such as the weatherboard Female Division wards in the Cumberland Precinct, have been demolished and other changes to the landscape have been made, surviving mature trees help to interpret the layout of former buildings, paths and spaces and still make a major contribution to the aesthetic qualities of the site.

4.0 Review of previous cultural landscape studies

There have been a number of previous studies of the cultural landscape of the areas within the PNUR precincts and adjoining lands. The reports most relevant to the cultural landscape of the precincts are listed in the table below.

4.1 Chronology of key landscape studies

Year	Publication details	Summary of content
1971	Proudfoot, Helen 1971 <i>Old Government House: the building and its landscape</i> , The State Planning Authority of NSW in association with Angus & Robertson, Sydney.	An early historical study of OGH and its setting
1974	Proudfoot, Helen 1974, 'Parramatta 1974: An assessment of the special qualities of its historic buildings and sites with recommendations for their treatment', consultant report prepared for the State Planning Authority of NSW and Parramatta City Council, May 1974.	Early historical study of historic buildings and sites in Parramatta with conservation recommendations
1983	Brian McDonald Architect Pty Ltd and Burton, Craig 1983, <i>Parramatta Park Historic Landscape Study</i> , consultant report prepared for Parramatta City Council.	Detailed study of park history and both built and landscape elements
1986	New South Wales Department of Environment and Planning 1986, <i>Parramatta River Regional Environmental Study: open space and recreation heritage study</i> , DEP, Sydney.	Broad study of the entire Parramatta River open space and recreation heritage
1993	Meredith Walker and Associates, 1993, City of Parramatta Heritage Study	Local government area-wide heritage study
1995	Kerr, James Semple 1995, <i>Parramatta Correctional Centre; its past development and future care</i> , report commissioned by NSW Public Works for Department of Corrective Services, Sydney.	Comprehensive research and assessment of gaol at a time when it was still in use. Includes evidence of past internal landscaping and stresses need for conservation of significant historic buildings.
1996	Parramatta Park Trust 1996, <i>Parramatta Park Plan of Management</i> .	Management plan addressing a range of heritage and public recreation issues.
1996	NSW State Projects Heritage Group 1996, Old Government House Parramatta: Conservation Plan	Conservation plan for OGH building and setting
1996	Smith, Terry, 'A brief guide to the historic buildings and sites of Cumberland Hospital', unpublished, August 1996	Important study by a long-time staff member of the hospital with detailed knowledge of history of site use and management
1997	Walker, Meredith & Pike, Penny 1997, <i>Parramatta Regional Environmental Plan: Views Study</i> , Parramatta City Council	City-wide study of significant historic views.
1999	Britton, Geoffrey & Morris, Colleen 1999, <i>North Parramatta Government Sites Landscape Conservation Plan</i>	Comprehensive history and analysis of the landscape of the Cumberland Precinct
1999	<i>Sydney Regional Environmental Plan No.28 – Parramatta</i> , 1999	REP, now repealed, included development controls on North Parramatta Mixed Use Zone
1999	Parramatta Regional Planning Strategy RTS	Identifies significant views in relation to building heights

Year	Publication details	Summary of content
2002	Landscape Design Group, NSW Department of Public Works and Services 2002, <i>Parramatta Park Master Plan</i> , DPWS, Sydney	Master plan for Parramatta Park including Sports and Leisure Precinct.
2004	Hubert Architects in conjunction with Anne-Marie Whittaker and Siobhan Lavelle 2004, <i>Parramatta Swimming Centre Heritage Assessment</i> , report prepared for Parramatta City Council.	Identifies significance as residing in use rather than existing buildings and other infrastructure
2004	National Trust of Australia (NSW), Parramatta Branch 2004, <i>Parramatta Heritage Review</i> , report prepared for Parramatta City Council	Review of 1993 Heritage Study
2004	<i>Government Architect's Office, North Parramatta Mixed Use Zone: Master Plan</i> , report prepared for State Property, July 2004	Identifies and assesses significant buildings, axes, vistas and views in Cumberland East Precinct
2007	<i>Parramatta City Centre LEP 2007</i>	Includes height control of buildings to protect significant historic views
2007	<i>Parramatta City Centre DCPs 2007</i>	Identifies and assesses significance of major historic views
2008	Parramatta Park Trust 2008, <i>Parramatta Park Conservation and Management Plan</i> , the Trust, Parramatta.	The park includes those parts of the PNUR Sports and Leisure Precinct including Old King's School Oval, Parramatta Swimming Centre and areas west and south of the Stadium. Identifies critical views and vistas
2008	<i>Australian Convict Sites World Heritage Nomination and Evaluation</i>	Identifies and assesses OGH & D for inclusion in WH property
2009	National Trust of Australia (NSW) & Parramatta Park Trust 2009, <i>Old Government House and Domain, Parramatta Park Management Plan</i>	
2010	Perumal Murphy Alessi, Edward Higginbotham and Associates, Geoffrey Britton, Terry Kass 2010, <i>Conservation Management Plan: Cumberland Hospital East Campus and Wisteria Gardens</i>	Comprehensive CMP covering area of Cumberland East Precinct and part of Cumberland Hospital site on west side of Parramatta River
2010	Hassell, 'Parramatta Stadium Concept Master Plan', report prepared for Parramatta Stadium Trust, July 2010	Master plan with a vision to develop the stadium as a boutique international venue. Document stresses that stadium is outside Parramatta Park SHR curtilage and development would be State development.
2011	<i>Parramatta LEP 2011</i>	Current planning instrument following the standard template. Design excellence clauses from 2007 LEP deleted but Council has proposed amendments to provide for design competitions for major new buildings.
2011	<i>Parramatta DCP 2011</i>	City wide development control plan including heritage controls

Year	Publication details	Summary of content
2011	Walker, Meredith, 'Addendum to assessment of the views and vistas in Parramatta Park'	Review of Parramatta Park planning document in the context of World Heritage listing of OGH & D.
2012	Planisphere 2012, <i>Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report</i> , Planisphere,	Identifies and assesses views to from and within the OGH & D World Heritage Property, sets out design principles and provides guidelines for future development in Parramatta
2013	Burton, Craig 2013, 'PNUR Draft Landscape Heritage Assessment', CAB / Context, November 2013	Draft study commissioned by UGNSW identifies significant plantings.

The following sections analyse the most relevant of the above studies and extract descriptions and assessments of the heritage values of the cultural landscape of the SPL and Cumberland precincts.

4.2 Parramatta Park Historic Landscape Study 1983

This study, commissioned by the Heritage Council of NSW and prepared by heritage architect Brian McDonald and landscape architect Craig Burton, includes considerable historical research of the structures and landscape in the park, with numerous archival images. It identifies and assesses heritage values and makes recommendations for conservation management. The report identifies the Old King's Oval (including ornamental plantation) as "of cultural significance".⁵ The report finds that:

*"The other active sporting areas and associated structures have a negative impact on the Park as a whole and reduced the Park's aesthetic qualities and opportunities for its interpretation. Views into and out of the Park have been reduced or altered and the scale and extent of the structures are generally incompatible with the Vice-regal period and Victorian period settings."*⁶

The report finds⁷ the two areas within Parramatta Park that are of the greatest significance are:

1. *"Old Government House and associated grounds.*
2. *The site of the former Government Farm and Botanic Gardens.*

The Old Government House and associated grounds have retained much of its fabric whilst the site of the former Government Farm and Botanic Gardens has been greatly altered."

The Parramatta River and its embankments are assessed as significant for natural and cultural values.⁸ Significant plantings and spaces within the Sports and Leisure Precinct identified⁹ in the report are:

⁵ McDonald & Burton 1983, p 67

⁶ Ibid.

⁷ Ibid., p 65

⁸ Ibid.

⁹ Ibid. p 68

- *Remnant stone pines (Pinus pinea), Brush Box (Lophostemon confertus) and Camphor Laurel (Cinnamomum camphora) defining the Old Kings' Oval space.*
- *Stone pines (Pinus pinea) and one Moreton Bay Fig (Ficus macrophylla) along the northern bank of the Parramatta River.*
- *The alignment of the old Pine Avenue from the causeway crossing to the Ross Street Gatehouse, now forming the boundary of the Parramatta Leagues Club car park includes existing line of stone pines in very poor condition.*
- *Avenue of camphor laurels (Cinnamomum camphora) leading to the Parramatta Stadium. Remnant plantings.*

Of the plantings listed above, a number of the remnant stone pines, brush box and camphor laurels survive around the Old Kings' Oval, supplemented by some newer specimens of the same species. There are a number of old pines south of the Old Kings' Oval, including some specimens other than stone pine. One large mature pine survives closer to the north bank of the river and the Moreton Bay Fig mentioned in the 1983 report appears to have been replaced with a new specimen.

The former road from the Ross Street gate to the weir over the river was interrupted when the Parramatta Stadium and its car park were developed in the 1980s. None of the stone pines which used to line the road survive and the camphor laurels which led to the stadium have gone. Plantings around the Ross Street Gatehouse and between the stadium car park and the adjacent Parramatta Leagues Club car park include specimens of *Ficus microcarpa* var *hillii* (Hill's Fig), planes and a variety of eucalypts.

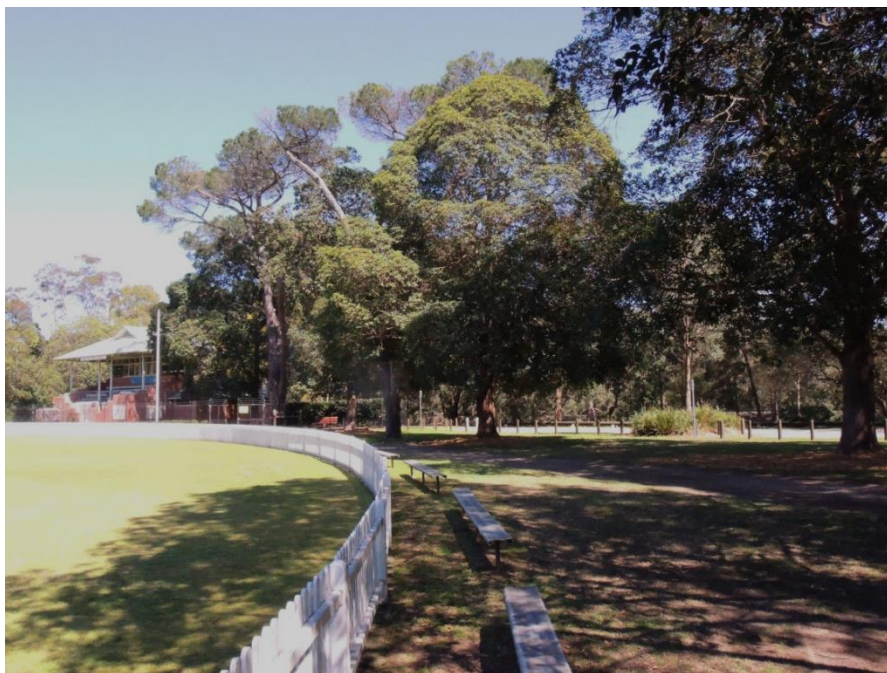


Figure 8 View along western edge of Old Kings' Oval towards Doug Walters Pavilion showing remnant stone pines and brush box trees. (Photo: Chris Betteridge, 24 September 2014)



Figure 9 Panorama across Old Kings Oval from west side showing the space fringed by plantings of brush box, camphor laurels and the characteristic domed canopies of stone pines (centre). (Photo: Chris Betteridge, 24 September 2014)



Figure 10 Remnant camphor laurels between Old Kings Oval and Parramatta Stadium. (Photo: Chris Betteridge, 24 September 2014)

Significant views relevant to the PNUR precincts identified¹⁰ are:

- *The vista of Old Government House and Mays Hill looking south-west down Pennant Hills Road (external to the Park).*
- *View east over the Crescent and Parramatta River, from the rim of the amphitheatre at the approximate position of former Cattle Overseer's Cottage, Gardener's Cottage and Park Pavilion.*

4.3 North Parramatta Government Sites Landscape Conservation Plan 1999

The significant cultural landscape elements within the Cumberland Precinct have been thoroughly researched, identified and assessed in *North Parramatta Government Sites Landscape Conservation Plan* (Geoffrey Britton and Colleen Morris, February 1999). Significant elements and views are identified in pages 21 and 22 and figures 51 to 55 of that report, with curtilages identified on figure 56. The Visual & Spatial Analysis and Statement of Significance in this document¹¹ are set out below.

¹⁰ Ibid. p 69

¹¹ Britton & Morris 1999, pp 27-8

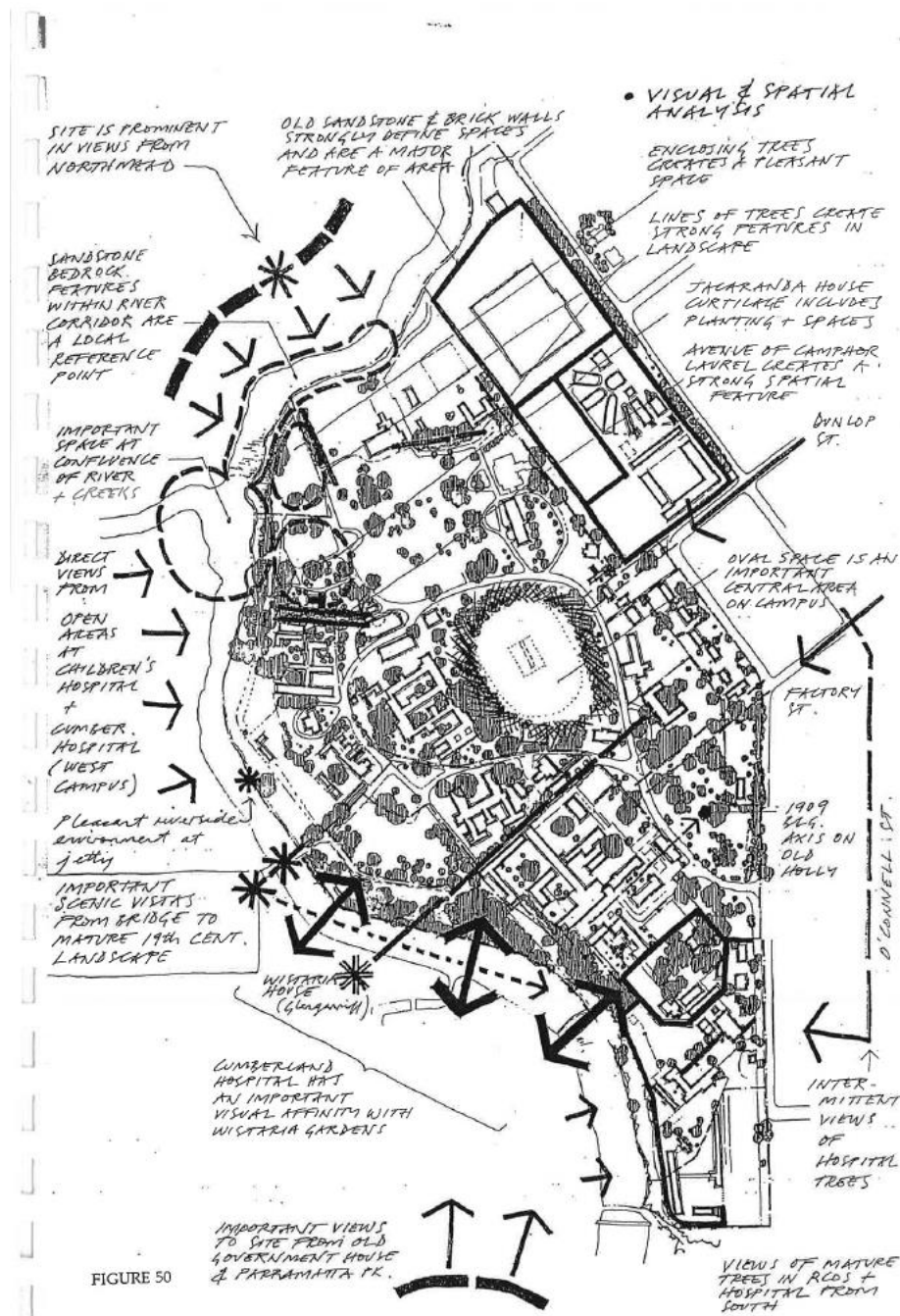


Figure 11 Visual & Spatial Analysis of the Cumberland Precinct. (Source: North Parramatta Government Sites: Landscape Conservation Plan 1999)

Statement of significance

"The North Parramatta Government Sites study area is of exceptional value to Australia, NSW and the City of Parramatta because:-

Ability to demonstrate

It forms an important part of a large group of early colonial sites located along, and linked by, the Parramatta River. Individually and collectively these sites have considerable potential to reveal much about the formative town planning, settlement and evolution of the City of Parramatta;

It contains evidence of various phases of site use from the 1800s to the present including early agricultural and industrial enterprises, convict, orphan and criminal accommodation and work environments as well as the adaptation and development of the place on the basis of changing penal philosophies and therapeutic care;

Rarity and intactness

It contains a rare, and substantially intact, 1860s-1920s major public landscape with a large and remarkably diverse plant collection including notable collections of palms, conifers and Australian rainforest species;

The plant collection is distinguished by many rare or unusual cultivated plants;

A physical and documentary resource

Fabric as a record of an important social philosophy

Of its substantial surviving fabric and the vast body of records documenting its development offering a major research, educational and interpretive resource – a notable example being 120 and 130 year old landscape designs based on the important and highly influential ideas for mental health therapy of Dr Frederick Norton Manning;

Associations

Of its documented connections with various individuals who were prominent in their respective fields and whose involvement with the place helped shape its layout, form and manner of use.

Within Parramatta the study area is significant because:-

Landscape character and townscape context

Of its documented scenic quality and siting along the Parramatta River, its special relationship with Old Government House, Wistaria Gardens and Parramatta Park; its major role as a setting for various structures and its contribution to the local townscape;

Community esteem

Both the overall place and particular areas are highly valued by the community for strong personal associations and memories and providing a sense of identity; continuity of use; and its role as an important reference point within the local neighbourhood.”

Conservation policy

Conservation Policy in the North Parramatta Government Sites Landscape Conservation Plan is summarised below:

“The overall cultural landscape within the North Parramatta Government sites is of exceptional significance and should be retained and conserved.

In order to retain its significance the place may be adapted to a new use or uses. This must be compatible with the significance of the place. Generally where there is a historical precedent for site structures, new structures may be admissible provided they respect the site context in terms of scale, massing and area.

A substantial amount of the earlier site design survives at the Cumberland Hospital and new work should emphasise the reinstatement of known missing elements and, where appropriate, sympathetic adaptive new design.

The extent, layout (evidence of spatial planning), integrity, plant diversity and maturity of the study site landscape constitutes a major component of the setting of the place. Along with the traditional views of the river corridor and surrounding areas such as Parramatta Park and Wisteria Gardens this setting should be conserved.

Within the North Parramatta Government Sites each of the separate institutions has a distinctive setting character which is partly based on its layout. The integrity of these precincts contrasts with the character, in terms of layout, with surrounding areas such as Wisteria Gardens, Parramatta Park and the surrounding area in general. The integrity of the setting and layout of the North Parramatta Government Sites should be maintained.

The scenic quality of the river environment and the special visual relationships of buildings with the river should be conserved.

Significant spatial qualities such as those indicating the former Factory Street extension, the oval area, the courtyards of the old hospital blocks and the areas around the 1910s buildings (including Jacaranda House) should be conserved.

Conserve significant site vegetation noted in Section 6.3 [of the 1999 CP]. This entails replacing plants with the same species in the same location where necessary in order to retain the intended design. The only exceptions to this would be in the case of a species being obviously not suited to the site circumstances – such as very different light conditions than at an earlier stage of the landscape development – or where the senescent plant replaced a known plant of higher significance.

The cultural significance of the study site is such that a comprehensive and integrated approach to the maintenance of the landscape is required. This entails devising an approach taking into account the different site contexts.

Monitor the effectiveness of this program, particularly the control of undesirable species, and adjust it as necessary.

Ensure that all repair (restoration and, only if essential to the proper interpretation of the place, reconstruction) carried out on significant fabric is only by personnel with appropriate experience and skills in working successfully with similar historic fabric under the terms of the Burra Charter.”

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Britton and Morris divided their study area, which comprised a large part of PNUR Cumberland Precinct, into precincts, shown in the Figure below.



Figure 12 The study area for North Parramatta Government Sites Landscape Conservation Plan, divided into the precincts used by Britton and Morris to identify significant landscape elements.

It is common conservation practice to rank elements within a cultural landscape according to the level of significance. The rankings and why elements deserve them are shown in the table below, adapted from that in the 1999 landscape conservation plan.¹²

Level	Ranking	Reasons for ranking cultural landscape areas, groups or items and appropriate conservation action
1	Exceptional	Exceptional cultural significance and constitute the earliest surviving components of the development of the place including spaces that are substantially intact including early plantings, rare or unusual plants or fabric and layout reflecting an important design concept. Retention essential.
2	High	High cultural significance, of a later period or including intact spaces but with few remaining early elements in situ. Retention required.
3	Moderate	More recent plantings with some amenity value and spaces which are relatively intact but with no remaining early elements. Retention desirable.
4	Low	Low cultural significance and may be altered as guided by policy. Retention discretionary.
NEUT	Neutral	Negligible significance and do not represent an incongruity within the site.
INT	Intrusive	Obscure or detract from an appreciation of significance and should be removed

The significance rankings assigned by Britton and Morris are shown in the table below.

Precinct	Item	Level
CH 01	* Extant late 19th/early 20th century plantings generally	2
	* Unusual form of <i>Livistona australis</i> in main courtyard	1
	* Courtyard spaces	2
	* Ha ha structures	1
	* Urns/statuary/ornamental ponds	2/3
	* Visual affinity of south-western courtyards with river	1
	* Evidence of 19th century layout (based on 1890s survey)	2
	* Sandstone edgings	2
	* Car parking within courtyards and at northern edge	INT
	* Recent plantings (within last 20 years)	4/potentially INT
	* Mesh fences generally	INT
	* Modern pavements within courtyards	INT
	CH 02	* Integrity of enclosed space
* Sandstone walls		1
* Mature <i>Platanus x acerifolia</i>		2
* Mature <i>Angophora costata</i>		2
* <i>Liquidambar styraciflua</i>		3
* <i>Ficus microcarpa var Hillii</i>		3
* <i>Cinnamomum camphora</i>		2
* Concrete storage bunkers and materials	INT	
CH 03	* Surviving 1871 plantings	1
	* Other plantings - late 19th/early to mid 20th century	2
	* Late 19th/early 20th century layout	2
	* Sandstone edgings	2
	* Landscape archaeology	2
	* Concrete piers	2
	* <i>Wistaria arbour</i>	2
	* Hedging	2
	* Open space to front of the former Staff Dining Hall	2
	* Recent plantings	3
	* Recent park furniture	4
	* Bitumen service aprons	NEUT
	* Concrete accessways	INT

¹² Britton & Morris 1999, p 28

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CH 04	* Extant late 19th/early 20th century plantings as:-	
	- a whole	1
	- designed groups reflecting different phases of site development	1
	- and individually rare or unusual cultivated plants	1
	* Other individual plants reflecting an 1870s/1880s design	2
	* Ditto but dead	3
	* Landscape character of Precinct	2
	* Urns, fountains, sandstone plinth for missing terracotta urn	2
	* Layout	2
	* Sandstone edgings	2
	* Landscape archaeology	2
	* Recent plantings generally	4
	* Queen Palms near Amusement Hall	INT
	* Mesh fencing	INT
	* Former Dunlop Street corridor	2
	* Recent structures within area of former Dunlop St corridor	INT
	* Views to old sandstone Gaol walls and ranges	2
	* Post mid 20th century structures around oval and pool	INT
	* Swimming pool	NEUT
	* Open brick drains	3
CH 05	* Mature <i>Jacaranda mimosifolia</i> within enclosure	2
	* Potential landscape archaeology	2
	* Existing landscape character of Precinct	4
	* Plantings of <i>Eucalyptus spp</i>	3
	* Recent Forensic Unit development	INT
CH 06	* General landscape character of Precinct including open space	2
	* Early 20th century plantings - especially as an integral and contemporary part of the curtilage of key buildings	2
	* Late 19th century planting of <i>Platanus x acerifolia</i>	1
	* Remnant pre 1900s plantings - line of Brush Box, <i>Gleditsia</i>	2
	* Remnant indigenous vegetation along river	2
	* Early 20th century layout	2
	* Boat jetty	2
	* Selfsown progeny of earlier plantings near river	3
	* Evidence of old fence lines between buildings and river	3
	* Relationship of 1899 & early 20th century buildings to river	1
	* Riverside corridor	1
CH 07	* Intrinsic landscape character of Precinct	2
	* Old <i>Quercus canariensis</i> and <i>Ulmus parvifolia</i>	1
	* Known and potential archaeological resources	1
	* Remnant indigenous vegetation to riverside edges	2
	* Older Camphor laurels and Peppercorn Tree	2
	* Existing SES site structures and materials	INT
	* Mesh fencing	INT
	* Recent riverside seedling plantings	4
	* Young Plane Trees along top of bank	3
	* Old sandstone blocks near river	2
	* River corridor	1
CH 08	* Potential archaeology	2
	* Frontage to the oval and former Dunlop Street corridor	2
	* Existing plantings to rear of Nurses Home	3
	* Existing plantings to front of Nurses Home	4
CH 09	* Spatial corridor extending from Factory Street to site	2
	* Older plantings associated with Bridgeway House and cottage to the north (eg. Camphor laurel & <i>Trachycarpus</i>)	2
	* Post-war plantings	3
	* <i>Jacaranda</i> avenue to Fleet Street	2
CH 10	* Extant late 19th/early 20th century plantings as a group and individually (including 1920s plantings to Nurses home)	2
	* <i>Beaucarnea</i> species	1
	* Landscape archaeology (including early entry alignment)	2
	* Early 19th century entry road alignment and edgings	2
	* Relationship of Precinct to 1909 former Administration bldg	2
	* Recent (within 20 years) plantings	4
	* Recent raised bedding areas	INT
	* Mid 20th century sandstone boundary walls	2
CH 11	* Extant 19th/early 20th century plantings as a collection and individually	2
	* Evidence of late 19th century landscape design for the ornamental lake area (including bank shaping and remnant riparian species - <i>Cyperus</i> , <i>Ludwigia</i> and <i>Colocasia</i>)	2
	* Sandstone retaining walls - drystone and ashlar block	2
	* Early bank formations	2
	* Views from vicinity of bridge looking along precinct	2
	* Recent forensic unit development	INT
	* Mesh fencing	INT
	* Landscape archaeology	2
	* Sandstone weir structures	2
	* Relationship to Wistaria Gardens area	2

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RCOS01	* <i>Araucaria heterophylla</i>	1
	* Extant 19th century plantings	2
	* Sandstone plinth and iron palisading to boundary	2
	* Metal panel sheeting attached to palisading	INT
	* Other plantings up to mid 20th century	2
	* Recent plantings	3/4
	* Sandstone walling	1
	* 19th century brick walling	2
	* Recent brick walling (within 30 years)	4
	* Ground modelling and mounding near Bethel	INT
	* Landscape archaeology	2
	* Demountable structures to front and rear courtyards	INT
	* Layout	3
	* Swimming pool	NEUT
RCOS02	* brick boundary wall to west and south with return	2
	* Proximity to Bethel	2
	* Sandstone plinth and iron palisading to eastern boundary	2
	* Mature trees	3
	* Landscape archaeology	3
	* Earthworks associated with 1960s buildings	INT
PG01	* Sandstone walling up to 1920s	1
	* Spatial volumes between old wings (especially apses)	1
	* Sandstone plinth/iron palisade fencing between early wings	2
	* Cut surface drains in sandstone paving near early wings	2
	* Sandstone flagged paving south of chapel	2
	* Old Frangipani to north of chapel	2
	* Painted urns framing entry to former gaoler's quarters	2
	* Recent internal gaol plantings	4
	* 1920s Camphor laurel avenue to O'Connell Street	2
	PG02	Assessment not requested

4.4 North Parramatta Mixed Use Zone: Master Plan 2004

This previous master plan for the Cumberland East Precinct identified significant views, vistas and axes on the site, shown in the figures below.

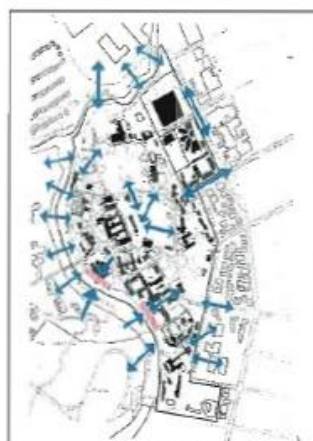


Figure 3.10_ Historic & Significant Views

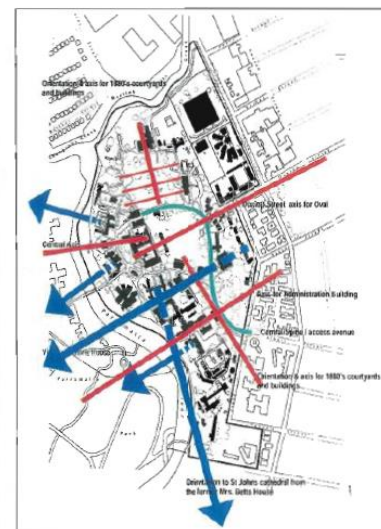


Figure 3.11_ Historic & Significant Vistas and Axes

Figure 13 Plans from 2004: *Master North Parramatta Mixed Use Zone Plan*, showing historic and significant views (left) and historic and significant vistas and axes (right). (Source: Government Architects Office Urban Design Group, NSW Department of Commerce)

4.5 Parramatta Swimming Centre Heritage Assessment 2004

This assessment relates to the Parramatta Swimming Centre within the PNUR Sports and Leisure Precinct. In terms of significance, it finds:

“The significance of Parramatta Swimming Centre is primarily in its use as a swimming centre since 1958. In this role it has provided a key community facility for both sport and recreation as well as being an important meeting place.”

Any importance of the buildings associated with the swimming centre is secondary to the use of the site for a swimming centre. Continuing the use of the site for a public swimming centre is important in retaining the historical and social significance of the site. Upgrading the facility to meet the modern expectations of the public and modern health and safety requirements should be allowed.”

4.6 Parramatta Park Conservation & Management Plan 2008

Parramatta Park for the purposes of this plan includes those parts of the PNUR Sports and Leisure Precinct including the Old King’s School Oval, Parramatta Swimming Centre and car park, Parramatta Leagues Club Car park and areas to the west and south of Parramatta Stadium and the Eels; training ground, including the site of Old Government Farm.

The plan identifies significant views including those between OGH and the Old King’s School. Policies emphasise that permitted activities should not compromise the heritage values of the Park.

4.7 Old Government House & Domain Parramatta Park Management Plan 2009

This management plan, prepared jointly by the National Trust of Australia (NSW) and the Parramatta Park Trust includes in its statement of significance of

“the multi-layered cultural landscape embracing the vice-regal residence, the parklands and the town of Parramatta, its development as one of Australia’s first dedicated public parks, and the extent of the known and potential archaeological resources within the landscape. The place is also significant for demonstrating the associations between the Burramatta clan of the Dharug people and their pre-contact lifestyle as well as the continuing connections of their contemporary descendants with the site.”

The statement also emphasises the significance of the successful establishment of agriculture in what became the Governor’s Domain to the survival of the penal settlement in 1788-89 which assured the continuation of the convict system in Australia.

4.8 Cumberland Hospital East Campus & Wisteria Gardens CMP and Archaeological Management Plan 2010

4.8.1 Introduction

Prepared more than ten years after the 1999 Landscape Conservation Plan, this document includes an updated assessment of the landscape by Geoffrey Britton. The executive summary includes the following statement.¹³

“Older landscape plantings are senescing and dying without replacement or recording. This is having a dramatic impact on the place’s character and significance. Incremental changes to buildings have similar impact, altering fabric and settings.”

The 2010 CMP concludes that the curtilage should be the entire site. It also finds that some older trees of high significance had been removed since the 1999 Landscape Conservation Plan and the flying fox colony was beginning to have

¹³ Perumal Murphy Alessi et al., 2010

potentially disastrous effects on the older trees along the riparian corridor. The authors were concerned that there was “a real risk of the campus [plantings] thinning to such an extent that formerly rich intrinsic landscape – and its peculiar 19th and early 20th century character will be lost.”¹⁴

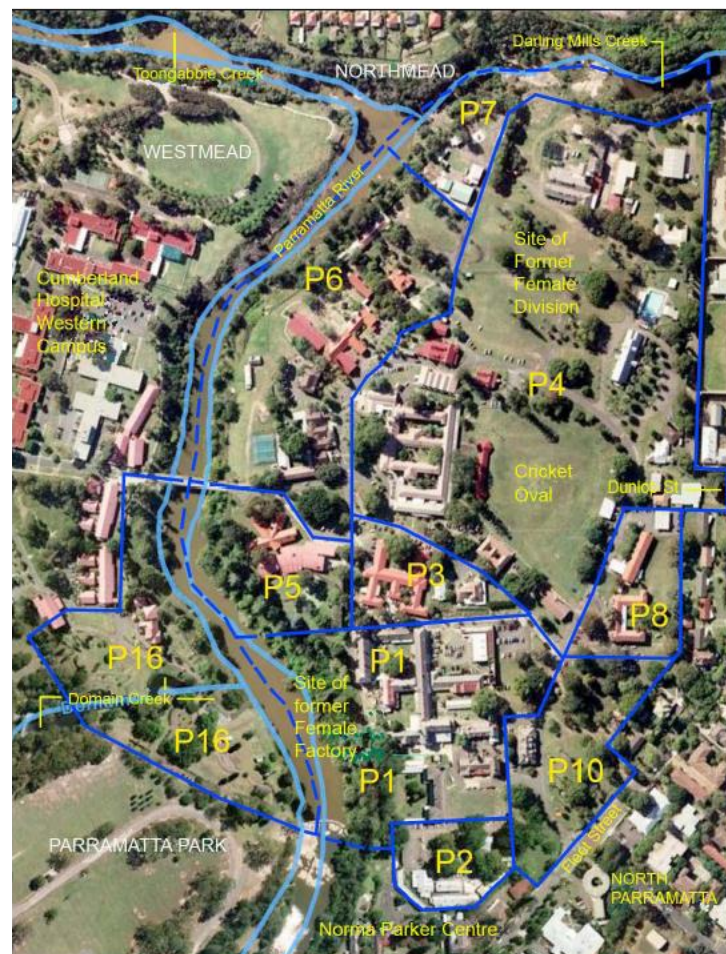


Figure 14 The precinct plan used in the 2010 Cumberland Hospital East Campus and Wisteria Gardens Conservation Management Plan. (Source: Perumal Murphy Alessi et al. Fig 1.3, p 10)

Notable view lines and visual relationships identified in the 2010 CMP are listed below.

- Sweeping views into the mature landscape that welcome visitors arriving from Fleet Street;
- Views out from the western courtyards of the School of Psychiatry towards the river and Wisteria Gardens;
- The axial view along River Road along which there was, until recently, an important visual connection between the entry portal of the Nurses Building and Glengariff;
- Views through the access portals of the walled compound;
- Views framed by sandstone ranges and traditional visual connections between the 1900s buildings and the river corridor.

¹⁴ Ibid. p 73

- Mature profiles of pine trees, even tall palms, within the campus which serve as a reference point for many urban and suburban precincts surrounding Cumberland Hospital.
- The group of very tall Araucarian pines at the Norma Parker Centre visible from many prospects across Parramatta including the southern end of Parramatta Park

4.8.2 Analyses of Spaces and Plantings

The analyses of key plantings and other cultural landscape features from the 2010 CMP are shown in the following diagrams from that document.

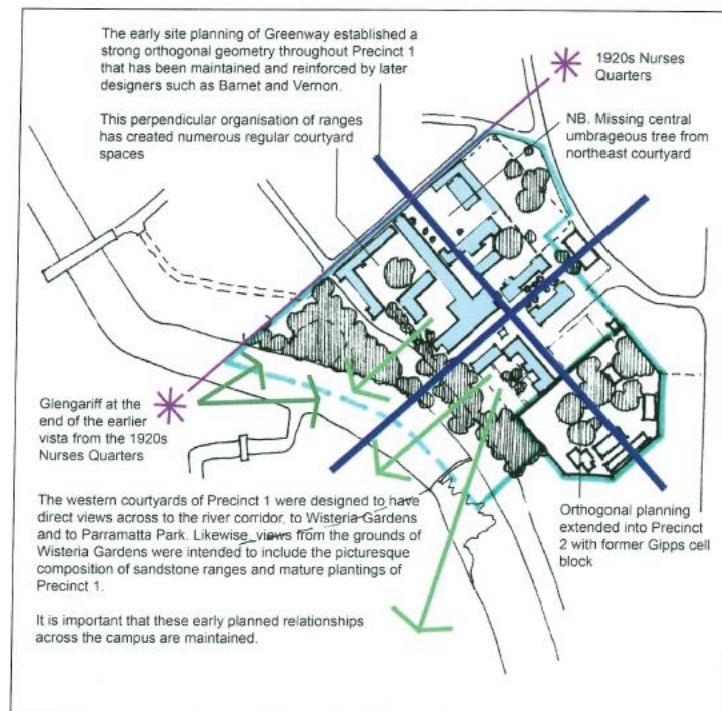


Figure 15 Analysis of sub-precinct 1 in Cumberland Precinct. (Source: Fig.3.12, 2010 CMP, prepared by Geoffrey Britton)

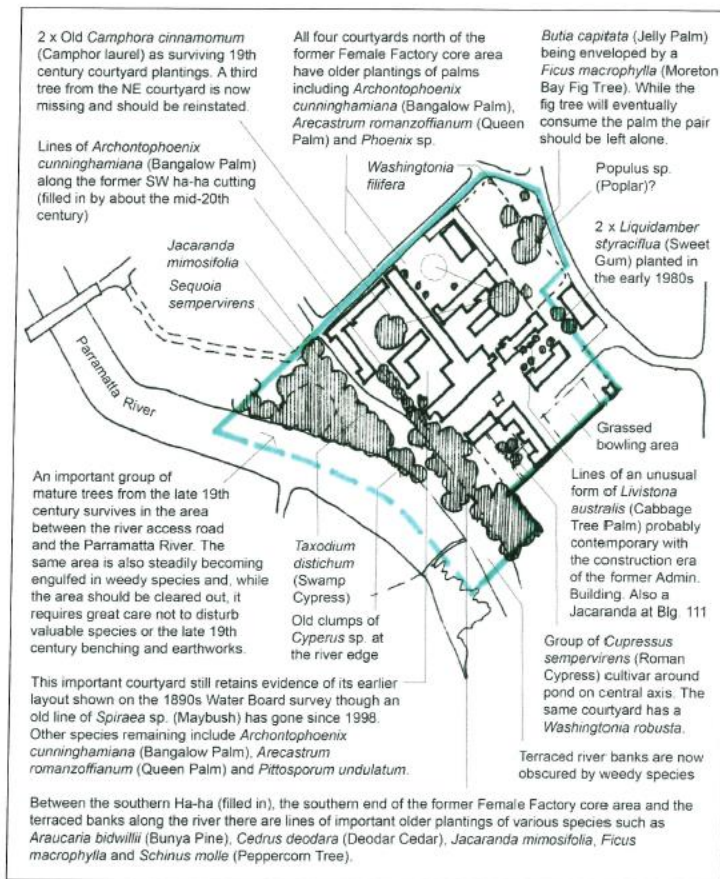


Figure 16 Survey of key plantings in sub-precinct 1 in Cumberland Precinct. (Source: Fig.3.189, 2010 CMP, prepared by Geoffrey Britton)

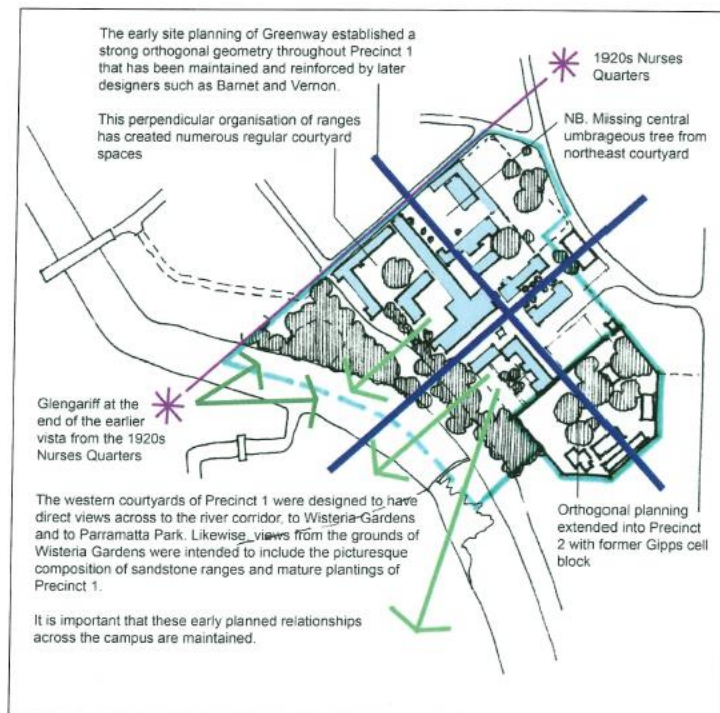


Figure 17 Analysis of sub-precincts 1 & 2 in Cumberland Precinct. (Source: Fig.3.190, 2010 CMP, prepared by Geoffrey Britton)

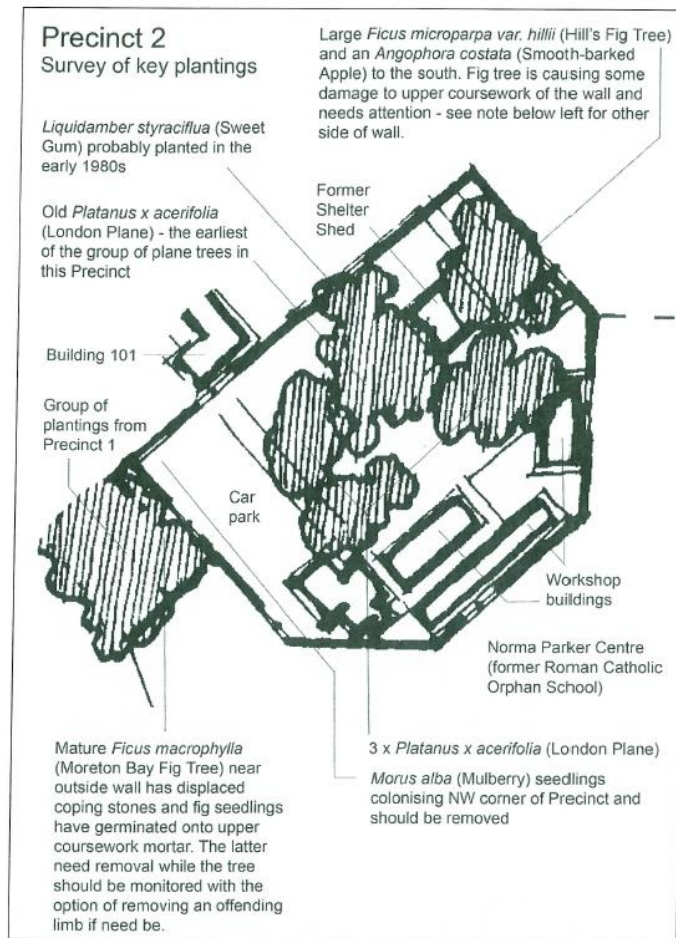


Figure 18 Survey of plantings in sub-precinct 2 in Cumberland Precinct. (Source: Fig.3.227, 2010 CMP, prepared by Geoffrey Britton)

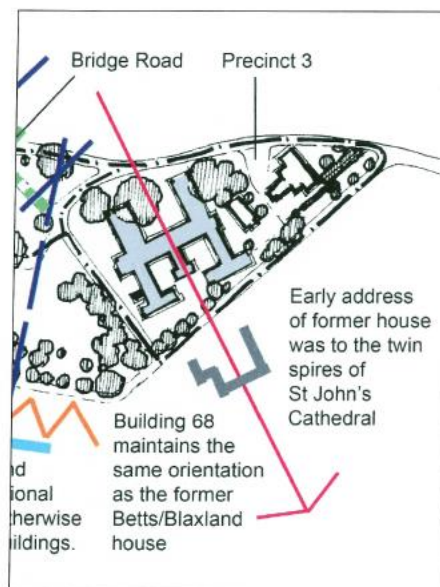


Figure 19 Analysis of sub-precinct 3 in Cumberland Precinct. (Source: Fig.3.228, 2010 CMP, prepared by Geoffrey Britton)

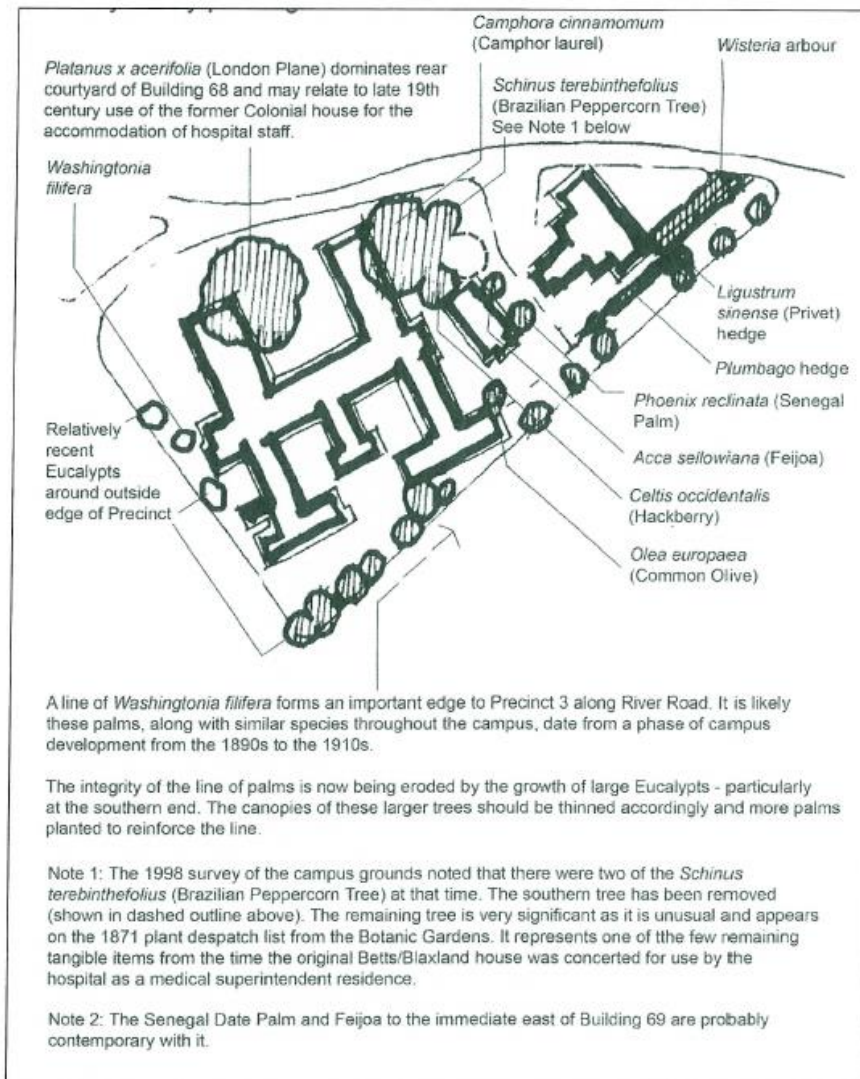


Figure 20 Survey of key plantings in sub-precinct 3 of Cumberland Precinct. (Source: Fig.3.260, 2010 CMP, prepared by Geoffrey Britton)

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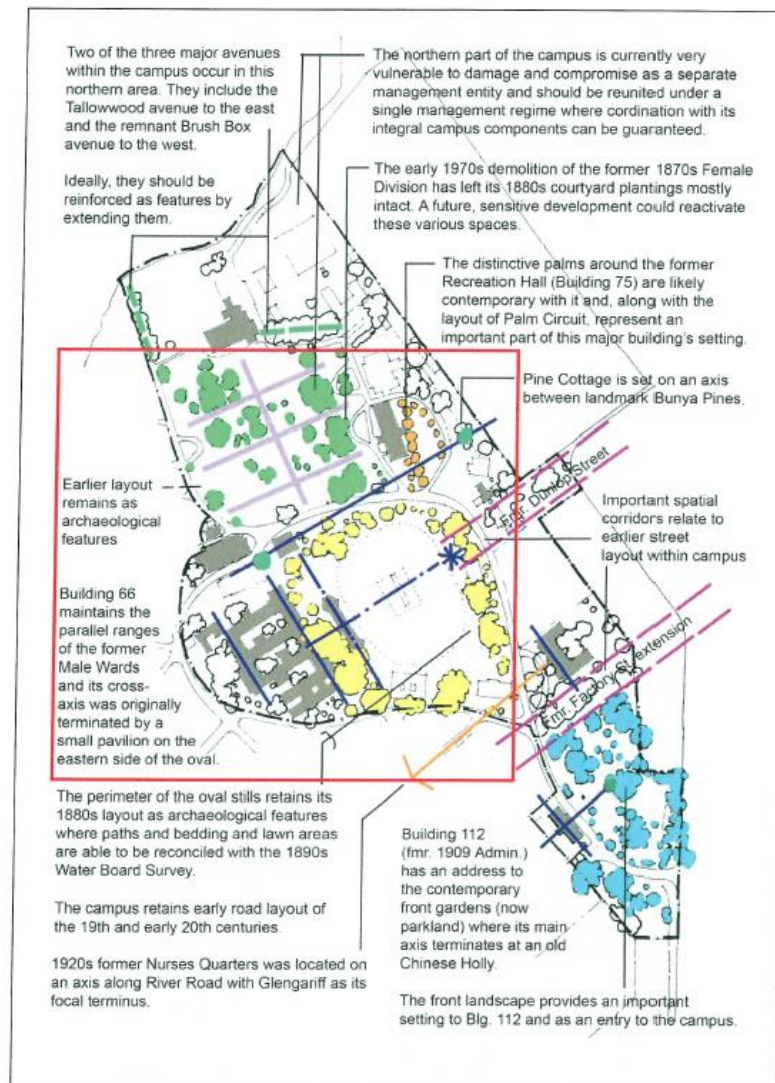


Figure 21 Analysis of sub-precinct 4 in Cumberland Precinct. (Source: Fig.3.261, 2010 CMP, prepared by Geoffrey Britton)

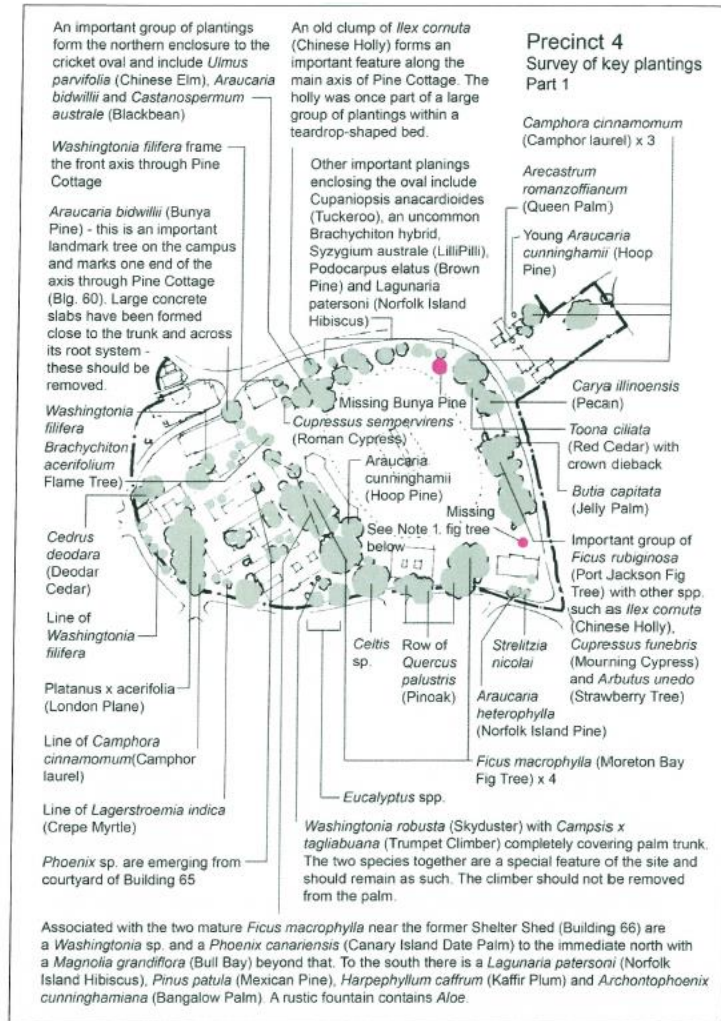


Figure 22 Part survey of key plantings in sub-precinct 4, Cumberland Precinct. (Source: Fig.3.358, 2010 CMP, prepared by Geoffrey Britton)

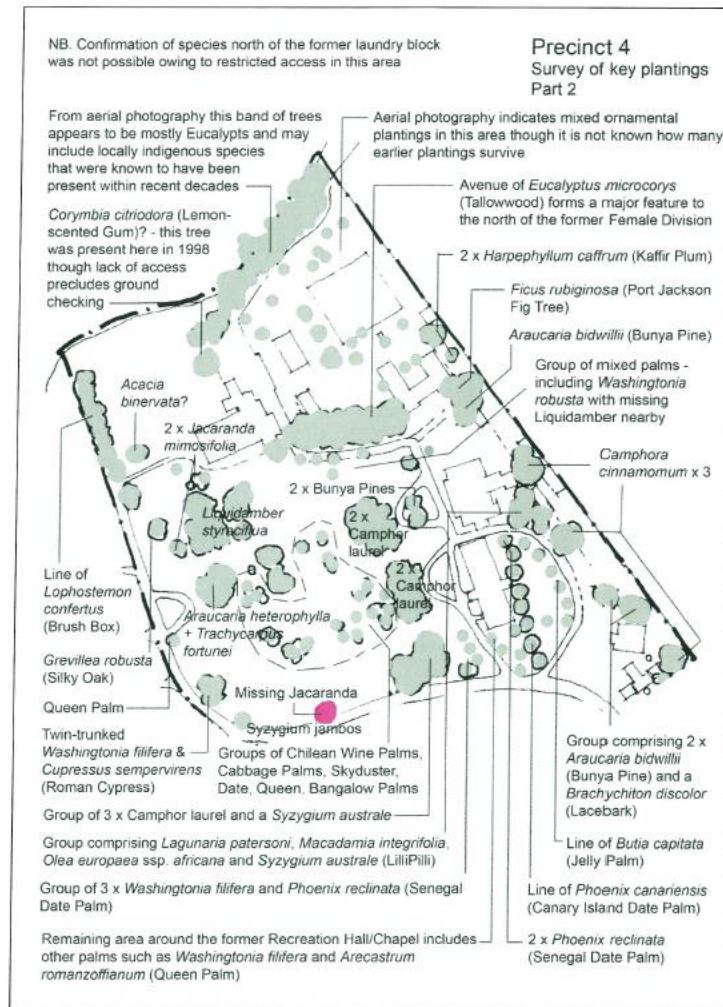


Figure 23 Part 2 of survey of key plantings in sub-precinct 4, Cumberland Precinct. (Source: Fig.3.359, 2010 CMP, prepared by Geoffrey Britton)

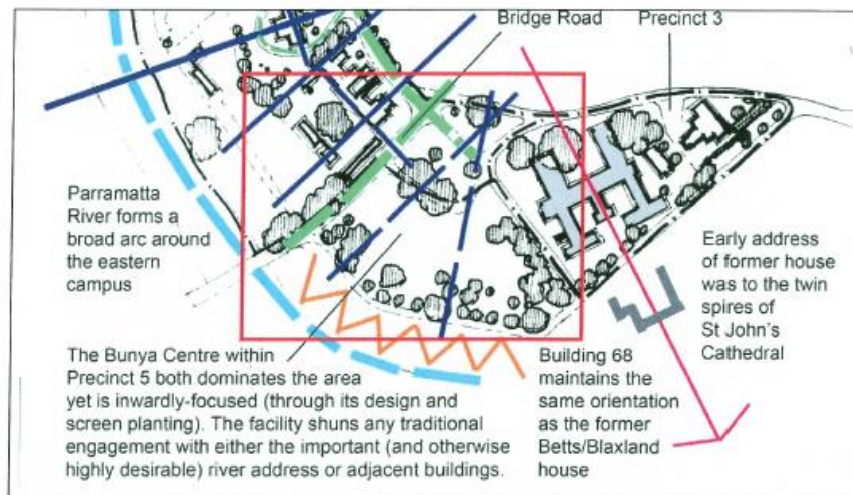


Figure 24 Analysis of sub-precinct 5, Cumberland Precinct. (Source: Fig.3.360, 2010 CMP, prepared by Geoffrey Britton)

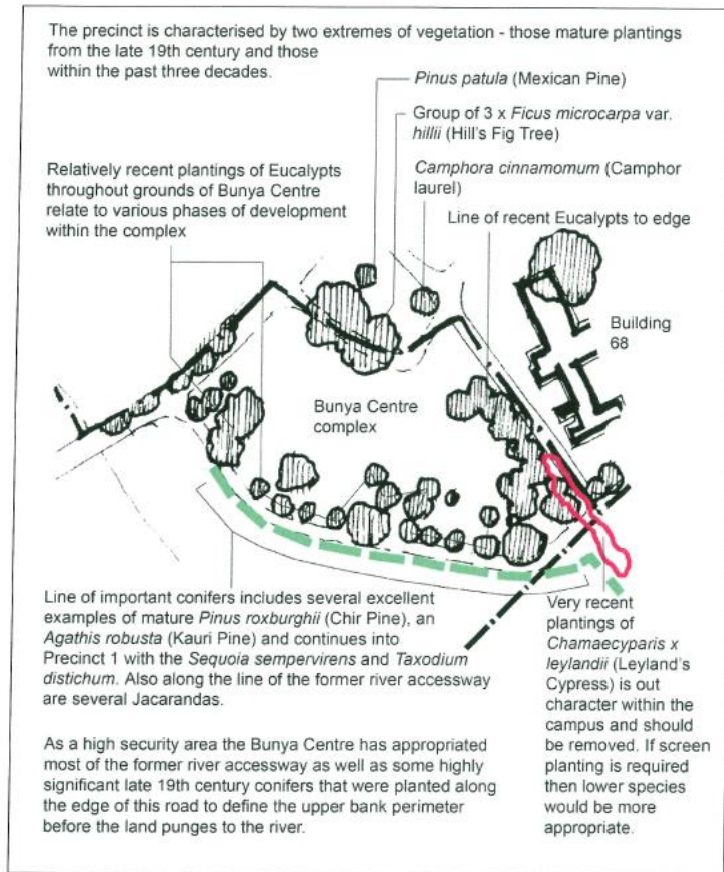


Figure 25 Survey of key plantings in sub-precinct 5, Cumberland Precinct. (Source: Fig.3.366, 2010 CMP, prepared by Geoffrey Britton)



Figure 26 View towards Parramatta River showing the fenced yard of the Bunya complex with a group of significant mature conifers between the complex and the river bank. (Photo: Chris Betteridge, 14 August 2014)

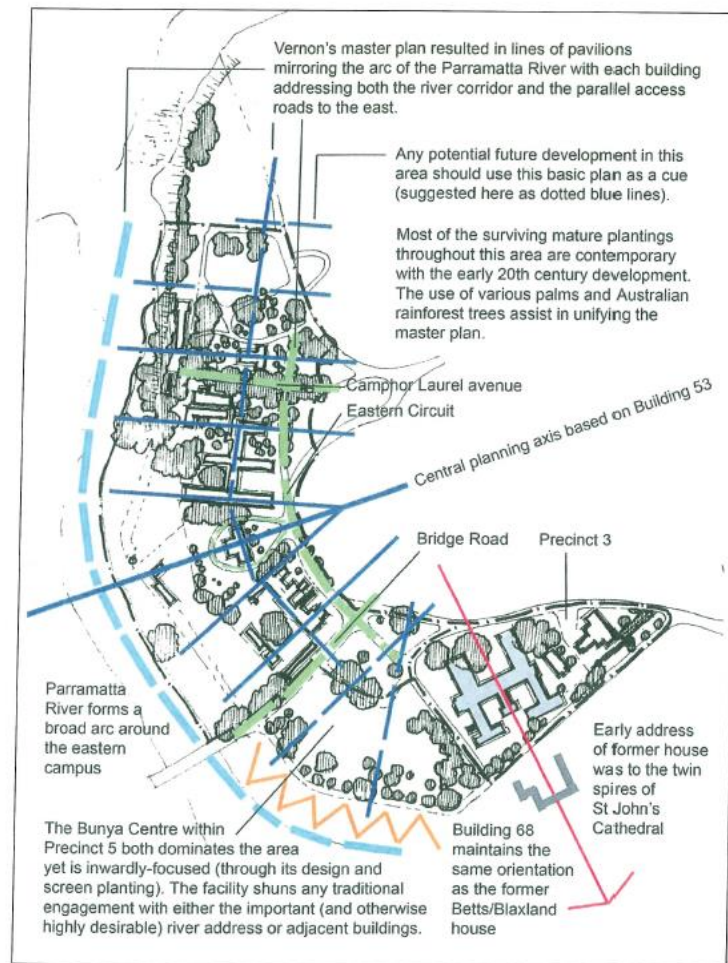


Figure 27 Analysis of sub-precinct 6, Cumberland Precinct. (Source: Fig.3.367, 2010 CMP, prepared by Geoffrey Britton)

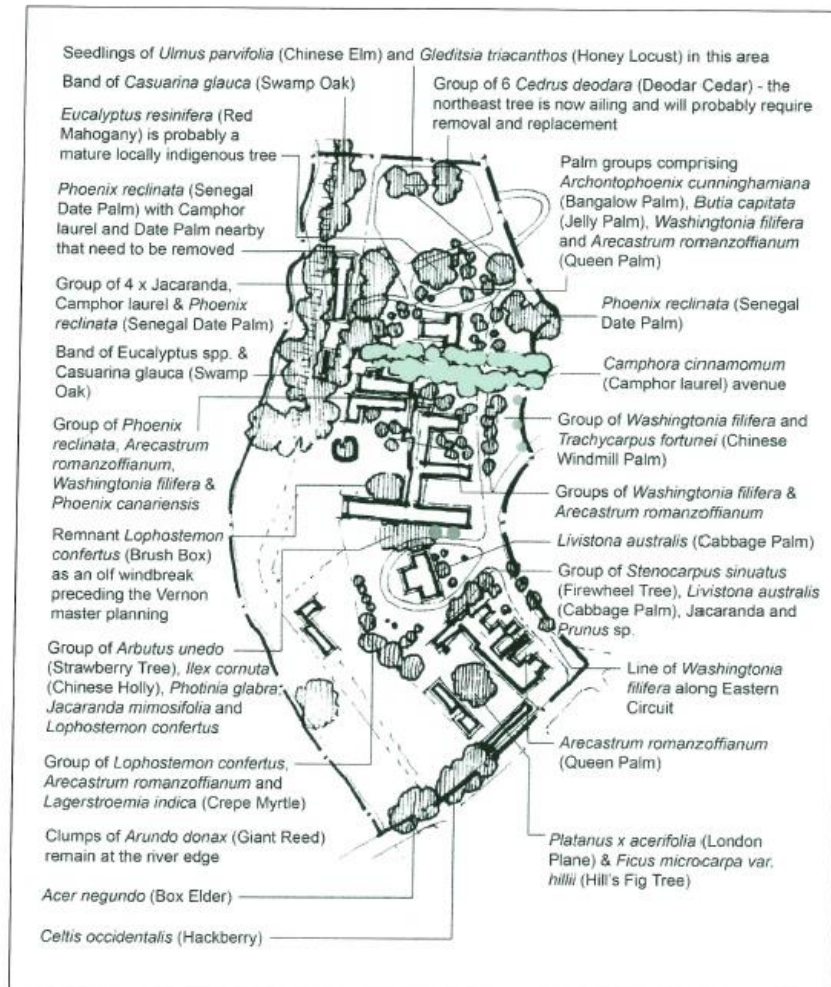


Figure 28 Survey of key plantings in sub-precinct 6, Cumberland Precinct. (Source: Fig.3.408, 2010 CMP, prepared by Geoffrey Britton)

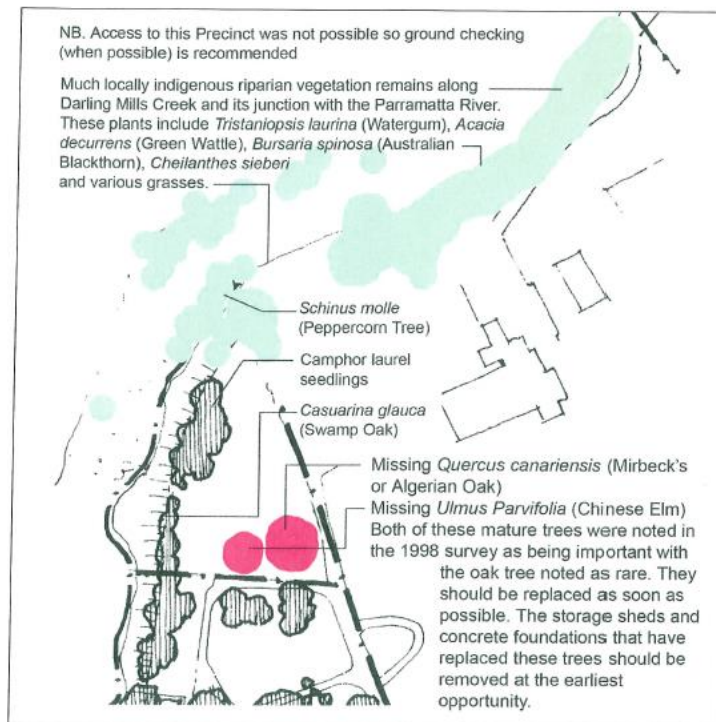


Figure 29 Survey of key plantings in sub-precinct 7, Cumberland Precinct. (Source: Fig.3.409, 2010 CMP, prepared by Geoffrey Britton)



Figure 30 Pair of significant camphor laurels in SES area at northern end of Cumberland Precinct. (Photo: Chris Betteridge, 14 August 2014)

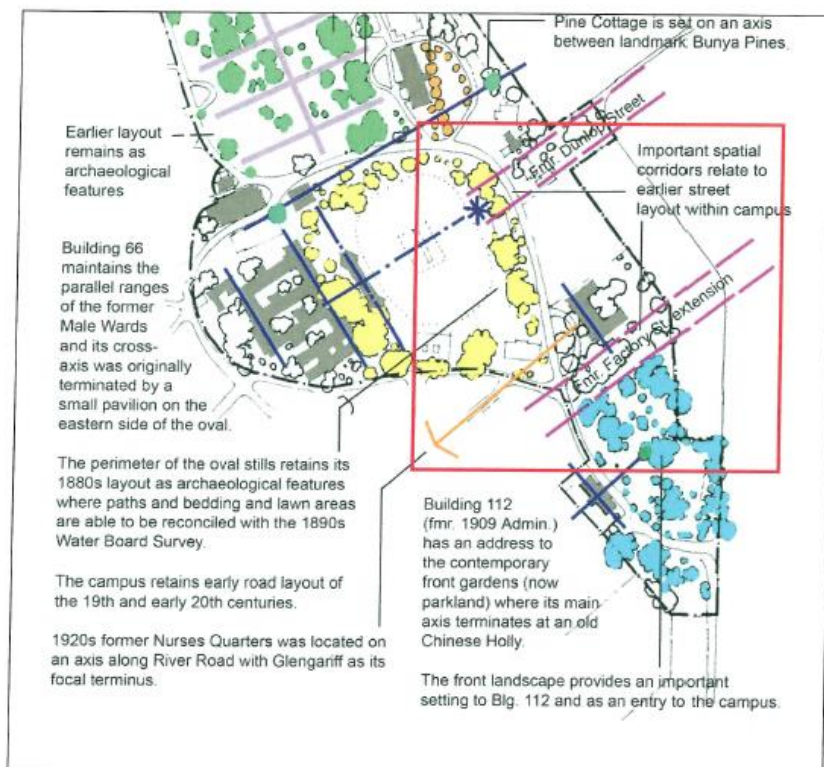


Figure 31 Analysis of sub-precinct 8, Cumberland Precinct. (Source: Fig.3.410, 2010 CMP, prepared by Geoffrey Britton)



Figure 32 Panorama across the Sports Oval in the Cumberland Precinct, showing the large open space fringed by mixed tree plantings including the tall palms and araucarias that characterise the cultural landscape of the precinct. (Photo: Chris Betteridge, 14 August 2014)

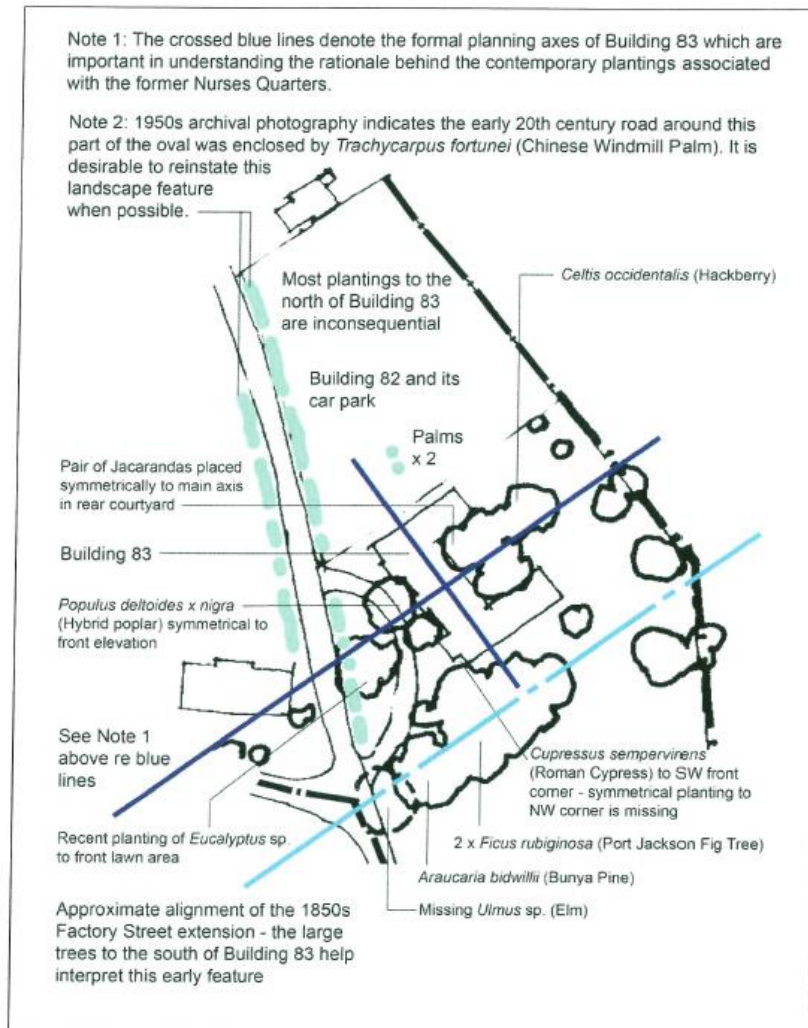


Figure 33 Survey of key plantings in sub-precinct 8, Cumberland Precinct. (Source: Fig.3.429, 2010 CMP, prepared by Geoffrey Britton)

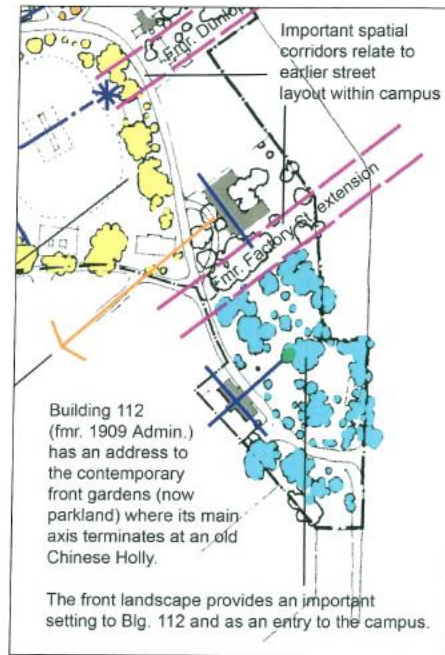


Figure 34 Analysis of sub-precinct 10, Cumberland Precinct. (Source: Fig.3.430, 2010 CMP, prepared by Geoffrey Britton)

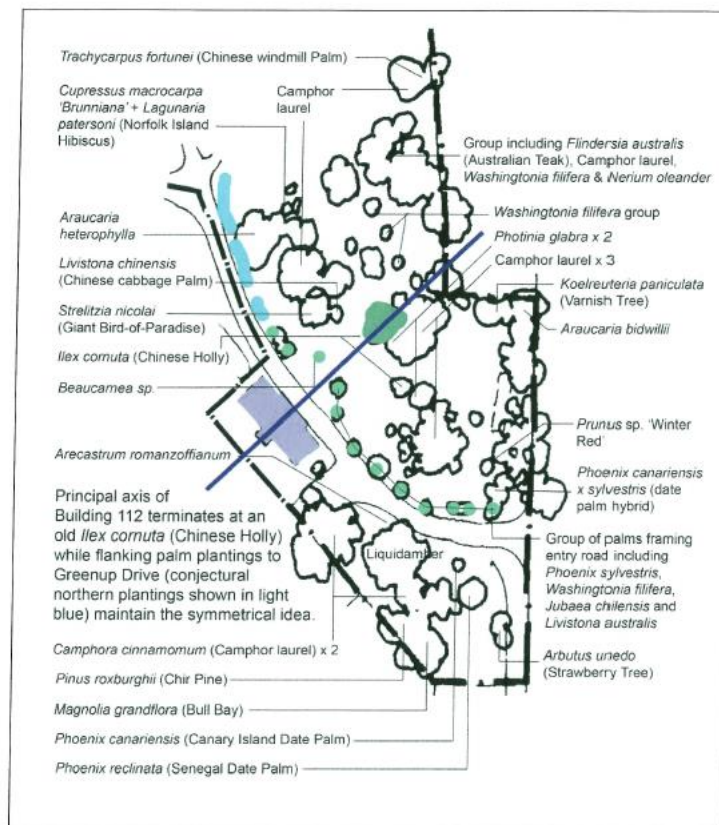


Figure 35 Survey of key plantings in sub-precinct 10, Cumberland Precinct. (Source: Fig.3.458, 2010 CMP, prepared by Geoffrey Britton)

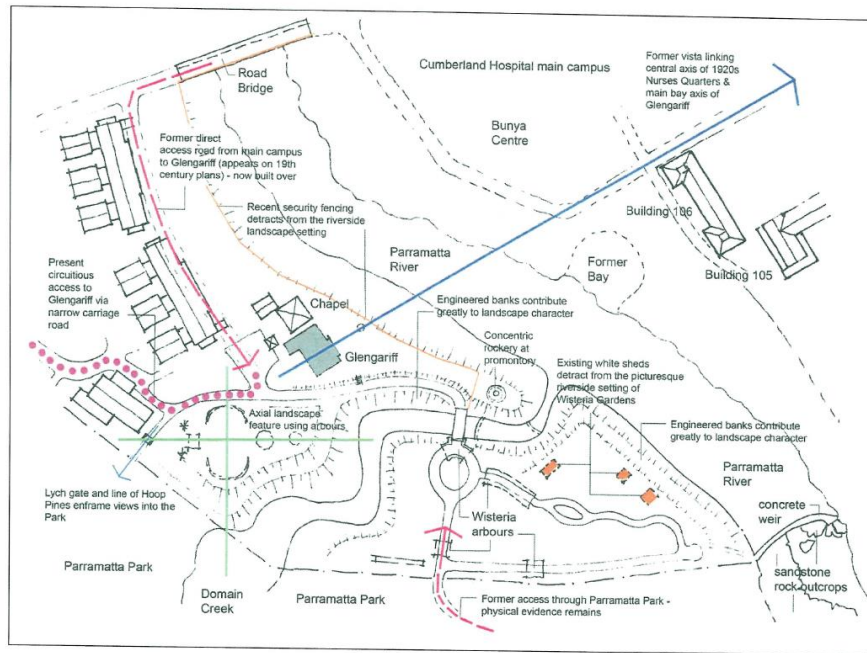


Figure 36 Analysis of sub-precinct 16, Cumberland Precinct. (Source: Fig.3.459, 2010 CMP, prepared by Geoffrey Britton)



Figure 37 View east across Parramatta River from Governor Phillip Walk near Glengariff to Building 106A, with significant mature specimens of *Sequoia sempervirens* (Californian Redwood) at left and *Taxodium distichum* (Swamp Cypress) at right on eastern side of the river. (Photo: Chris Betteridge, 29 July 2014)

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The site has historical and physical associations with adjoining sites of National significance such as Parramatta Gaol, the Norma Parker Centre, Parramatta Park and Old Government House and together these sites represent one of the richest heritage areas in Australia. The site is also of State significance due to its association with other asylums, State organisations and prominent identities including a number of Colonial Governors, Medical Superintendents, Colonial and Government architects.

As such the site has substantial resources that document and have the potential to reveal additional information that is not readily available elsewhere and offers major research, education and interpretative resources.

The layout of the campus continues to demonstrate the organising principles behind the institutional uses and the resultant spaces have continuing landscape significance and appeal. The campus landscape includes a remarkable and uncommon collection of mature vegetation with known direct connexions to the Royal Botanic Gardens, Sydney. In Wisteria Gardens the campus includes one of the most intact and important Edwardian landscapes in NSW.

The overall campus forms a largely cohesive, mostly landscape-dominated whole with an important and direct relationship with the Parramatta River. The parkland campus and the river corridor form an integral landscape setting. The campus also has important visual links and connections to surrounding areas and specifically Parramatta Park and Western Campus of the Hospital.

The site is a unique and layered cultural landscape that significantly retains a collection of buildings, elements and landscape that demonstrate the history and development of the site changing attitudes and Government policies in relation to public welfare, criminal behaviour and mental health.

Sub-precinct 1 Female Factory and Asylum

The former Female Factory precinct is of National cultural value as it can demonstrate, through its fabric and spaces and archaeological resources, development as Australia's first purpose-built female prison through to its use as a mental hospital including the first, and for many years the State's only, criminally insane hospital to its present varied uses.

The precinct contains intact elements of its 19th and early 20th century landscape designs – layout, Ha-ha walls, plantings, ornamental furnishings, visual and spatial relationships with the Parramatta River and Wisteria Gardens.

The precinct also has strong and direct associations with many notable and influential individuals whose creative visions and social policies shaped components of the present layout and form of the place, including architects Greenway and Barnet.

Sub-precinct 2 Cell Block extension (Walled Compound)

The large, simple space and fabric documents the use of this precinct from its 1830s formation through its later use for functional gardens and workshops to its present ancillary uses.

The precinct is notable for the large, mature trees that dominate the space and for their contribution in softening the otherwise austere nature of the space.

The precinct has strong associations with architects Francis Greenway and James Barnet and Governor Gipps.

Sub-precinct 3 – Site of Mrs Betts' House

The precinct contains some surviving evidence of the early 1870s adaptation of the former Betts/Blaxland residence as hospital accommodation.

The remaining 1871 planting of *Schinus terebinthifolius* is uncommon and is of interest to horticultural botany as this specimen can be traced to a provenance provided by the Royal Botanic Gardens, Sydney.

The precinct contains evidence of early 20th century campus Masterplanning with the planting of an avenue of *Washingtonia* palms along River Road.

The area also has strong and direct associations with a large number of important people in Colonial society as well as influential medical staff who had important roles in the development of the campus.

Sub-precinct 4 – Male and Female Asylum

Extant fabric, above and below ground, documents the important evolution of this precinct from its agricultural development in the early 1800s through its major mid-19th century hospital expansion to the present.

The precinct contains important evidence of 1870s and 1880s site designs directly reflecting the philosophical changes to mental health practice and therapy in NSW instigated by Dr Frederick Norton Manning.

Of this evidence the substantially intact mature tree groups represent a major part of the overall campus plant collection that is notable for its extent and botanical diversity. As a major surviving collection of this age it is rare in NSW.

The extent, richness and concentration of surviving plantings in this precinct are a major feature of the hospital campus and have an important role in unifying, and establishing the character and scale, of the place as well as providing a setting for the many 19th and early 20th century structures within the campus.

The extensive range of Australian rainforest species (with most from northern NSW rainforests) present within the precinct testifies to one of the botanical research passions of Joseph Henry Maiden, Director of the RBG who was responsible (with Dr Manning) for many of the extant plantings. Those surviving within the precinct include the following impressive list: *Araucaria bidwillii*, *A. cunninghamii*, *Archontophoenix cunninghamiana*, *Acmena smithii*, *Brachychiton acerifolium*, *Castanospermum australe*, *Cupaniopsis anacardioides*, *Ficus rubiginosa*, *Grevillea robusta*, *Livistona australis*, *Lophostemon confertus*, *Macadamia integrifolia*, *Podocarpus elatus*, *Syzygium australe* and *Toona ciliata*.

Sub-precinct 5 – Isolation Precinct

The precinct retains evidence (through its remnant plantings, layout and archaeological resources) that has the potential to reveal valuable information about its earlier phases of use.

The existing line of late 19th century conifers contains individually valuable trees - the Chir Pines, in particular, are notably excellent examples of their kind.

While currently compromised the precinct includes land that has the capacity to resume a traditional setting for adjoining buildings and landscape elements.

Sub-precinct 6 – Hospital for the Insane

This precinct contains a substantially intact and important Masterplan development – including layout, group of high quality buildings and their contemporary landscape design – from 1899/1910s. Its deliberately planned relationship to the Parramatta River is still evident and it represents the only major integrated development of distinction within the campus since this time.

Extant fabric, spaces and archaeology documents the evolution of this area from its early agricultural use through its early 20th century hospital expansion to the present.

The precinct has strong associations with many notable individuals including Samuel Marsden, John and Gregory Blaxland and Walter Liberty Vernon.

Sub-precinct 7 – Mill Farm Precinct

The precinct holds evidence of considerable cultural value including that of some of the earliest industrial and agricultural activity in NSW.

The local riparian environment of Darling Mills and Toongabbie Creeks and the Parramatta River including the extensive sandstone shelving and locally indigenous vegetation is a particular feature of this part of the campus.

The area has strong associations with Samuel Marsden as the site of his successful 1810 watermill.

Sub-precinct 8 – Nurses’ Home

The precinct retains important evidence of the early 20th century expansion in campus accommodation for Cumberland Hospital as well as archaeological resources from earlier periods of site use.

Whilst possessing only vestiges of its earlier landscape the precinct is in close proximity to the significant oval and the edge of the precinct should be regarded as part of the oval’s curtilage.

Remnant plantings of Jacaranda, poplar and cypress have value as part of the earlier setting for the former Nurses Quarters (Building 83).

Sub-precinct 10 – Front Gardens

Extant fabric, above and below ground, documents the evolution of this precinct from its industrial and agricultural development in the 1800s through its mid-19th century residential phase and various 19th and 20th century hospital development phases to the present.

Evidence of the major 1900s hospital redevelopment phase includes the substantial group of plantings that dominates the precinct and forms a major part of the plant collection within the campus notable for its extent and botanical diversity. It includes six species that represent part of an impressive campus-wide collection of Australian rainforest species.

A species of the Mexican/southern USA genus *Beaucarnea* (syn. *Nolina*) is rare in cultivation and certainly at this age.

The rare *Beaucarnea* and some of the Australian rainforest species were probably used by the Botanic gardens as an exercise in testing the cultural application of species hitherto little used horticulturally in Australia.

The precinct holds strong associations with WL Vernon as Government Architect responsible for the major 1900s campus redevelopment and JH Maiden as Director of the Botanic Gardens.

4.8.4 Grading of significant elements and spaces

The following explanation is taken from section 5.1 of the 2010 CMP.

Grading reflects the contribution the element makes to overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered). Cumberland Hospital East Campus and Wisteria gardens have been assessed to determine a relative grading of significance into five levels. This process examines a number of factors including:

- *Original design quality*
- *Degree of intactness and general condition*
- *Relative age and authenticity (original, replaced)*
- *Extent of subsequent alterations*
- *Association with important people or events*
- *Ability to demonstrate a rare quality, craft of construction process*

In accordance with the NSW HO [Heritage Office – now the Heritage Division, Office of Environment and Heritage] Guidelines for Assessing Heritage Significance, the standard NSW HO five-grade system has been modified to assess individual contribution of each element to the overall significance of the item. The following five grades of significance have been defined.

Ranking	Reasons for ranking cultural landscape areas, groups or items and appropriate conservation action
Exceptional	Includes fabric that makes the greatest direct contribution to the item's significance. This particularly refers to rare or outstanding fabric and spaces with a high degree of intactness and that can be easily interpreted. Policy implication: mandatory retention.
High	Has a high degree of original fabric and demonstrates a key element of the item's significance. This may include elements that have been altered, or elements created as part of a generally sympathetic alteration to the building. This category is likely to include much of the extant fabric from the early phases of construction and many reconstructed early or original elements wherever these make an important contribution to the significance of the item. Policy implication: required retention.
Moderate	Includes building fabric and relationships that are supportive of the overall significance of the item or more recent introduction, altered or modified but contributes to the overall significance. Also includes elements and features which were originally of higher significance but have been compromised by later, less significant modifications or elements that have deteriorated beyond repair and cannot be reconstructed in a technologically feasible manner. Policy implication: desirable retention
Little	Recent introduction; changes detract from significance and are difficult to interpret. Also includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the complex's significance. Policy implication: discretionary retention.
Intrusive	Includes fabric which adversely affects the significance of the complex or is damaging to the significance. Removal of elements of this category would directly increase the overall heritage value of the item. Policy implication: removal or modification required

The rankings of individual landscape elements within the sub-precincts in Cumberland Precinct identified in the 2010 CMP are shown in the tables below.

Sub-precinct 1 – Former Female Factory & River Frontage

Precinct 1 – Landscape Items	Date	Level of Significance
Group of Cabbage Palms (<i>Livistona australis</i>) in the main courtyard and unusual (skirted) form (provenance Royal Botanic Gardens)	1900s	Exceptional
Direct visual relationship of western courtyards with the River landscape and across Wisteria Gardens and Parramatta Park (former Domain)	From 1820s	Exceptional
Parramatta River		Exceptional
Remaining 19 th and early to mid 20 th century plantings		High
Courtyard spaces	From 1820s	High
Remaining 19 th century layout (based on 1890s and earlier surveys)		High
Formed terraces and banks and former inlet features at River edge	1880-1890s	High
Remnant clumps of water plants at River's edge (eg. <i>Cyperus</i> sp.)		High
Sandstone edgings and former wall footings	From 1820s	High
Urns/statuary/ ornamental ponds		High/Moderate
Recent plantings	Last 30 years	Little (potentially Intrusive)
Car parking throughout key courtyards		Intrusive
Mesh fences	Last 10 years	Intrusive
Modern pavements within courtyards	Last 20 years	Intrusive
Utility structures within and in proximity to key courtyards	Last 20 years	Intrusive
Weed growth along River edge and over 1880s terracing	Last 10 years	Intrusive
Red brickwork to old sandstone walling north west of Building 111	1960s	Intrusive
Security fence and gates at the north side of the north courtyard.	Last 10 years	Intrusive
Vistas obscured by structures & vegetation		Intrusive
Insensitively sited service structures	Last 20 years	Intrusive
Large car parks in the context of a historic park landscape	Last 10 years	Intrusive

Sub-precinct 2 – Cell Block extension (Walled Compound)

Landscape Items	Date	Level of Significance
Integrity of enclosed Precinct space	From 1838	Exceptional
Mature London Plane trees (<i>Platanus x acerifolia</i>)		High
Mature Coastal Apple tree (<i>Angophora costata</i>)		High
Sweet Gum (<i>Liquidambar styraciflua</i>)		Moderate
Hill's Fig tree (<i>Ficus macrocarpa</i> var. <i>Hilli</i>)		Moderate
Other recent plantings to west side and car park paving and planter boxes and beds		Little/Intrusive
Concrete rubbish bunker near the north-central (oldest) Plane Tree		Intrusive
Use of precinct for large scale car parking		Intrusive
Damage to walls by adjacent trees/ fig seedlings		Intrusive
Damage to entry portal by vehicles		Intrusive

Sub-precinct 3 – site of Mrs Betts' House

Landscape Items	Date	Level of Significance
Brazilian Peppercorn Tree (<i>Schinus terebinthifolius</i>)	1871 planting	Exceptional
Other late 19 th century and 20 th century plantings within the Precinct		High
Remaining late 19 th century and early 20 th century layout		High
Surrounding road layout		High
Garden beds along River Road and other recent plantings to the south of the buildings		Little/ Neutral
Bitumen service aprons and concrete accessways		Little
Adjoining Bunya Centre blocking views to the river		Intrusive

Sub-precinct 4 – Male & Female Asylum

Precinct 4 - Landscape Items	Date	Level of Significance
Surviving courtyard tree and palm groups within the former Female Division site	1870s	Exceptional
Landscape archaeology (ground modelling, undulations indicating old bedding areas and paths around edges of central Oval area)	1870s	Exceptional
Oval Space	1870s	Exceptional
Courtyard spaces between Building 66 – Shelter Shed and former Central Male Block	1870s	High
Remnant fountains in courtyards between Building 66 – Shelter Shed and former Central Male Block		High
Remnant 19 th & 20 th century plantings		High
Sandstone road edging		High
Road layout (including widths and alignments)	1900s	High
Former Dunlop Street corridor into campus		High
Views to Gaol Walls and ranges		High
Open brick drains at eastern edge of Oval indicating the Dunlop Street reserve		High
Stockpiled sandstone west of laundry		Moderate
Mesh fencing around the Swimming Pool		Intrusive
Car parking and log barriers around Pine Cottage		Intrusive
Cyclone mesh through former Female Division		Intrusive
Recent plantings of Eucalypts along both lengths of the latter fence line		Intrusive
Concrete slabs against Bunya Pine		Intrusive

Sub-precinct 5 – Isolation Precinct (Forensic Site & River Frontage)

Landscape Items	Date	Level of Significance
Line of late 19 th century conifers including Chir Pines (<i>Pinus roxburghii</i>) and a Kauri Pine (<i>Agathus robusta</i>) along the former River access road.		Exceptional
Visual connections between the site and the River and Wisteria Gardens		Exceptional
Parramatta River		Exceptional
Stone road edgings		High
Other older plants within the precinct		High
Former riverside access road (extending from River Road shown on 1890s survey) and River Road		High
Recent line of Leyland Cypress? (<i>x Cupressocyparis leylandii</i>) along the edge of the south western boundary	1990s	Intrusive
High security fence around southern side of complex	1990s	Intrusive

Sub-precinct 6 – Hospital for the Insane (Vernon Masterplan & River Frontage)

Precinct 6 – Landscape Items	Date	Level of Significance
Planned relationship of 1890s/ early 20 th century pavilion to the Parramatta River corridor		Exceptional
Parramatta River		Exceptional
Extant Masterplan elements including original 1890s/ early 20 th century pavilion buildings and contemporary access layout and integral tree and palm plantings		Exceptional
Possible remnant vine terraces along riparian slope		Exceptional
Serial views along Eastern Circuit of the principal pavilions (1900-1910s) within the associated landscape setting		Exceptional
Remnant indigenous riparian vegetation still evident along the River edge		High
Remnant pre-1900s plantings of Brush Box & <i>Gleditsia</i>		High
Stone urn plinth		High/ Moderate
Remnant riverside masonry wall (north of Building 56)		Moderate
Remnant boat jetty structure		Moderate
Evidence of former fence lines between buildings and River		Moderate
Remnant, self-sown progeny of earlier cultural plantings along riparian zone		Little
Divisive mesh fence lines across precincts		Intrusive

Sub-precinct 7 – Mill Dam Farm (SES Area / Darling Mills Creek Riparian Zone)

Precinct 7 – Landscape Items	Date	Level of Significance
Rock shelves and terracing along Darling Mills Creek corridor		Exceptional
Darling Mills Creek & Parramatta River		Exceptional
View to Toongabbie Creek		High
Locally indigenous riparian vegetation		High
Seedling Chinese Elms as progeny of the mature recently removed tree		Moderate
Recent buildings related to the State departmental uses		Intrusive
Extensive concrete slabs throughout the area		Intrusive
Current and recent State departmental use of the area		Intrusive

Sub-precinct 8 – Nurses' Home Precinct

Precinct 8 – Landscape Items	Date	Level of Significance
Originally planned relationship with Glengariff Building 24)	1920s	High
Relationship/ frontage to Oval and front gardens		High
Pair of Jacaranda to rear of Building 83, pair of poplars to the front and sole remaining Cypress at the end of Building 83		High
Mature Port Jackson Fig Trees to the south of Building 83		High
Plantings contemporary with Building 83 (at front façade)		High
Boundary plantings to east and other older specimen plantings near Building 82		High
Large hackberry to rear of Building 83 and large Gum at the front of Building 83		Moderate
Other recent plantings to the north of Building 83 & associated with Building 82		Little

Sub-precinct 10 – Front Gardens

Landscape Items	Date	Level of Significance
Unusual <i>Beaucarnea</i> (syn. <i>Nolina</i>) species		Exceptional
Front landscape as an address for the former Administration Building (No. 112) and as an entry feature for the campus	1909	High
Planting throughout the precinct as a substantial part of the campus botanical collection		High
Axis of Building 112 and the central Chinese Holly (<i>Ilex cornuta</i>)		High
Sandstone-edged access road from Fleet Street as Greenup Drive		High
Recent plantings (eg. eucalypts spp.)		Little
Recent raised bedding areas near boundary wall		Intrusive
Painted speed bumps along Greenup Drive		Intrusive

4.9 Addendum to Parramatta Park Management Plan 2011

Following the World Heritage listing of OGH & D, heritage consultant Meredith Walker was commissioned to prepare an addendum to the Parramatta Park Management Plan to address views issues relating to the heritage values of the Park.

“The views and vistas of Parramatta Park are significant as, together with the historic images, they document the continuity and evolution of this significant cultural landscape, and the society which shaped it over time.

The views within, to and from Parramatta Park are of cultural significance as:

- *a major means by which the geography, early history and development of the Park and the township of Parramatta can be understood and appreciated in a tangible way; [evolution of history]*
- *a part of the essential, defining character of Parramatta Park; [aesthetic value] a key attribute of the heritage of the Park and as evidence of the early history of the Colony of New South Wales; [contribution to individual heritage places] and;*
- *a feature visited and appreciated by the community. [social value]*¹⁵

The views over and from this landscape are highly significant for their ability to reflect the natural topography of the area, including views out to the North and East over the Crescent to the hills on the horizon and along the Parramatta River.”

These views have been documented in text and image from the earliest Colonial times and are significant as they demonstrate early convict land uses, residential and industrial development of the township at Parramatta and its evolution over a period of two centuries. They document examples of late eighteenth and early nineteenth century town planning, including late eighteenth century road alignments, convict residences and infrastructure such as culverts and fence alignments.

The significance of these views is due to the continuity evinced by the same views being recorded by early writers and artists and remaining substantially unchanged to this day. They are unique primary evidence documenting the historical evolution of the convict-shaped landscape, and provide an understanding of the overlay of land uses over time.

In the case of Old Government House & Domain [Parramatta Park] views are evidence of a landscape shaped through the intervention of a number of NSW Governors during the period 1788 to 1840s, governing a society based on penal transportation as a dominant model and where the authority of governance was made evident through the enduring position of the Governor’s House at a focal point in the landscape and which carried important political, social and moral influence over the convict-based society.

This authentic and intact landscape remains at Parramatta in the form of Old Government House and its setting within the larger landscape of Parramatta Park and which has been conserved within the river valley landscape of Parramatta.”

¹⁵ See Walker, M., and Pike, P. *Parramatta Regional Environmental Plan Views Study*, Parramatta City Council, 1997. p2.

The Addendum describes Parramatta Park in the context of the City of Parramatta and quotes from the Views Study prepared for Parramatta City Council by Meredith Walker and Penelope Pike in 1997¹⁶:

*“The natural land form dominated the views and landmarks of early European settlement at Parramatta, and the views from individual buildings and places were a consequence of the landform and landscape and the siting of land uses. Decisions about siting of land uses were not arbitrary.”*¹⁷

Also promoting a cultural landscape approach to the understanding and management of the area, the Addendum states:

“Landscapes do not exist in isolation; they are nestled within larger landscapes, which are nested within still larger landscapes and so on. More importantly, as a cultural landscape of significance, Parramatta demands a way of looking which is focused on the key process that have shaped and continue to define the character of the landscape over time; i.e. a cultural landscape approach to management. Landscapes acquire aesthetic and historic character which, over time, acquires symbolic value for a community. A community assigns values to a landscape that it reads as essential elements of its identity and achieves a sense of belonging to a place for that community.

*“The cultural landscape approach offers a framework for looking holistically at the relations among the features and the processes, which continue to give the cultural landscape its character.”*¹⁸

Views do not always terminate at the feature at the end of a narrow view corridor. Some views are two-way and are experienced within a context from multiple locations. Significant historic views are an important component of the character and heritage value of Parramatta Park and must be respected, guiding future development to avoid structures that are out of character with the surrounding heritage items, street pattern and scale of the historic town centre.

In a submission to a Public Enquiry objecting to proposed high-rise buildings and their impact on the skyline of the City of London’s Tower of London World Heritage Site in September 2006, English Heritage stated:

“Tall buildings can work well in the right place. However it would be both reckless and short-sighted to consider only the economic benefits they may provide, without taking into account their impact on the quality and significance of the surrounding area.”

This is equally applicable to the City of Parramatta, with a World Heritage Listed site within its CBD boundaries.

It is important to respect and value those very special landscape qualities through careful management of development. This requires an understanding of the underlying historical structure.

¹⁶ Views Study 1997, p.9

¹⁷ Bruce Baskerville, *Old Government House – a key link in Australia’s convict history*, National Trust Magazine, July 2007

¹⁸ Felice 2003, p 35

Without appropriate development and management, Parramatta's unique historic character will be diminished."

4.10 Planisphere Report 2012

Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report¹⁹ - the "Planisphere Report" - identifies values in relation to views and settings²⁰ and establishes guiding principles for each of the three values.²¹

"The values of most relevance to the determination of important views and settings (and that have implications for the future development of Parramatta) can be grouped into three different categories.

1. Layering of Cultural Heritage Elements

The multilayered cultural landscape elements which show the place's importance in the course of Australia's cultural history.

Guiding Design Principle: New development should retain and enhance views to, from and between the cultural heritage elements that highlight the layered history of the place.

2. Visual Prominence and Symbolism

Old Government House as the seat of Colonial power and its relationship with Parramatta. The landscape setting of Old Government House atop a hill.

Guiding Design Principle: The backdrop of the buildings in the City of Parramatta should provide a setting for Old Government House compatible with the commanding spirit of the place.

3. Landscape Setting

The landscape setting and landscape elements of Old Government House and Domain."

Guiding Design Principle: New development should not dominate the landscape setting of Old Government House and Domain or detract from the mostly 'green' outlook north, allowing the Domain to retain its existing landscape character."

The "Planisphere Report" describes and assesses the significance of various views and settings of, from and within OGH and D. The Views Rating Table from the Planisphere report²² is reproduced below.

¹⁹ Planisphere 2012

²⁰ Ibid. p 20

²¹ Ibid. pp 84-5

²² Planisphere p.31

Parramatta North Urban Renewal Cultural Landscape Heritage Assessment

A site survey was undertaken over 2 days to assess the significance of views by focussing on the World and National values which may be affected by future development. Views have been assessed as seen on the 8th and 9th of October 2012 in fair conditions. 16 views have been assessed.

Each view has been rated according to its heritage values. The rating system is as follows:

Rating 3 (The view has a strong relation to the heritage values)

Rating 2 (The view has a moderate relation to the heritage values)

Rating 1 (The view has a little or no relation to the heritage values)

Each view was then given a total rating and a low/moderate or high significance.

Rating is 7-9 High significance

Rating is 4-6 Moderate significance

Rating is 1-3 Low significance

VIEWS RATINGS TABLE

VIEWS	HERITAGE VALUES			TOTAL
	MULTILAYERED	PROMINENCE	LANDSCAPE SETTING	
1: OGH towards the city	2	3	3	8
1b: OGH courtyard towards the city	3	2	1	6
2: Looking NE towards OGH within domain	2	3	3	8
3: Looking NE towards former Kings School from OGH	3	2	2	7
4: Looking N from the crescent	2	1	3	6
5: Bath house area to city	3	2	2	7
6: Looking NE from the crescent towards the city	2	1	2	5
7: Bath house area to Westmead	1	1	2	4
8: Parramatta River views	2	2	3	7
9: Looking E from the crescent towards the city	2	1	1	4
10: Dairy precinct	3	1	3	7
11: Looking N towards the Female Factory	1	2	1	4
12: George Street	2	3	2	7
13: Macquarie Street	1	2	2	5
14: Hunter Street	2	1	1	4
15: Looking E towards Old Government Farm	3	2	1	6
16: Mays Hill	1	1	2	4

High significance Moderate significance Low significance

Figure 39 Views Ratings Table from the Planisphere report. (Source: Planisphere 2012)

It should be noted from the above table that all views in the Planisphere report are assessed as of High or Moderate significance. The report identifies areas of relative views significance in the following two maps.

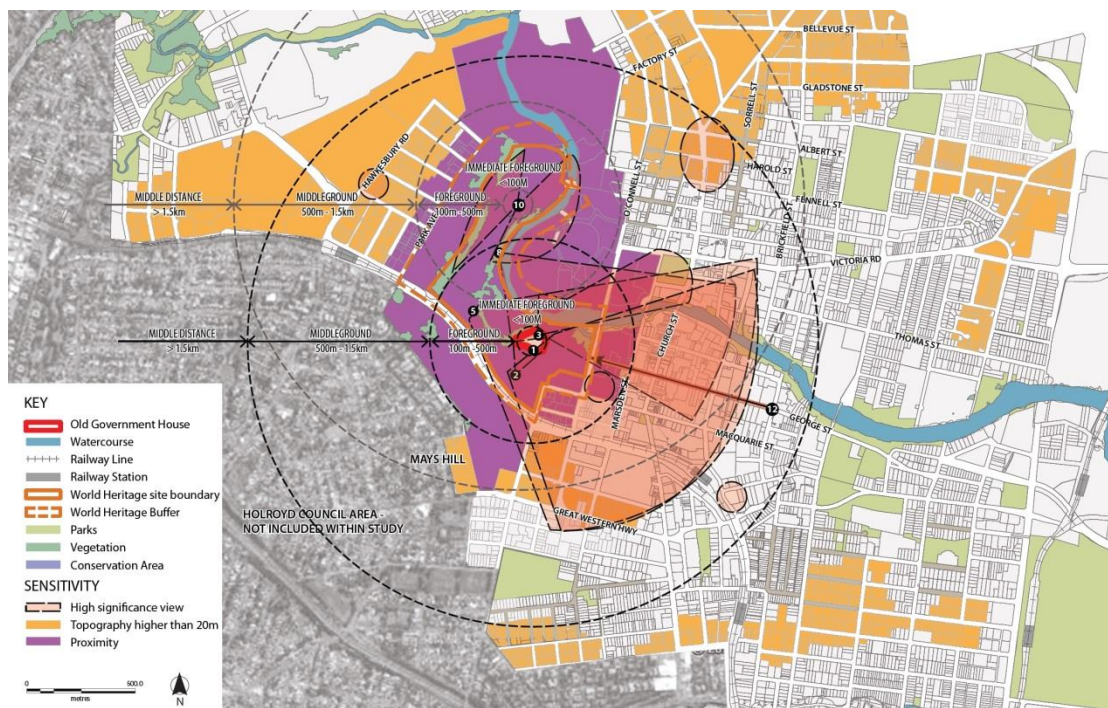


Figure 40 Map of Parramatta showing WH Property boundary and buffer and degrees of sensitivity. (Source: Planisphere report p.79)

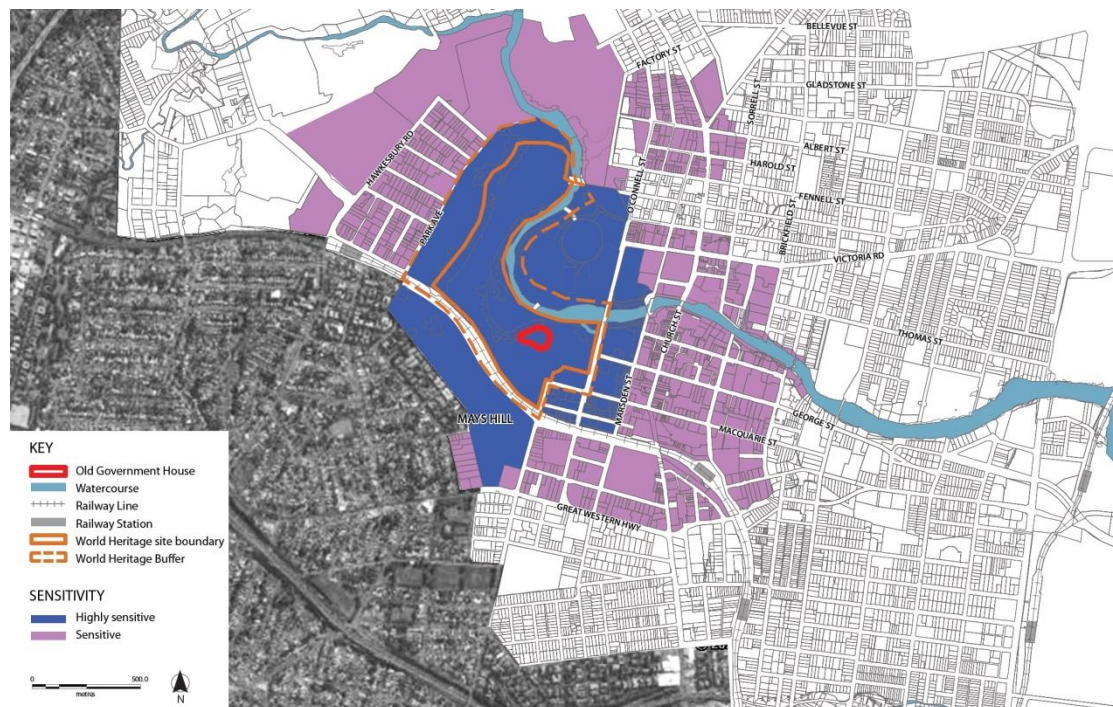


Figure 41 Map of Parramatta showing Highly Sensitive and Sensitive areas in regard to significant views to and from the OGH & D World Heritage Property (Source: Planisphere Report p.81)

4.10.1 Planisphere Report Development Guidelines

The Planisphere report provides general development guidelines to be applied to future proposals affecting the identified significant views from OGH and D with the objectives of mitigating impacts on the World and National heritage values. These guidelines are divided into Essential and Desirable. Those guidelines in both categories that are relevant to the Sports and Leisure Precinct and Cumberland Precinct are listed below.

Essential Future Development Guidelines

A1 Apply the design excellence provisions of the Parramatta City Centre LEP 2007 to all new developments in this location.

A2 The form, bulk and massing of new buildings must not visually dominate the setting of Old Government House when viewed from within the Domain Parklands. This can be achieved by ensuring that new built form retains a sense of openness and sky between buildings, and does not result in a 'wall' of development when viewed from within the domain, by:

A2.1 ensuring that the upper levels of towers that are visible above the established tree canopy of the Domain Parklands, are narrower and/or more slender in form than the lower levels;

A2.2 ensuring that buildings are designed so that the side of towers facing the Domain is no wider than 30m; and,

A2.3 utilising materials and external finishes that reduce distant visibility against the sky (such as light colours, glass and reflective surfaces).

A3 Views between Old Government House and the following historic landmarks must be retained: Old King's School, Old Government Farm, and St Patrick's Cathedral, by:

A3.1 ensuring that new buildings do not block the sightlines between Old Government House and the historic buildings as depicted in important View 3 [in Planisphere report]).

Desirable Future Development Guidelines

B1 New development between O'Connell and Marsden Streets to the north of George Street should retain and enhance the views of the river bank and environs from the Domain, particularly when viewed from the north west lawn of Old Government House (refer to Important Views 3 and 8) and provide a positive interface with the river. This may be achieved by ensuring that any building:

B1.1 addresses the river as well as any street frontages;

B1.2 provides a positive, active interface at pedestrian level, with the public space / promenade adjacent to the river; and,

B1.3 is designed to the highest contemporary architectural standards.

B2 New development fronting O'Connell Street should improve the visual and physical connection between the Domain and the city by:

B2.1 creating a pedestrian friendly environment; and,

B2.2 a consistent, 'human scaled' and active built form frontage along the street.

B5 The majority 'green' aspect when looking north and north east from within the Domain parklands should be retained such that the tree lined ridge which forms the background to views remains mostly intact. This may be achieved by:

B5.1 ensuring that the majority of new developments are lower in height than the tree lined ridge when viewed from within the Domain;

B5.2 utilising materials and external finishes that reduce distant visibility and minimise contrast against the green backdrop such as matt finishes and muted tones; and,

B5.3 ensuring that the tops of towers are well designed and do not display advertising materials or banners.

4.10.2 Design Excellence

Expert opinions on what constitutes design excellence will vary considerably but Parramatta LEP 2007 sets out the parameters for the instrument. Clause 22B, the 'Design Excellence' clause in the LEP referred to in Essential Future Development Guidelines point A1 in the Planisphere report is shown below.

(1) This clause applies to development involving the construction of a new building or external alterations to an existing building.

(2) Consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.

- (3) *In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters:*
- (a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
 - (b) *whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,*
 - (c) *whether the proposed development detrimentally impacts on view corridors,*
 - (d) *whether the proposed development detrimentally impacts on land protected by a sun access plane control established for that land in the City Centre Development Control Plan,*
 - (e) *how the proposed development addresses the following matters:*
 - (i) *the suitability of the land for development,*
 - (ii) *existing and proposed uses and use mix,*
 - (iii) *heritage and archaeological issues and streetscape constraints,*
 - (iv) *the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
 - (v) *bulk, massing and modulation of buildings,*
 - (vi) *street frontage heights,*
 - (vii) *environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*
 - (viii) *the principles of ecologically sustainable development,*
 - (ix) *pedestrian, cycle, vehicular and service access, circulation and pedestrian permeability,*
 - (x) *the impact on, and any proposed improvements to, the public domain,*
 - (xi) *any relevant special character area statement in the City Centre Development Control Plan.*

Notes:

Parramatta LEP 2011 does not retain the Design Excellence clause from the 2007 instrument but a proposed amendment to the current instrument, prepared by Parramatta City Council in July 2013 following a Gateway determination, would allow for a greater level of flexibility yet still maintain consistency and certainty in the application of development standards. New parameters are proposed for development required to undergo a design competition as well as providing development incentives for commercial development in the City Centre.

[Parramatta] City Centre Development Control Plan [2007] referred to in sub-clause (xi) above has been superseded by Parramatta Development Control Plan 2011.

4.10.3 Implications for New Development in the PNUR Precincts generally

While the main focus of the Planisphere report is on limiting the impacts on OGH & D WH values posed by existing and potential development in the Parramatta City Centre (a list of such developments known at the time of the report's preparation is provided on pp.118-120 of the Planisphere report), its study area extends to the wider city environs. It is interesting to note that the report does not show the Sports

and Leisure Precinct as a 'Key Development Site' in the plan on p.121 although the area north of Grose Street, including the Cumberland and Cumberland Hospital precincts are shown as 'Key Development Sites', with Cumberland Precinct labelled 'Heritage'.

The Planisphere report (p.16) states:

"More broadly, [OGHD] may be threatened by the development of the [World Heritage listed] property's peripheral area and in its buffer zone, notably in terms of the landscape impact of growing urban environments.

Avoiding listing this World Heritage Area on the 'World Heritage in Danger' list is a priority for the Australian Government."

Existing tall buildings near OGH are mentioned in the Planisphere report as impacting on the integrity of the WH listing and it is possible that the WH listing may be threatened by further development of the surrounding urban landscape.

The Planisphere report is concerned primarily with the identification and protection of the visual qualities of the listed World and National Heritage property i.e. OGH and D. The Domain and Parramatta River have other heritage values, particularly natural and Aboriginal cultural values that must also be protected from unacceptable development impacts.

4.11 Cumberland Draft European Landscape Heritage Assessment 2013

This draft report, prepared by Craig Burton of CAB Consulting in collaboration with Context Landscape Design and dated November 2013, assesses the European landscape of the Cumberland Precinct, including the adjacent Parramatta Gaol as a walled entity. The report finds that:

"The design intent for the Cumberland Precinct picturesque landscape setting is substantially intact, complete with mature plantings despite the erosion of some of the fabric during the twenty-first century. With future works potentially affecting change to the built structures, landscape elements and spaces the highly significant landscape setting must not be compromised or weakened. Any future works need to consider the place holistically and not in isolation."

The report identifies Landscape Types within the precinct, describes the Visual and Spatial Structure of the precinct and lists ten development phases of the area, from Aboriginal occupation through to the Cumberland Hospital.

The Statement of Cultural Significance: Landscape assesses the Cumberland Precinct as having "exceptional landscape significance at local, State and National levels because:

1. *The Cumberland Sub-Precinct forms part of the developed former vice regal domain and part of the territory of the Darug Nation.*
2. *It contains three institutional complexes established during the nineteenth century for the purposes of administering female convicts, and later psychiatric patients, catholic orphans, juveniles, male and female prisoners as well as residential use along its north eastern fringes.*

3. *It contains evidence of the various periods of use in its evolution from the late eighteenth century to the present including:*
 - (i) *early agricultural and industrial enterprises*
 - (ii) *convict, orphan and criminal accommodation and work environments.*
 - (iii) *the adaptation and development of the place on the basis of changing penal philosophies and therapeutic care.*
4. *It contains intact fabric of the nineteenth and twentieth century complexes and their associated landscape designs. The plantings form a collection which is distinguished by its diversity.*
5. *It is of outstanding scenic quality and forms part of a much larger designed landscape setting including the adjacent Parramatta Park and Wisteria Gardens.*
6. *It is a prominent and conspicuous designed landscape within the Parramatta River Valley.*
7. *It is an institutional parkland landscape associated with the development of the alluvial floodplain riverine environment at the confluence of Toongabbie Creek and Darling Mills Creek and the ponded alignment of the former Parramatta River.*
8. *The overall landscape composition presents a picturesque quality within the Parramatta landscape setting and is associated with the influence of the staff of the Sydney Botanic Gardens in particular the Director Charles Moore from 1848 -1896, and Joseph Henry Maiden director from 1896 to 1924 together with many Government Architects.*
9. *Of the identified rare and exotic landscape plantings and constructions such as walls, fountains and gardens which demonstrate an evolution of therapeutic approach and social philosophy for patients.*
10. *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 institutions.*

The report identifies significant landscape areas and items, as shown in the two following figures.



DRAFT

FIGURE 5: SIGNIFICANT LANDSCAPE AREAS AND ITEMS
CAB Consulting, Context Landscape Design

0 50m
Scale: 1:2500 @ A2



Project Ref: 13590 | Dwg No: LSK: 005
November 2013
Client: Urban Growth NSW

Figure 42 Significant landscape areas and items, Cumberland Precinct. (Source: CAB / Context 2013)

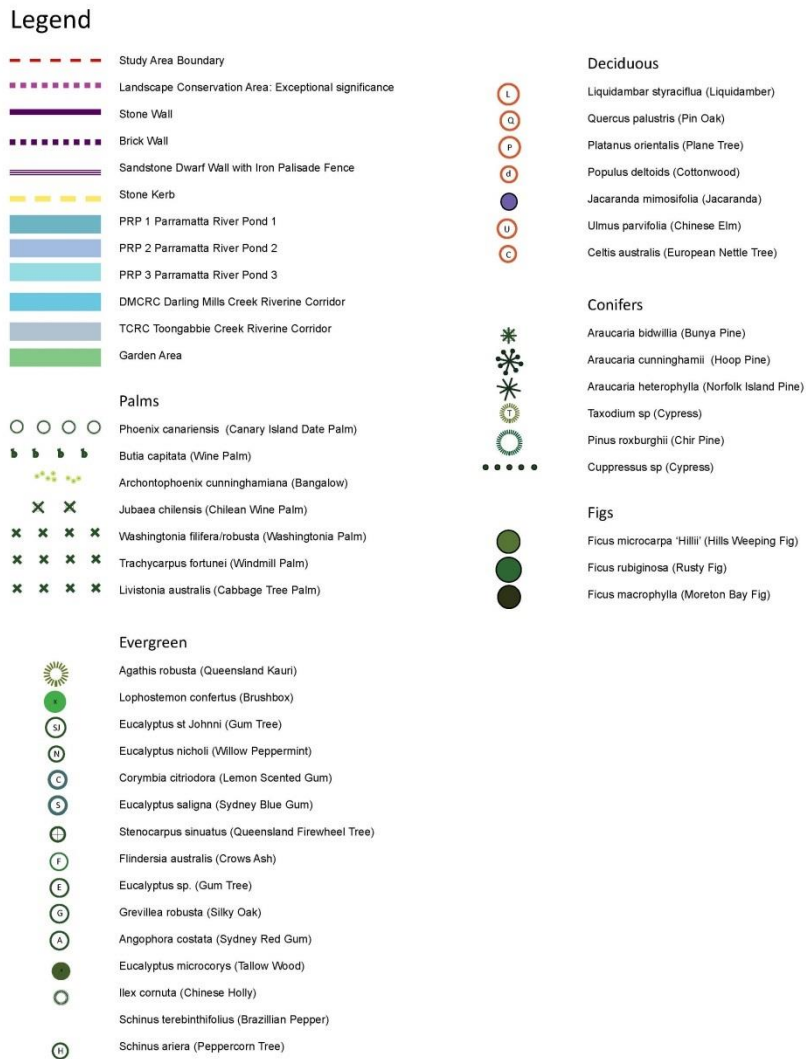


Figure 43 Legend for Significant landscape areas and items, Cumberland Precinct. (Source: CAB / Context 2013)

4.12 Conclusions drawn from previous landscape studies

The following conclusions have been drawn from analysis of the most relevant of the landscape studies reviewed in the previous sections.

- There are a number of significant OGH & D WH views, as identified in the Planisphere 2012 report that take in parts of the Sports and Leisure Precinct and the Cumberland Precinct.
- None of the significant trees identified in the Sports and Leisure Precinct in previous studies are within the area of that precinct proposed for rezoning.
- The significance of those parts of the Sports and Leisure Precinct proposed for rezoning is derived from the historic sporting use rather than from any extant fabric.

- The Cumberland Precinct contains significant buildings, plantings, layouts and views, some of Exceptional significance at a State and possibly National level.

5.0 Curtilage Issues

5.1 What is a curtilage?

In the past, the term 'curtilage' has been interpreted in various ways by landscape professionals and the courts, often as the minimal area defined by a building and its outbuildings. The current Heritage Council of NSW interpretation, embodied in its 1996 publication *Historic Curtilages*, may be summarised as the area around a heritage item that must be conserved to retain the significance of the item.

The curtilages for many properties now listed on the State Heritage Register or on Local Environmental Plan schedules were defined at a time when more emphasis was placed on the architectural qualities of buildings than on their landscape contexts. Since the early 1980s there has been an increase in community awareness of the need to protect adequate settings for buildings and places, including their environmental context and views and vistas to, from and within the places. This enhanced appreciation of landscape is highlighted in the 1999 revision of the Burra Charter of Australia ICOMOS, placing greater emphasis on 'setting'. Article 8 of the Burra Charter now reads:

"Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate".

The Explanatory Notes to Article 8 are as follows:

"Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place."

5.2 Curtilages for the PNUR precincts

While each precinct within PNUR contains a variety of built and landscape elements, the application of a cultural landscape management approach suggests that the curtilage for each precinct should be its entirety. This does not mean that development cannot take place within the precincts rather that the siting, form, bulk, scale, design, materials, exterior finishes and landscaping of new development must respect the heritage values of the whole area. The draft site-specific Development Control Plan for the rezoned PNUR areas will identify appropriate setbacks for new buildings to protect the settings of significant buildings and spaces and to allow them to be appreciated and interpreted 'in the round'.

6.0 ILP & DCP responses to significant OGH & D WHP views in the PNUR precincts

This section identifies significant views in the two PNUR precincts, as mapped in the Planisphere report, provides photomontages which illustrate how the design of potential development in the PNUR precincts following rezoning would respond to cultural landscape constraints, with comments on the impact of these design responses on heritage values, assesses potential impacts and draws conclusions on whether the impacts are acceptable. Significant views and other landscape values outside the OGH & D WHP within the precincts are identified and commented on in section 7 of this report.

The entire Sports & Leisure Precinct has been identified as **Highly Sensitive** in the Planisphere report (p.81), which states:

“Proposed development within the areas of high sensitivity of Parramatta risk having a significant impact on the World and National Heritage values of Old Government House and Domain. This impact may be mitigated below the significant impact threshold by adhering to the essential future development guidelines set out in the Planisphere report. Impacts that cannot be reduced to below the significant impact level would require assessment under the [Environmental Protection and Biodiversity Conservation] EPBC Act.”

The Planisphere report further recommends that:

“To avoid potential for cumulative impacts on World and National heritage values, any new development proposal must take into account current or approved developments in relation to spacing between buildings to retain a sense of openness and sky between buildings.”

“New development should not dominate the landscape setting of Old Government House and Domain or detract from the mostly ‘green’ outlook north, allowing the Domain to retain its existing landscape character.

New development should not dominate the landscape setting of Old Government House and Domain, including the inter relationship between landscape elements.”

Given the closer proximity of the Sports and Leisure Precinct than the Cumberland Precinct to OGH and other highly significant parts of the Domain, new development in the former precinct has greater visual constraints on it than more distant areas in terms of potential impacts on currently protected World and National heritage values. The south-western part of the Cumberland Precinct is immediately across the Parramatta River from the northern end of the OGH & D WH property and the north part of its buffer zone. The ILP and draft DCP controls reflect these constraints in terms of the scale of development proposed in this area, thereby eliminating any unacceptable adverse impacts on significant views.

Significant OGH & D WH views likely to be impacted by future development in the Sports and Leisure Precinct and Cumberland Precinct are shown in the following Planisphere maps, with accompanying photomontages showing the ILP responses and comments on the acceptability of visual impacts on WH values.



Figure 44 View #3 from the Planisphere report, from OGH to the former King’s School, assessed as of **High** significance, takes in some of the southern part of the Sports and Leisure Precinct including the site of the Government Farm and Parramatta Swimming Centre car park. Car parking in the foreground dominates the view and the middle ground view to St Patrick’s Cathedral spire is mostly obscured by trees. (Source: Planisphere 2012)



Figure 45 Photomontage showing the impact of proposed development in the PNUR ILP on Planisphere View 3. The massing of new buildings is indicated by the dashed orange line which shows that they will be almost entirely screened by existing vegetation when viewed from this point and the impact on OGH & D WH values is considered minor and acceptable. (Source: Virtual Ideas / AJ + C)

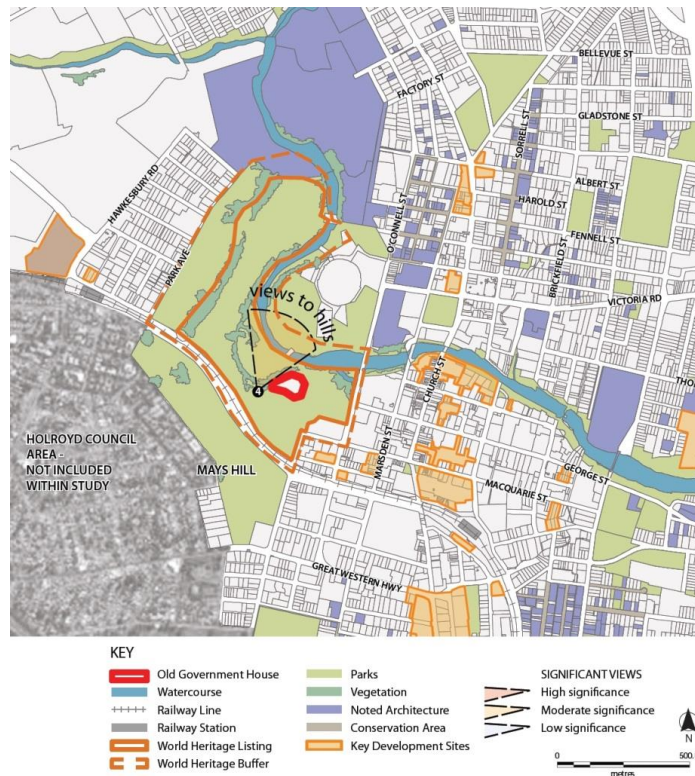


Figure 46 View #4 from the Planisphere report, from the Crescent north, assessed as of **Moderate** significance, is interrupted to varying degrees by vegetation but extends to a treed horizon line, terminating in a treed ridge to the north of Parramatta. New works at the Amphitheatre and glimpses of the Parramatta Stadium light towers impact on the natural landform, vegetated hills on the horizon and the rural setting evoked by the landscape. (Source: Planisphere 2012)



Figure 47 Photomontage showing the impact of proposed development in the PNUR ILP on Planisphere View 4. The paling fence at right marks the western boundary of Old Government House and the light coloured area at centre is new hard paving in the Parramatta Park amphitheatre. The massing of new buildings is indicated by the dashed orange line which shows that they will be screened by existing vegetation when viewed from this point. There will be no impact on OGH & D WH values. (Source: Virtual Ideas / AJ + C)

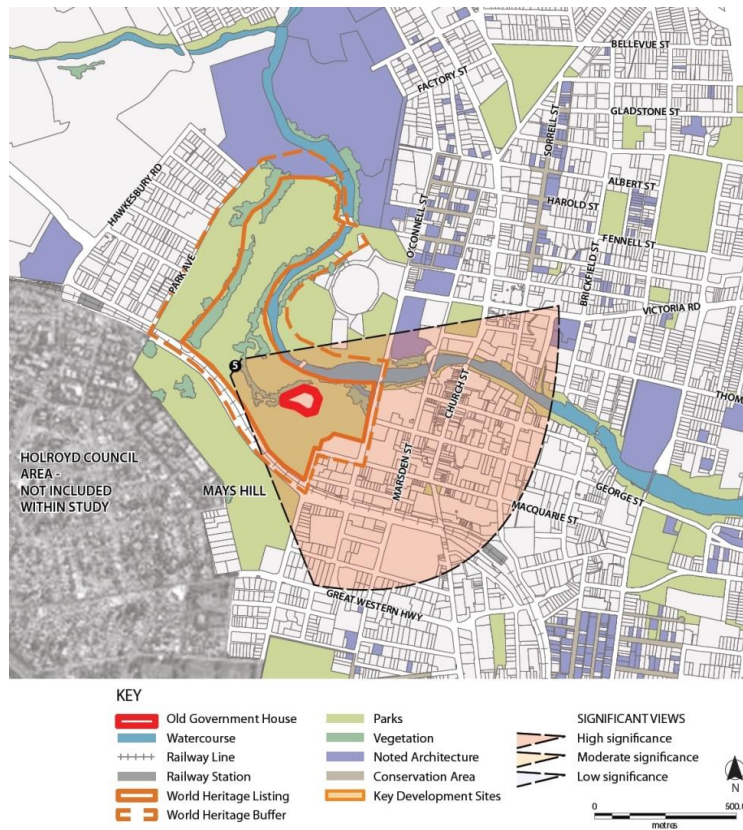


Figure 48 View #5 from the Planisphere report, from the Bath House area to city, assessed as of **High** significance, takes in the SE corner of the Sports and Leisure Precinct, including the site of the Government Farm and Parramatta Swimming Centre car park, the latter dominating the foreground view. (Source: Planisphere, 2012)



Figure 49 Photomontage showing the impact of proposed development in the PNUR ILP on Planisphere View 5. The massing of new buildings is not visible from this point and there will be no visual impact on OGH & D WH values. (Source: Virtual Ideas / AJ + C)

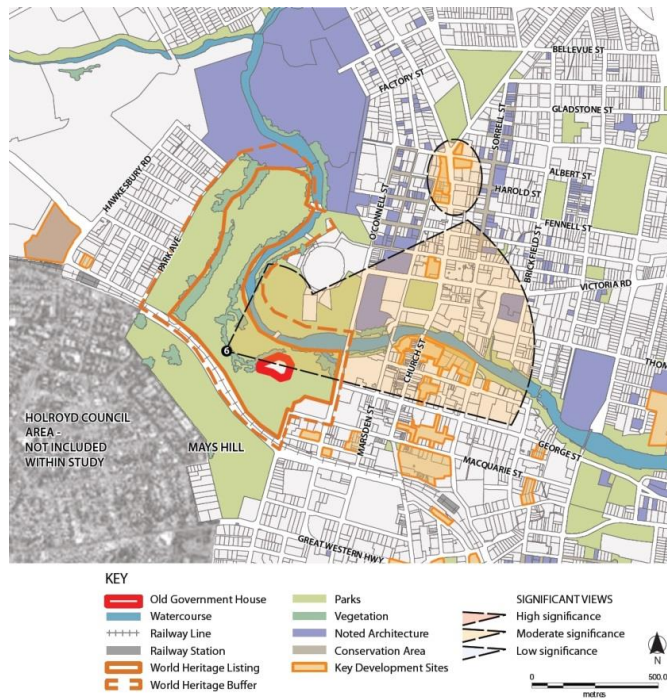


Figure 50 View #6 from the Planisphere report, from The Crescent north over the amphitheatre, assessed as **Moderate** significance, takes in the SE corner of the Sports and Leisure Precinct including the Old King’s School Oval and the Parramatta Swimming Centre as well as the view to St Patrick’s Cathedral spire. (Source: Planisphere 2012)

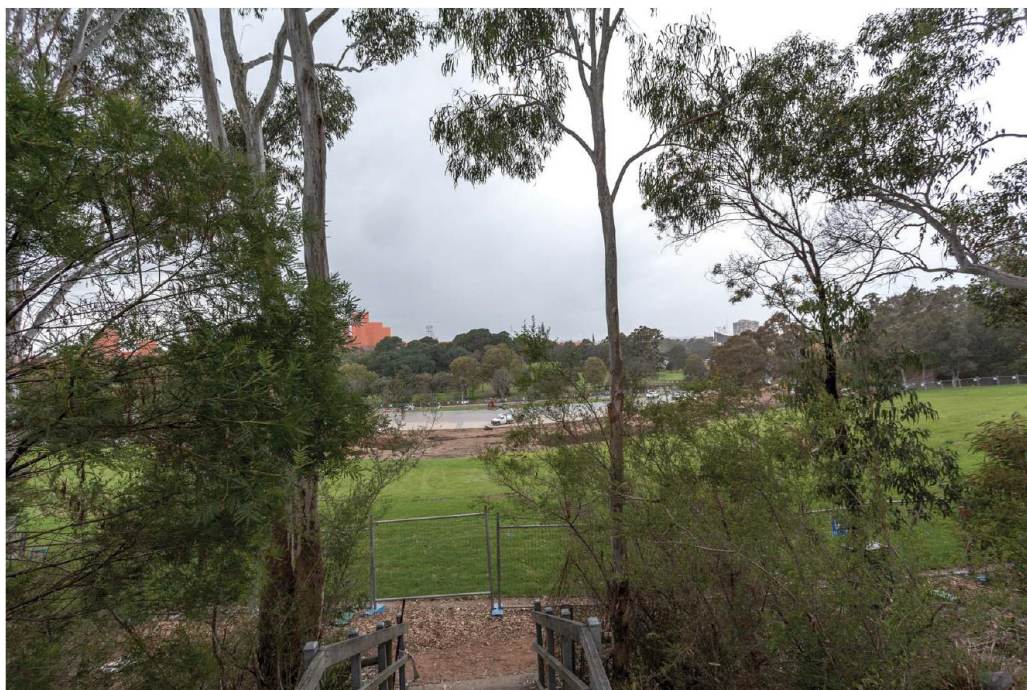


Figure 51 Photomontage showing the impact of proposed development in the PNUR ILP on Planisphere View 6, taken from the rim of the Parramatta Park amphitheatre looking north. The upper levels of some new buildings (orange massing) will be visible from this point but the visual impact of actual buildings will be attenuated by implementation of DCP controls on design, materials and exterior finishes. The visual impact on OGH & D WH values is considered acceptable. (Source: Virtual Ideas / AJ + C)

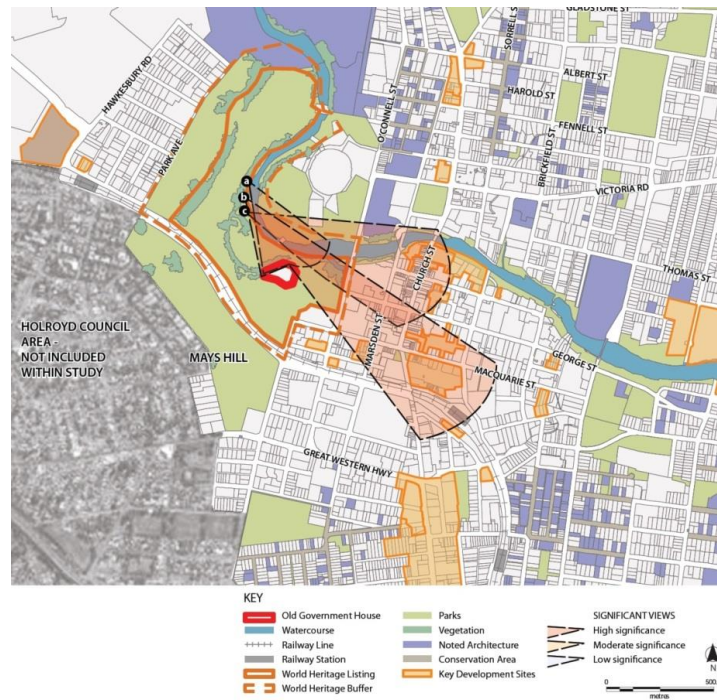


Figure 52 View #8 from the Planisphere report, Parramatta River views, assessed as of **High** significance, take in the southern and south-western part of the southern part of the Sports and Leisure Precinct including part of the Old King’s School Oval, the Government Farm site, part of the Eels training ground and the Parramatta Swimming Centre carpark, providing strong landscape layering and evocation of Macquarie period although tree cover is now greater. (Source: Planisphere 2012)



Figure 53 Photomontage showing the impact of proposed development in the PNUR ILP on Planisphere View 8, looking east along the Parramatta River, with the southern part of the Sports and Leisure precinct at left. The massing of new buildings is indicated by the dashed orange line which shows that they will be screened by existing vegetation when viewed from this point, with no negative impact on OGH & D WH views. (Source: Virtual Ideas / AJ + C)

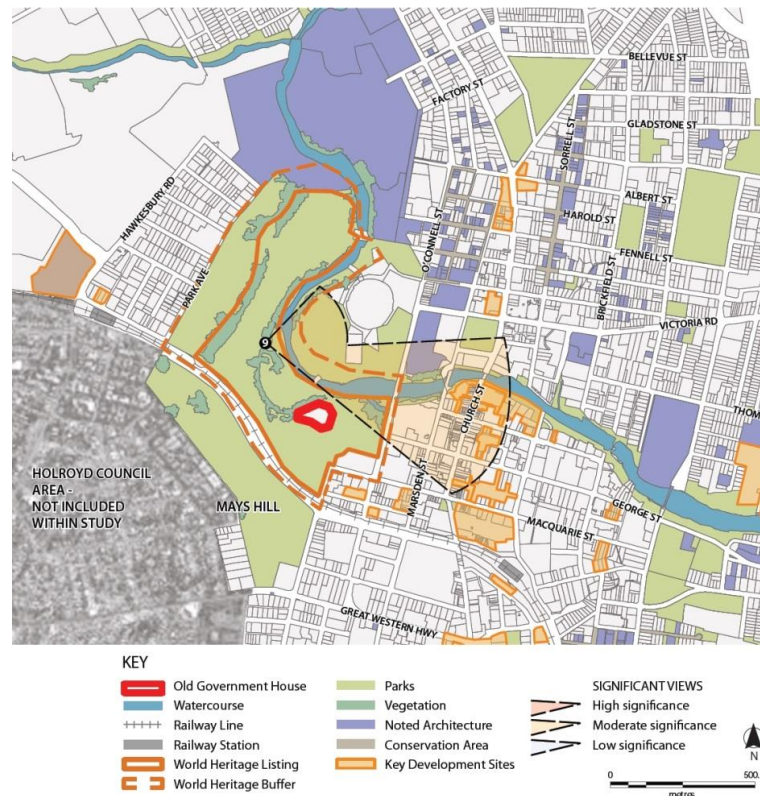


Figure 54 View #9 from the Planisphere report, from the northern part of the Crescent east to the city, assessed as of **Moderate** significance takes in the Old King’s School Oval, the Eels training ground and the Parramatta Swimming Centre areas. A tree-lined ridge, is only partly visible to the north in this view, which is impacted by a number of tall buildings in the City. Current work on the Amphitheatre is increasing the extent of hard paving visible. (Source: Planisphere 2012)



Figure 55 Photomontage showing the impact of proposed development in the PNUR ILP on Planisphere View 9, from the Crescent looking east to the Parramatta CBD, with the new amphitheatre paving at centre. The massing of new buildings is indicated by the dashed orange line at left which shows that they will be screened by existing vegetation when viewed from this point, with no visual impact on OGH & D WH values. (Source: Virtual Ideas / AJ + C)

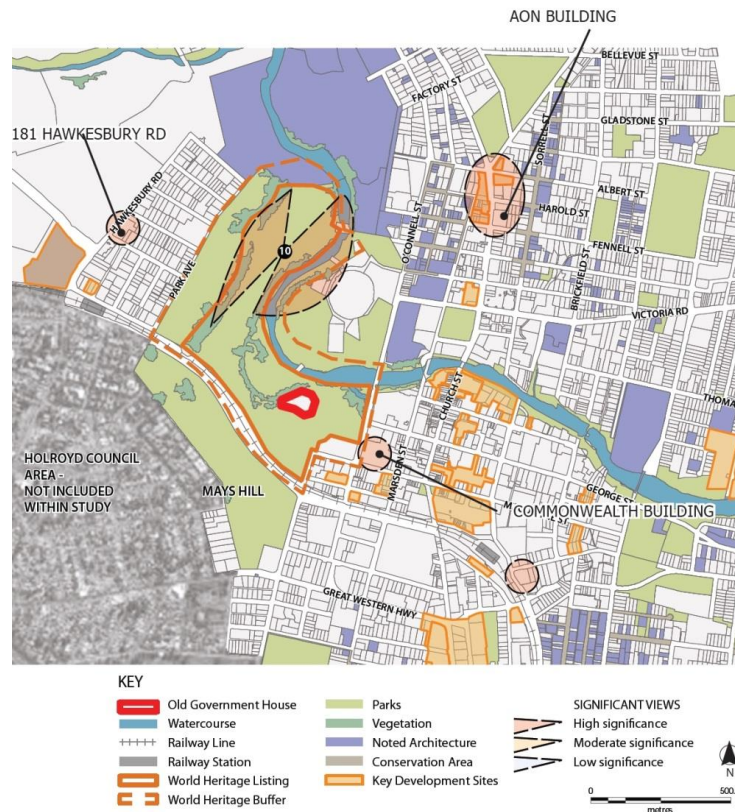


Figure 56 View #10 from the Planisphere report, from the Dairy Precinct east, assessed as of **High** significance, takes in the west part of the Sports and Leisure Precinct in an arc extending to the western side of the Parramatta Stadium; (Source: Planisphere 2012)



Figure 57 Photomontage showing the impact of proposed development in the PNUR ILP on Planisphere View 10, looking across the western Domain to the Dairy precinct in Parramatta Park. The massing of new buildings is indicated by the dashed orange line which shows that they will be screened by existing vegetation when viewed from this point. There will be no visual impact on OGH & D WH values. (Source: Virtual Ideas / AJ + C)

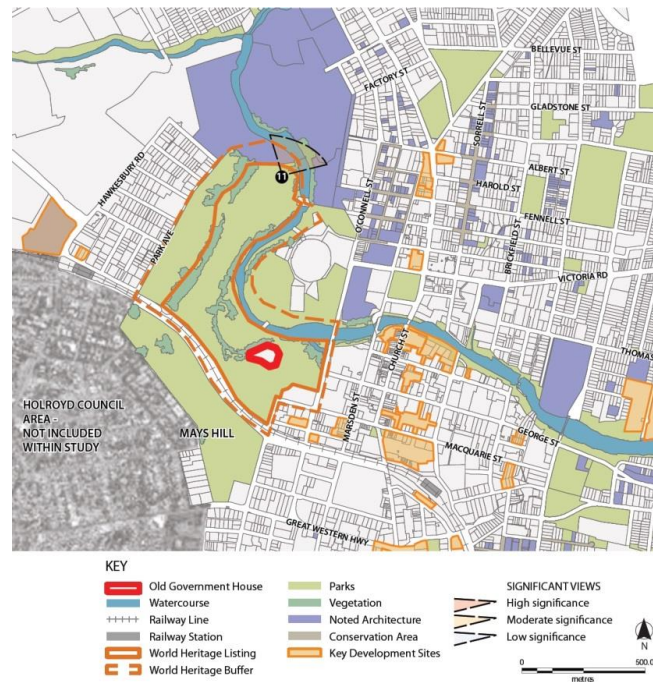


Figure 58 View #11 from the Planisphere report, from the northern part of the World Heritage listing to the Female Factory takes in the south-east corner of the Cumberland West Precinct and across part of the Parramatta River riparian corridor. Assessed as of **Moderate** significance, this view has potential for opening up the visual connection to some early buildings in the Cumberland Precinct. (Source: Planisphere 2012)



Figure 59 Photomontage showing the impact of proposed development in the PNUR ILP on Planisphere View 11, from the northern end of Parramatta Park across the Parramatta River to the Cumberland Precinct. The iron paling fence marks the southern boundary of Wisteria Gardens. Existing buildings are indicated by the dashed green line. The massing of new buildings is indicated by the dashed orange line which shows that they will be screened by existing vegetation when viewed from this point. With the existing vegetation cover in the riparian corridor, there will be no visual impact on OGH & D WH values. (Source: Virtual Ideas / AJ + C)



Figure 60 View #15 from the Planisphere report, northeast from the south side of the Parramatta River, assessed as of **Moderate** significance, takes in the southern part of the Sports and Leisure Precinct including the Old Government Farm site. (Source: Planisphere 2012)



Figure 61 Photomontage showing the impact of proposed development in the PNUR ILP on Planisphere View 15, taken from the southern side of the Parramatta River, looking northeast to the Sports and Leisure Precinct. The upper levels of some new buildings (orange massing) will be visible from this point but the impact will be attenuated by distance and by implementation of the controls recommended in the draft tripartite Conservation Agreement which have been incorporated in the Parramatta DCP. Visual impacts on OGH & DWH values will be minor and acceptable. (Source: Virtual Ideas / AJ + C)

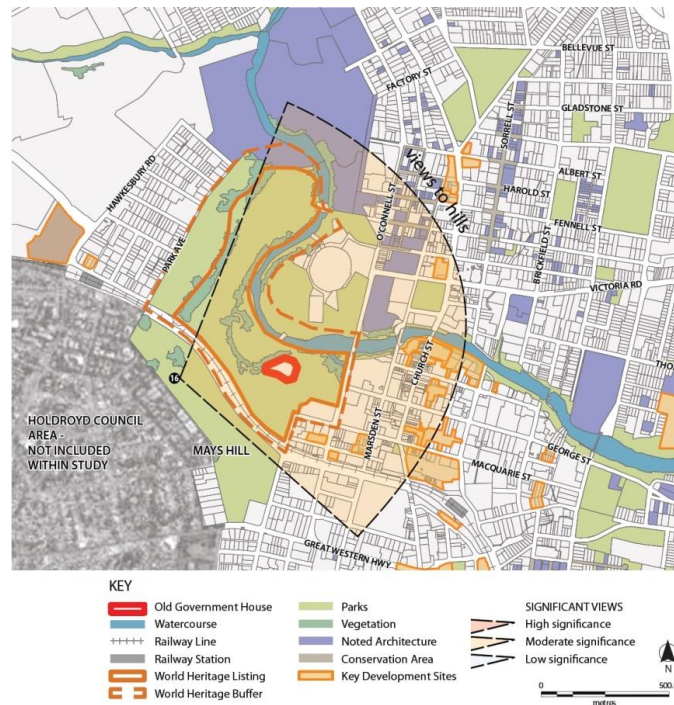


Figure 62 View #16 from the Planisphere report, the “rare, one-off view from May’s Hill” over the city, takes in the whole of the Sports and Leisure Precinct and the southern parts of the Cumberland Precinct, including an area east of Fleet Street. Assessed as of **Moderate** significance, this view includes a strong layering of landscape elements in Parramatta Park and the City. New tall buildings in in the Sports and Leisure Precinct and the Cumberland Precinct have potential to change this view considerably although their impact from this viewing point would be attenuated by distance. (Source: Planisphere 2012)



VIEW 15 LOOKING WEST TOWARDS THE CITY



VIEW 15 LOOKING NORTH WEST TOWARDS PARRAMATTA STADIUM OVER THE DOMAIN

Figure 63 The above photos from the Planisphere report are wrongly captioned as View 15 but are actually from View 16 of that report. They were taken from a point on Mays Hill above the golf course looking east, not west, towards the city and north east, not northwest towards Parramatta Stadium over the Domain. (Source: Planisphere 2012)

For this Landscape Assessment, photomontages have been prepared from a point close to that used in the Planisphere report (View 16B) and a higher point between

Parramatta High School and the Mays Hill Gatelodge (View 16A) in order to obtain a wider view from this highest point in Parramatta Park.



Figure 64 Photomontage showing the impact of proposed development in the PNUR ILP on Planisphere View 16a, taken from Mays Hill looking north and northeast over Parramatta. The building and basketball court at right are part of Parramatta High School. The upper levels of some new buildings (orange massing) will be visible from this point but the impact of actual buildings will be attenuated by distance and by implementation of DCP controls on design, materials and exterior finishes. The visual impact on OGH & D WH values is considered acceptable. (Source: Virtual Ideas / AJ + C)



Figure 65 Photomontage showing the impact of proposed development in the PNUR ILP on Planisphere View 16b, taken from a point on Mays Hill further northwest than 16a, looking north and northeast over the golf course and Parramatta. The upper levels of some new buildings (orange massing and dashed line) will be visible from this point but the visual impact of actual buildings will be attenuated by distance and by implementation of DCP controls on design, materials and exterior finishes. The visual impact on OGH & D WH values is considered acceptable. (Source: Virtual Ideas / AJ + C)

7.0 ILP & DCP responses to significant non-OGH & D WHP views in the PNUR precincts

In addition to the OGH & D WH views identified in the Planisphere report, there are other views and vistas to, from and within the Cumberland Precinct that are of heritage significance, with historical and/or aesthetic values. These are identified in the Visual & Spatial Analysis of the *North Parramatta Government Sites: Landscape Conservation Plan*²³ and include views into the precinct from the western side of the Parramatta River, views from the buildings on the western side of the precinct across the river to Cumberland Hospital and Parramatta Park, internal views within the precinct and many of its spaces, including courtyards, and views along the streets on the eastern side of the precinct. These last mentioned include views along streets towards the Cumberland Precinct, the view north along New Street to the Parramatta Gaol entrance, sequential views along O'Connell Street of the gaol wall and views along Fleet Street of the sandstone walls and kerbs built by hospital patients during the Depression. Viewing points for some of these views are shown on Figure 66 below.

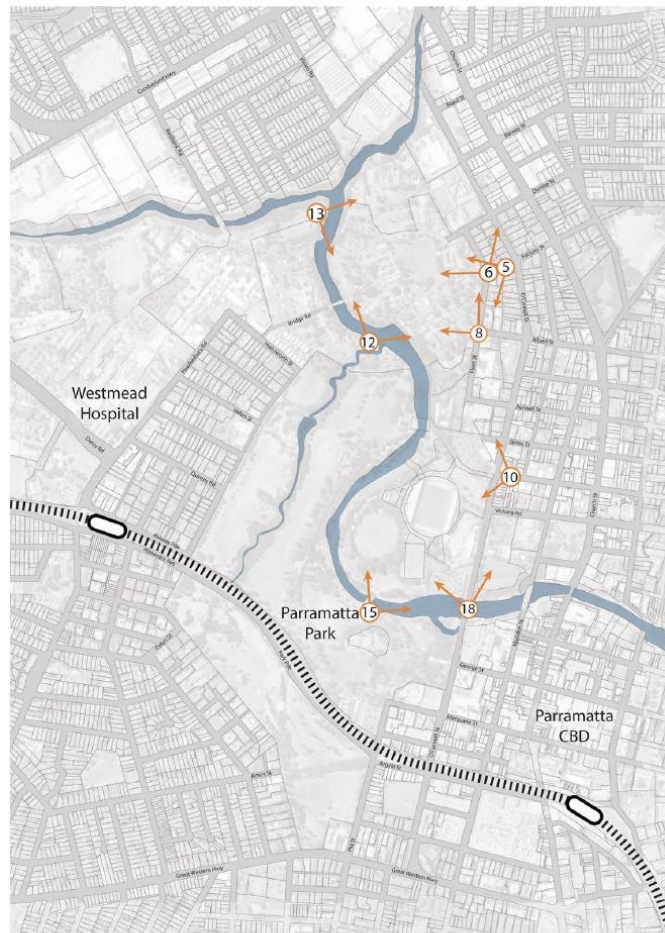


Figure 66 Map showing viewing locations for some significant views not identified in the Planisphere 2012 report. (Source: Virtual Ideas / AJ + C)

²³ Britton and Morris 1999, Figure 50



Figure 67 View west from viewing point 5 on Figure 66 along Factory Street towards its intersection with New Street showing the massing of proposed new buildings (shaded orange) in lot G1 (right of centre) and G2 (left of centre, obscured by street trees) of the PNUR ILP. The visual impact of the actual buildings will be attenuated by implementation of DCP controls on design, materials and exterior finishes. (Source: Virtual Ideas / AJ + C)

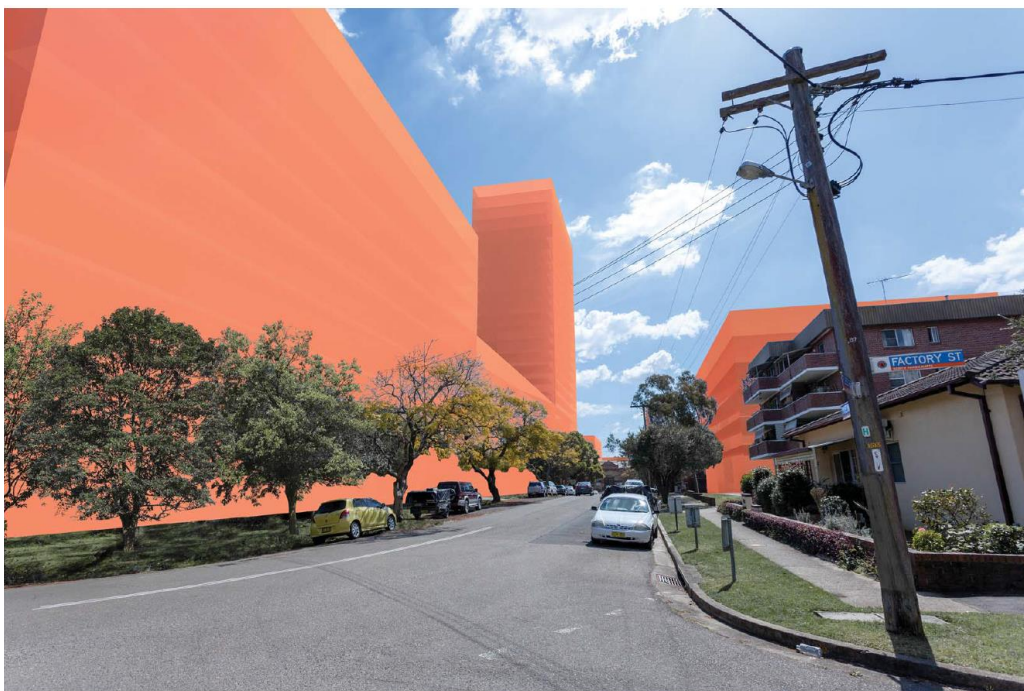


Figure 68 View from viewing point 6 on Figure 66 north along New Street from its intersection with Factory Street showing the massing of proposed new buildings (shaded orange) in lot G1 (left), lot B (in distance) and lot A3 (right) of the PNUR ILP. The visual impact of the actual buildings will be attenuated by implementation of DCP controls on design, setbacks, materials, exterior finishes and landscaping. (Source: Virtual Ideas / AJ + C)



Figure 69 View from viewing point 8 on Figure 66 northwest along Fleet Street to the entrance into the Cumberland Precinct (Greenup Drive) showing the massing of proposed new buildings (shaded orange) in lots G2 and G1 of the PNUR ILP. The visual impact of the actual buildings will be attenuated by implementation of DCP controls on design, materials and exterior finishes. (Source: Virtual Ideas / AJ + C)



Figure 70 View from viewing point 10 on Figure 66 west along Ross Street towards its intersection with O'Connell Street showing the massing of proposed new buildings (shaded orange) in lots C and A in the Sports and Leisure Precinct and lot H7 in the Cumberland Precinct (far right) of the PNUR ILP. The visual impact of the actual buildings will be attenuated by implementation of DCP controls on design, materials and exterior finishes. (Source: Virtual Ideas / AJ + C)



Figure 71 View from viewing point 12 on Figure 66 east across Parramatta River from the Governor Phillip Walking Track near Glengariff to the Cumberland Precinct showing the massing of proposed new buildings (shaded orange). The visual impact of the actual buildings will be attenuated by implementation of DCP controls on design, materials and exterior finishes. (Source: Virtual Ideas / AJ + C)



Figure 72 View from viewing point 13 on Figure 66 across Parramatta River from Governor Phillip's Landing Place showing the massing of new buildings in Lot F1 of the PNUR ILP. The visual impact of the actual buildings will be attenuated by implementation of DCP controls on design, materials and exterior finishes. (Source: Virtual Ideas / AJ + C)



Figure 73 View from viewing point 15 on Figure 66 north across the Parramatta River to the southern part of the Sports and Leisure Precinct, with the Noller Footbridge at left. The massing of new buildings is indicated by the dashed orange line which shows that they will be screened by existing vegetation when viewed from this point. (Source: Virtual Ideas / AJ + C)



Figure 74 View from viewing point 18 on Figure 66 north along O'Connell Street showing the massing of new buildings in the Sports and Leisure Precinct and the southern part of the Cumberland Precinct. One of the light towers at Parramatta Stadium is visible at left of centre. The visual impact of the actual buildings will be attenuated by implementation of DCP controls on design, materials and exterior finishes. (Source: Virtual Ideas / AJ + C)

8.0 Other landscape heritage values in the PNUR precincts

8.1 *Sports and Leisure Precinct*

In addition to the significant WH views to, from and within the Sports and Leisure Precinct, there are other cultural landscape values inherent in the spaces and the built and landscape fabric of the area. These include the following:

- The riparian corridor of the Parramatta River, including remnant plant communities;
- The site of the Old Government Farm;
- Old King's School Oval and its remnant perimeter plantings of mature pines, camphor laurels and brush box trees;
- View into the precinct from Ross Street to the Ross Street Gatehouse;
- Former alignment of Pine Avenue which led from the Ross Street Gatehouse to the Parramatta River and the Dairy precinct.

8.2 *Cumberland Precinct*

Apart from the views and vistas to, from and within the Cumberland Precinct, there are many other cultural landscape values inherent in the spaces and the built and landscape fabric of the area. These are identified in Figures 5 and 6 of the draft Cumberland Precinct: North Parramatta Government Lands: European Landscape Heritage Assessment (CAB / Context, November 2013) (see Figures 42 and 43).

Previous studies and nominations and reports for this Study show that the Cumberland Precinct has heritage values of at least State level significance derived from its historical, associational, aesthetic, social and technical/research values with both representativeness and rarity. It is likely that some parts of the Precinct may satisfy criteria for National and even World Heritage listing although the current OGH & D WH property does not extend into the Precinct, which was also formerly part of the Domain but alienated from the 1820s onwards.

New development within the Cumberland Precinct will respect the significant landscape values identified in the above studies and more recent and current assessments of architectural, archaeological, landscape and social significance by concentrating such development on sites of little or no significance or sites currently occupied by intrusive buildings, structures and plantings.

Sympathetically sited and designed new buildings and adaptive reuse of retained significant buildings will respect and interpret significant spaces and plantings. Planned revegetation and self-sown vegetation along the riparian corridor within the Cumberland Precinct has wholly or partly obscured some significant historic views into and out of the precinct. New buildings should not be built within the riparian corridor where constraints include landscape archaeology, potential for reinstatement of historic views and protection of the Grey-headed Flying Fox community. A sympathetically designed and located pedestrian / cycle track parallel to the river within the precinct is possible subject to archaeological and environmental constraints.

9.0 Recommended landscape protection controls

The Cumberland Precinct and Sports and Leisure Precinct of the PNUR area are of exceptional and high heritage significance at a State and potentially at a National level. The precincts form part of the historic Governor's Domain and adjoin Old Government House (OGH) and the Domain that are included on the World Heritage List (WHL). The precincts have major heritage values for Aboriginal and non-Aboriginal people. These values are derived from remnant natural values, built and landscape elements and thousands of years of human occupation and use, resulting in a multi-layered and evolving cultural landscape. The visual relationships between the significant buildings and spaces within the precincts and with OGH & D and the Parramatta CBD are important components of this cultural landscape.

The Indicative Layout Plan (ILP) has been prepared to minimise the impacts on the significant cultural landscapes within the two precincts. This has included retention of the significant views from Old Government House and the Domain to the Old King's School and St Patrick's Cathedral. The ILP has been developed to avoid as much as possible significant built and landscape elements, minimise impacts on retained significant elements and mitigate impacts by implementation of site-specific DCP controls.

Removal of some significant trees in the Cumberland Precinct is considered acceptable to ensure the retention and conservation of the broader heritage values of the precinct. This removal will be mitigated by new landscaping and by a succession planting plan. The following recommendations are provided to inform the preparation of suitable site-specific DCP controls to protect landscape heritage values.

9.1 *Sports and Leisure Precinct*

Protect significant views to, from and within OGH & D WH property and cultural landscape values generally by:

1. No new building development on the Old Government Farm site, Parramatta Swimming Centre Car Park, Old King's School Oval, Eels Training Ground and the areas of Parramatta Park linking them.
2. Consideration to removal of the Parramatta Swimming Centre Car Park and returning the area to parkland.
3. New development fronting O'Connell Street to comply with planning controls in the draft tripartite Conservation Agreement for Area A.2 of the Highly Sensitive Area – Parramatta Stadium Site, Parramatta Pool and Car Park and incorporated in the Parramatta DCP.
4. Retain and conserve significant trees and prepare a succession planting plan to maintain landscape character of Precinct.
5. Interpret the former alignment of Pine Avenue which led from the Ross Street Gatehouse to the Parramatta River and the Dairy precinct on its western side.

9.2 Cumberland Precinct

Protect significant views to, from and within OGH & D WH property, other significant views and cultural landscape values generally by:

1. Retain and conserve significant trees wherever possible and prepare a succession planting plan to maintain landscape character of Precinct.
2. Selective removal and thinning of self-sown vegetation along the western edge of the Precinct to open up significant views from Parramatta Park and Cumberland West (e.g. view from Glengariff / Wisteria House to hospital buildings on east side of river), subject to environmental constraints associated with the Grey-headed Flying Fox colony.
3. No new buildings in the riparian corridor, apart from potential reconstruction of significant lost built elements, subject to archaeological and environmental constraints.
4. Develop a sympathetically designed and located pedestrian / cycle track within the precinct subject to archaeological and environmental constraints to allow greater public access along the river and to enhance appreciation and interpretation of retained heritage buildings and their settings.
5. Establish appropriate curtilages and settings for retained significant buildings, particularly Bethel House and the Recreation Hall.
6. Retain view north along New Street to Parramatta Gaol wall and entrance.
7. Retain views of Parramatta Gaol north and south along O'Connell Street.
8. Design new buildings on the east side of Fleet Street to interpret the change in level resulting from past quarrying.
9. Retain and conserve sandstone walls and kerbs along Fleet Street wherever possible. Road widening may necessitate relocation of wall and kerb on one side of the street.
10. Design and site new development at southern end of Precinct fronting O'Connell Street to allow views into and out of the site and minimise visual impact when viewed across river.
11. Configure any new development between Fleet Street and Greenup Avenue to conserve views to Administration Building.
12. Retain and enhance views out over the river from the courtyards of the Vernon buildings and the Parramatta Lunatic Asylum buildings.
13. Open up and enhance visual links between retained significant buildings within the Precinct.

14. Retain and enhance arc of view from northeast to southeast from pavilion over sports oval.
15. Sympathetic infill at rear of Parramatta Gaol Superintendent's Residence and Deputy Superintendent's Residence to be designed so that the historic residences remain as distinct elements in the streetscape.
16. Investigate opportunities for opening up views along Barney Street through the newer section of Parramatta Gaol wall and along the southern edge of Linen Services into hospital site.
17. Retain and conserve Recreation Hall and its setting so it can be appreciated 'in the round', with any new development immediately to the north of the Recreation Hall (i.e. site of swimming pool) to be stepped back to avoid dominating the Recreation Hall.
18. Any new development north and west of former Female Division site to be located and designed to minimise visual impact on views from Governor Phillip's landing place at the confluence of Darling Mills Creek, Toongabbie Creek and Parramatta River to the former Marsden's Mill site.
19. Consideration to design for any new building and landscaping on the site of the former weatherboard Female Division buildings to interpret the footprint of the demolished structures.

10.0 The Draft Conservation Agreement

There is a draft tripartite Conservation Agreement among the Commonwealth, NSW Government and Parramatta City Council for the protection and conservation of World Heritage Values and National Heritage Values of the Australian Convict Sites, Old Government House and Domain, Parramatta Park. The objectives of the agreement are to be achieved by implementation of the findings of the Planisphere report and development controls on built forms within the 'Highly Sensitive' area identified in the Planisphere report and included in an annexure to the agreement.

The development controls in the draft Conservation Agreement for the PNUR Sports and Leisure Precinct have been incorporated in the Parramatta DCP and are listed below:

"1.3 Area A.2 of the Highly Sensitive Area – Parramatta Stadium Site, Parramatta Pool and Car Park

- a) *At least 80% of the building height (other than lighting towers for Parramatta Stadium) must be contained below the established tree canopy of Parramatta park when viewed from any of the key viewing locations from the Property shown in Figure B of Annexure A [of the Agreement]. Buildings must be oriented so as to minimise the visual impact from these viewing locations.*
- b) *External building materials must be muted in colour with matt finishes to minimise contrast with park surrounds and be complimentary to its setting.*

- c) *Signage on the upper levels of buildings must not face the [OG & H WH] Property.”*

The Cumberland Precinct will be subject to a site-specific DCP prepared to protect heritage values while allowing the adaptive reuse and new development necessary to make the rezoning and master plan successful.

11.0 Landscape interpretation opportunities

11.1 What is interpretation?

Interpretation can be defined as all the ways of communicating the significance of a place. There is little point in conserving things if no-one is aware of why they're important and should be retained and protected. The communication of significance through interpretation is today accepted as an integral part of the conservation process. Interpretation to identified target audiences and the wider community should explain why a place is important and why it should be conserved, in ways that are informative, stimulating and culturally appropriate. While all the heritage values of a place need to be interpreted, it is often the landscape elements and how built elements sit in the landscape that make it easier for people to be able to 'read the landscape' and understand how the place has evolved.

Existing material in various publications helps to explain the history of the PNUR precincts but is scattered and variable in extent and veracity. Community awareness and understanding of the significance of the place could be enhanced through the preparation of an Interpretation Plan which communicates the heritage significance of the place and its setting, in the context of the cultural landscape history of Parramatta City local government area and NSW generally.

Revealing previously hidden elements and fabric and defining new elements and fabric as part of reconstruction and adaptation (as recommended in the Australia ICOMOS Burra Charter and recommendations in this report) are associated methods of interpretation in this context. Relocated fabric can demonstrate significant events / changes of practice, etc. over time. Where such occurs, interpretation on site can assist in the understanding of the original and later uses of the place.

Interpretation measures may include physical site elements (such as fences and gates, paths, walls, hedges, paving, plantings and other landscape features), which interpret past features as well as more formal means such as historic photographs and brief historical accounts.

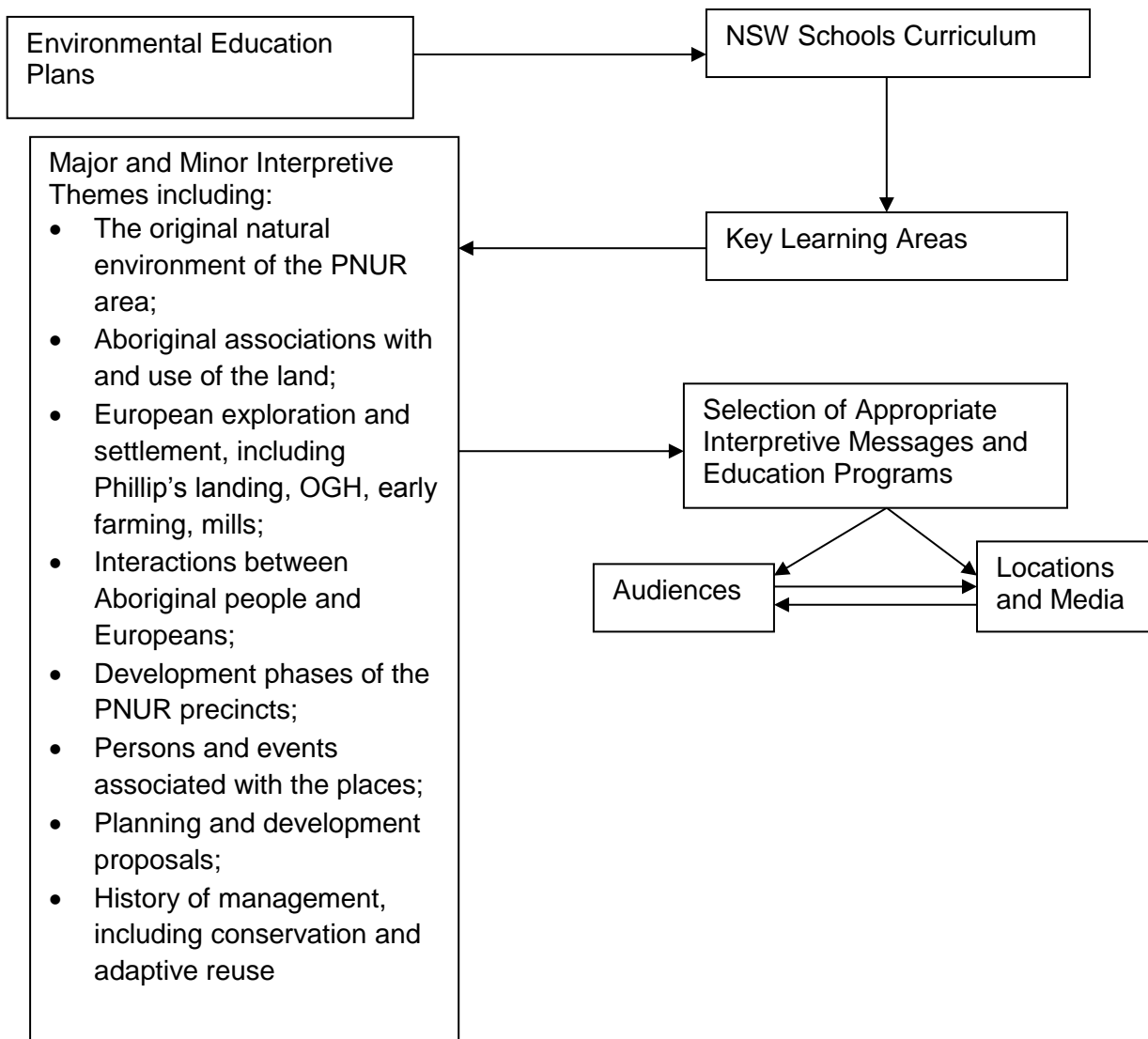
11.2 Interpretation Policies

1. Measures to interpret the cultural heritage significance of the Sports and Leisure Precinct and the Cumberland Precinct within the PNUR area should be incorporated into any conservation and development proposals for the precincts.
2. An Interpretation Plan should be prepared ahead of any sale of land in accordance with Heritage Council policy and guidelines and submitted for approval by the Heritage Council, Parramatta City Council and other stakeholders such as Parramatta Park Trust before any site or building works commence on the precincts.

3. The Interpretation Plan for the PNUR precincts should be prepared by suitably qualified interpretation specialists experienced in significant heritage landscapes.
4. The communication of the significance of the PNUR precincts to future occupants, other specific audiences and the wider community should employ culturally appropriate mechanisms that do not detract from the heritage values of the place or offend cultural sensitivities. These may include but are not limited to the following:
 - interpretation by design of new buildings and their hard and soft landscaping;
 - naming of internal roadways and buildings;
 - printed and web-based publications;
 - interpretive signage;
 - inclusion on guided or self-guiding walking tours of the area;
 - public artworks;
 - applications for portable electronic media.
5. Way-finding, informational, interpretive and safety signage should be designed in accordance with a Style Guide that indicates appropriate types of signage for particular parts of the precincts and their settings, including sympathetic fixing methods that result in minimal intervention in or impact on heritage values.
6. Preservation, restoration and reconstruction of key significant landscape views, elements, spaces and fabric are the preferred methods of meaningfully interpreting important attributes and associations of the place. Where adaptation is part of the conservation and redevelopment process, measures should be incorporated to show the location, character and / or role of removed or altered elements, where appropriate, so that all phases of the place's history can be readily understood.
7. Appropriate measures to interpret the history and significance of the precincts as a whole should be incorporated into any future proposals for the development of the precincts and adjoining lands.
8. The original and subsequent configurations of the place, where known, should be interpreted appropriately on the site. Any future alterations and additions should be designed and constructed in a way that preserves and preferably enhances the interpretation of the place. Deliberate differences in design and finish within the place that reflected developments and changing uses over time should be interpreted.
9. Original, early and more recent elements within and around the precincts should be interpreted in such a way that the historical phases of the place's evolution from natural environment through Aboriginal occupation and European settlement to the present day can be readily understood.
10. Information about the place, including this report and the progressive records of information derived from intervention in the fabric should be deposited in a public archive where it can be accessed by the community.

11.3 A suggested framework

A suggested framework for the Interpretation Plan is shown in the diagram below.



12.0 Landscape management policy & guidelines

The following policies and guidelines are recommended for conservation and management of the significant landscape values of the Sports and Leisure Precinct and the Cumberland Precinct.

12.1 General conservation policy

Rationale

The cultural landscape of the southern and south-western parts of the Sports and Leisure Precinct and the entire Cumberland Precinct have been assessed in a number of studies as being of exceptional heritage significance.

Policies

The cultural landscape values of the southern and south-western parts of the Sports and Leisure Precinct and the entire Cumberland Precinct should be retained and conserved.

Future management and use of these precincts should maintain and enhance their significant landscape character.

Adaptive reuse and redevelopment to enable the funding of conservation works must be compatible with the significance of the cultural landscapes of the precincts.

New structures should respect the site context in terms of scale, massing, site coverage and detailing.

12.2 Landscape character and condition

The character and condition of the cultural landscape of the Sports and Leisure Precinct varies from that of the Cumberland Precinct. The former includes areas managed by the Parramatta Park Trust, Parramatta City Council and Venues NSW whereas the latter is managed by NSW Health.

Parramatta Park is actively managed and recent works by the Trust have included considerable rehabilitation along the riparian corridor to remove invasive species, improve bank stability and re-establish natural vegetation communities. Other works have included the interpretation of the Old Government Farm with plantings, fencing and signage. The Pirtek / Parramatta Stadium and Parramatta Swimming Centre parts of the Sports and Leisure Precinct contain considerable hard surfacing and built elements.

The landscape of the Cumberland Precinct has had limited management in recent years. Parts of the precinct are little used ('Greenyard' within walls of former Female Factory) or derelict (SES area). Maintenance is limited to lawn mowing and other landscape management of areas that are still heavily used. There has been considerable growth of self-sown vegetation such as wattles along the western edge of the precinct adjoining the riparian corridor, obscuring historic views into and out of the precinct and making it more difficult to interpret the historic landscape. Uncontrolled vehicle parking poses a major visual impact on the historic cultural landscape and has led to considerable soil compaction under and around significant trees. This issue was identified as a major problem in the 2010 CMP for Cumberland Hospital East Campus and Wisteria Gardens.²⁴ Given the likely lengthy timeframe for relocation of NSW Health services from the precinct and staged redevelopment

²⁴ Perumal Murphy Alessi et al 2010, pp 3-4

following the current rezoning and master planning process, a regime of improved landscape management is urgently required.

12.3 Conservation of setting and layout

Rationale

The cultural layouts of the precincts, particularly the Cumberland Precinct, retain substantial evidence of the original design intent, reflecting the various phases of the site's development in the network of paths, paths, edging, kerbs and surviving garden ornaments including urns, fountains and structures. While some elements have been relocated, many remain in situ.

Policies

Significant layouts, views, spaces and hard landscaping elements should be retained and conserved to maintain the significant landscape character and fabric of the precincts.

Adaptive reuse and redevelopment within the precincts should be informed by conservation of significant layouts, views, spaces and hard and soft landscaping.

12.4 Arboricultural management

Rationale

Care of trees in historic landscapes requires an understanding of heritage landscapes and experience in sensitive arboricultural management to retain historical and aesthetic values while protecting the built fabric of buildings and other structures.

Pruning should be carried out to improve shape of trees and shrubs, enhance flowering and to reduce the risk of physical damage to built fabric. For example, branches overhanging roofs should generally be pruned to reduce the risk of damage to roof cladding in storms and to minimise the risk of leaves, flowers or fruits blocking guttering and downpipes. Selective pruning of some trees and shrubs may be required to enhance historically significant views or to maintain safety clearances for vehicles and pedestrians.

Policies

Arboricultural management should only be carried out by trained arborists with extensive experience in historic landscapes. All work should be carried out in accordance with Australian Standard AS4373 Pruning of Amenity Trees.

Tree protection zones should be identified around all significant trees on site and these trees should be protected in accordance with Australian Standard AS 2970 Protection of Trees on Development Sites during site works and construction.

Future development affecting significant trees should be subject to arboricultural impact assessments prepared in accordance with current best practice and any Parramatta City Council requirements.

12.5 Horticultural maintenance

The landscape of Cumberland Precinct formerly had a more complex landscape with a greater number of herbaceous plants and shrubs than exists today. Many of these have been removed over time or rationalised to simplify maintenance. It is important that remaining significant soft landscaping elements are retained and conserved.

Policy

Horticultural maintenance of significant areas should be in accordance with current best practice.

12.6 Control of invasive species**Rationale**

Weeds are defined as 'plants out of place'. Some weeds are merely a nuisance, reducing the aesthetic appeal of garden beds or lawns; some weeds pose a threat to the environment due to their invasiveness; others are declared noxious weeds and pose major threats to agricultural production or the health of waterways.

Many plants introduced by early European settlers in NSW, often with the best of intentions, have become invasive. At the same time, some of these plants are a major component of the historic cultural landscape in certain areas. Some native plants can also be weeds in an historic cultural landscape. An example in the Cumberland Precinct are the self-sown wattles that have sprung up between the western fenced boundary and the riparian corridor. While these trees may be locally indigenous they are out of place in a significant historic landscape and obscure early plantings and historic views. Care needs to be taken to strike an acceptable balance between conservation of heritage values by maintaining significant plantings, replacing senescent specimens 'like with like' and control of invasive species.

Policy

It is important to identify, monitor and control weeds that may cause management difficulties in the future, particularly plants that may damage buildings or other significant landscape elements. Weed species should be controlled by approved methods in collaboration with Parramatta City Council and other relevant authorities.

12.7 Succession planting

Plants are living things with limited safe and useful life expectancies that are influenced by the quality of original stock, planting and establishment procedures, maintenance regimes, climatic influences, environmental factors such as storm damage and pathogen attack and management issues such as soil compaction and inappropriate pruning. Eventually, significant plantings become senescent or die and need to be replaced. It is important that a succession planting plan takes into account such issues as timing of replacement, 'like-for-like' or alternatives, planting in exactly the same location or nearby, maintenance of original design intent e.g. row plantings, avenues. 'Spot' replacement of an individual tree in a significant row may be feasible for species such as palms, where a mature specimen may be located and transplanted to fill a gap. For trees with spreading canopies, however, 'spot' replacement may not succeed due to competition for light and nutrients.

Policy

A succession planting plan for the staged replacement of significant plantings, based on analysis of historical evidence and careful consideration of arboricultural issues, should be prepared to ensure the conservation of the landscape character and heritage values of the cultural landscape of the PNUR precincts.

12.8 Risk management**Rationale**

There are certain statutory obligations with regard to the safety of those working on, occupying or visiting a property. However, historic cultural landscapes may, by their

very nature, contain hazards or pose risks which may be brought to visitors' attention but which may not be removed without unacceptable impacts on heritage significance. Examples include uneven surfaces, old steps, tree roots, slippery surfaces, falling branches and cones. Adequate levels of insurance should be maintained to cover public liability. A protocol for dealing with complaints, claims and incidents should be established and reviewed on a regular basis.

Policy

Management should be committed to a policy of maximising public safety, managing risk and minimising public liability within the constraints imposed by conservation of heritage significance. Regular inspections and monitoring should be carried out to identify potential and future risks and hazards. Reports should be made of hazards and incidents, and log books kept of actions taken to remedy these situations. Public safety hazards should be identified and/or appropriate warning signs and barricades should be erected as soon as possible.

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