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THIS FOLIO CONTAINS ITEMS FROM REPORTS
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THE REPORTS COMPRISED AN ARCHAEOLOGICAL
MANAGEMENT PLAN (HISTORICAL SITES) FOR A
CONSERVATION MANAGEMENT PLAN FOR THE
CUMBERLAND HOSPITAL, FLEET STREET, PARRAMATTA.

THE WORK WAS COMMISSIONED BY THE OFFICE OF
ASSET MANAGEMENT, SYDNEY WEST AREA HEALTH
SERVICE.

APRIL 2010

The items in this folio were selected by James Colman
from the original Consultant's report for the purpose
of his presentation to the Select Committee of Inquiry into
the Government's Management of the Powerhouse
Museum , September 2020

CUMBERLAND HOSPITAL,
FLEET STREET, N PARRAMATTA,
N.S.W.

ARCHAEOLOGICAL MANAGEMENT
PLAN (HISTORICAL SITES) FOR
CONSERVATION MANAGEMENT
PLAN.



Augustus Earle, 1826 ?, Female Factory, Parramatta (National Library of Australia (nla.pic-an2818460)).

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Executive Summary

Background

This Conservation Management Plan (CMP) has been commissioned by Asset Management of the Sydney West Area Health Service (SWAHS) and concentrates on the Cumberland Hospital East Campus, No. 5 Fleet Street, located on the eastern side of the Parramatta River and Wisteria Gardens (including Glengariff House), located on the western side of the River.

It follows the preparation of a number of reports and assessments on the site including a CMP prepared on the North Parramatta Government Sites in 2000 by the Department of Public Works and Services – Heritage Group.

The main objective of this CMP is to provide current guidelines for the conservation, potential adaptive re-use, interpretation and future management of the site. An Archaeological Management Plan has also been prepared as part of this study by Edward Higginbotham Pty Ltd.

Heritage Listing Status

The Cumberland District Hospital Group is a highly regarded and culturally significant site recognised as being of State heritage significance and is listed by various heritage bodies.

The Statutory heritage listings of the site are:

- State Heritage Register (SHR No. 00820);
- Department of Health Section 170 Register;
- Sydney Regional Environmental Plan (SREP) No. 28 – Parramatta; and
- Parramatta Local Environment Plan 1999 (Heritage and Conservation).

The non-Statutory listing includes:

- The Register of National Estate (RNE); and
- National Trust of Australia (NSW).

Significance of the Site

This study has found that the Cumberland Hospital East Campus and Wisteria Gardens are of National, State and local significance to the City of Parramatta as an institutional complex that has been in continuous use since 1821. The site contained the first purpose built Female Factory in Australia developed for the confinement and employment of female convicts and following the end of transportation to NSW in the 1840s it was converted to a mental asylum. The complex was adapted and developed through the 19th and 20th centuries to accommodate changing philosophies regarding the accommodation, care and treatment of psychiatric patients, a use which has significantly continued to the present. The site also contains one of the earliest grants in NSW and significantly retains evidence of all phases of development from the early 1800s.

The overall campus forms a largely cohesive, mostly landscape-dominated whole with an important and direct relationship with the Parramatta River and surrounding Government sites including Old Government House Domain and Parramatta Park.

As such the site is a unique and extremely important layered cultural landscape that should be retained and conserved.

Major Issues

Whilst most of the buildings on the site are in use and in reasonable condition, the condition of the overall landscape and vegetation has deteriorated over the last decade due to a number of reasons. It would appear that the major issues affecting the overall condition of the place are as follows:

- lack of funding and a lack of an integrated plan of management which both results in incremental maintenance and refurbishment of individual buildings and elements with little consideration of the overall context with impacts to significant relationships, landscape and archaeological resources;
- impact of services including up-to-date technology and security; and
- lack of adequate access and car parking.

It is clear that since the last review of the campus and period of ten years that little funding has been available to maintain the extensive and demanding landscape.

Incremental work has been undertaken as a use or funding allows, however, with no Masterplan or planned direction. There are, inevitably, a number of consequences if the present situation is allowed to continue into the future. The first is that the valuable older plantings will progress to senescence and eventually die out without replacement or record. Over time this will dramatically transform the intrinsic character of the place and a major aspect of significance will be lost. A similar effect will be experienced by the buildings, with incremental changes impacting and altering significant fabric and settings.

The continued use of heritage-listed buildings and courtyards for services and facilities that require large machinery, ancillary structures and protective fencing have had a considerable impact on the integrity of important spaces and the ability to interpret the earlier forms and character and use of past phases of exceptional significance.

However, the most pressing issue that is affecting the condition of the landscape and buildings is the continuing, and increasing, impact of car parking throughout the campus. Currently all open spaces have been converted both formally and informally as car parking areas. Some areas of high significance and that featured soft landscaping such as the area between Buildings 103 and 111 have been sealed and used for car parking. This has contributed to rising damp and deterioration of the base of the stone walls of the former north east and north west ranges of the Female Factory.

Primary Policies

This study has found that Cumberland Hospital East Campus and Wisteria Gardens is an immensely important, complex and layered cultural landscape. Together with the built fabric and extant archaeological resources it is unique in Australia. It is of recognised State heritage significance and is worthy of National heritage status.

SWAHS is a responsible land owner and should continue to occupy the site into the long term, however, their primary goals relate to the advancement and provision of health services and to provide up-to-date health services and facilities. As such, in order to retain the significance of the site, it has become clear that the Cumberland Hospital East Campus and Wisteria Gardens should be managed by an institution whose primary role is the long term conservation and management of the significance of the place.

In such time that Cumberland Hospital East Campus and Wisteria Gardens are managed by such an institution, SWAHS should continue to manage the site and seek partnerships and funding for the conservation and maintenance of its assets and associated landscape.

SWAHS should continue to occupy the site, even if management is transferred to a new body. The SWAHS should continue to have staff dedicated to the organisation and overseeing of conservation works, adaptive re-use and maintenance of the site and records documenting any works.

Short to Medium Term Goals

SWAHS should seek to investigate the range of opportunities that the site presents. There is a very compelling case to argue that the Cumberland Hospital East Campus and Wisteria Gardens should be combined with the area now nominated within Parramatta Park as a World Heritage Area (Department of Environment, Water, Heritage and the Arts, 2008). Wisteria Gardens has been included as proposed as a "buffer zone". At the very least, both sites – along other nearby Colonial sites - should be regarded as a combined National Heritage Area.

In the short to medium term (in the next 5 years) it is recommended that the following works be undertaken:

Liaison and investigation of opportunities:

- SWAHS should highlight to Government and authorities the high level of significance of the site and seek assistance with regards to funding and specialist services required for the on-going conservation and management of the cultural values of the place.
- SWAHS should investigate the opportunities for increased provision of good public transport services to the site. For example extending the present free Parramatta Bus Loop service may help alleviate some of the increasing pressure for private car parking within the campus. The Service should also impress on Hospital staff and visitors of the need for such a more "sustainable" access to the site.
- SWAHS should coordinate and seek to establish partnerships in particular with Parramatta Park, Parramatta City Council, Metro Catchment Management Agency and the Deerubin Local Aboriginal Land Council in order to recover the earlier riparian landscapes – mown grassed banks south of the bridge and locally indigenous zone north of the bridge. A coordinated effort is also required to address the flying fox colony and associated impacts along the riverbank zone.
- SWAHS should investigate opportunities and develop partnerships with other medical or educational organisations to address other maintenance and building use issues. For example buildings in the Walled/ Artisan's Compound may be leased to TAFE and horticultural schools who could also assist with the maintenance of grounds and landscape elements.

Further site investigation and planning:

- An access, car parking and traffic survey which takes into consideration the real and potential car parking requirements on the site and reviews existing public transport routes and opportunities. The effect of cars is one of the major issues affecting the landscape, significant plantings and buildings. The aim of the study would be to reduce impacts on the site and significant elements and spaces. Any recommendations for car parking should allow for the removal of cars and parking areas from key courtyards, vistas and areas, particularly the area currently bounded by Buildings 112, 103, 101, 102, 104 and 111 and around the large Camphor Laurel tree adjacent to Buildings 110.

- The above survey should feed into a Masterplan and Plan of Management for the site. The plan for the site should consider the existing landscape, built environment, car parking and vegetation and archaeological remains so that the characteristic landscape of the Cumberland Hospital East Campus and Wisteria Gardens can be conserved and interpreted. The Masterplan should clearly identify area of potential redevelopment and development controls based on the policies contained in this CMP. The Plan of Management should take into consideration the detailed landscape policies and recommendations for the treatment of significant plantings and trees included in the Policy section of this report.
- Revise, develop and implement a co-ordinated Maintenance Plan including stonework strategy for buildings, items and landscape, that outlines cyclical monitoring and inspections that assesses the condition of the landscape, archaeological features and buildings and procedures for any necessary repairs and conservation works.
- An Interpretation Strategy for the site should be developed and building occupants and users of the site should be made aware of the significance of the site and landscape.

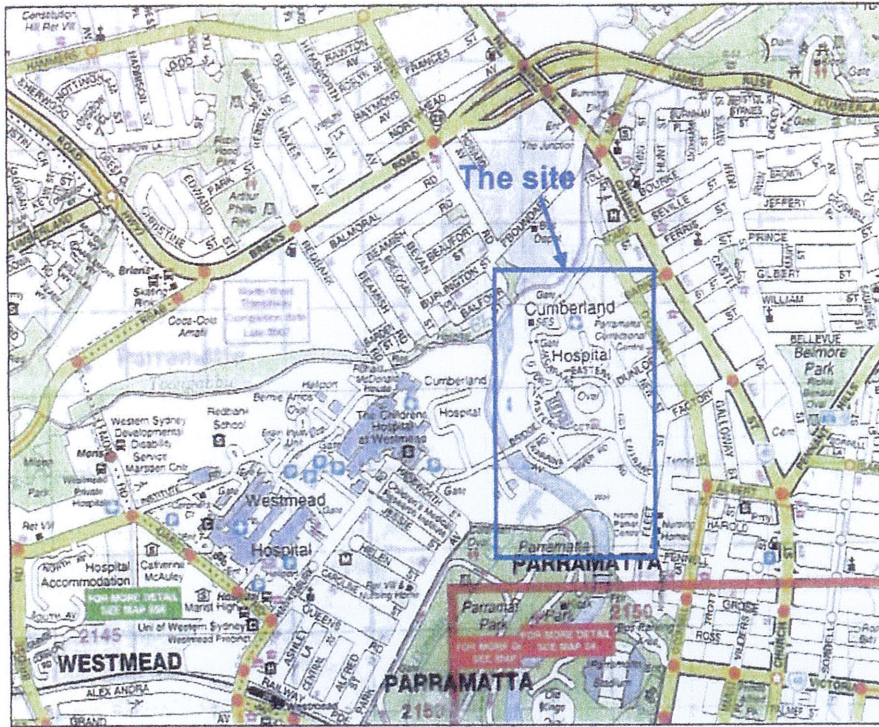


Figure 1.1 Location plan.

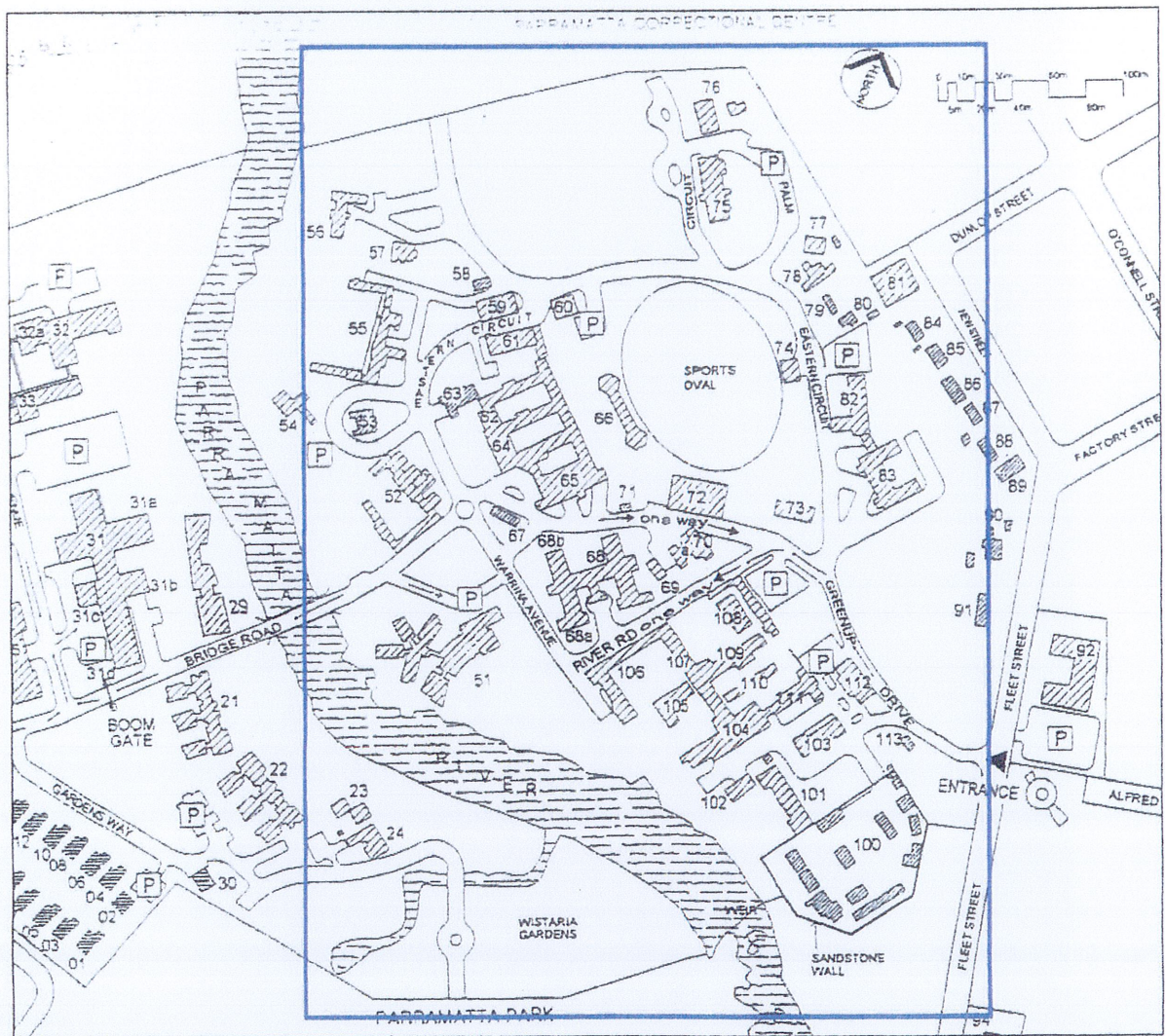


Figure 1.2 Site plan of the Eastern Campus and Wisteria (Wisteria) Gardens.

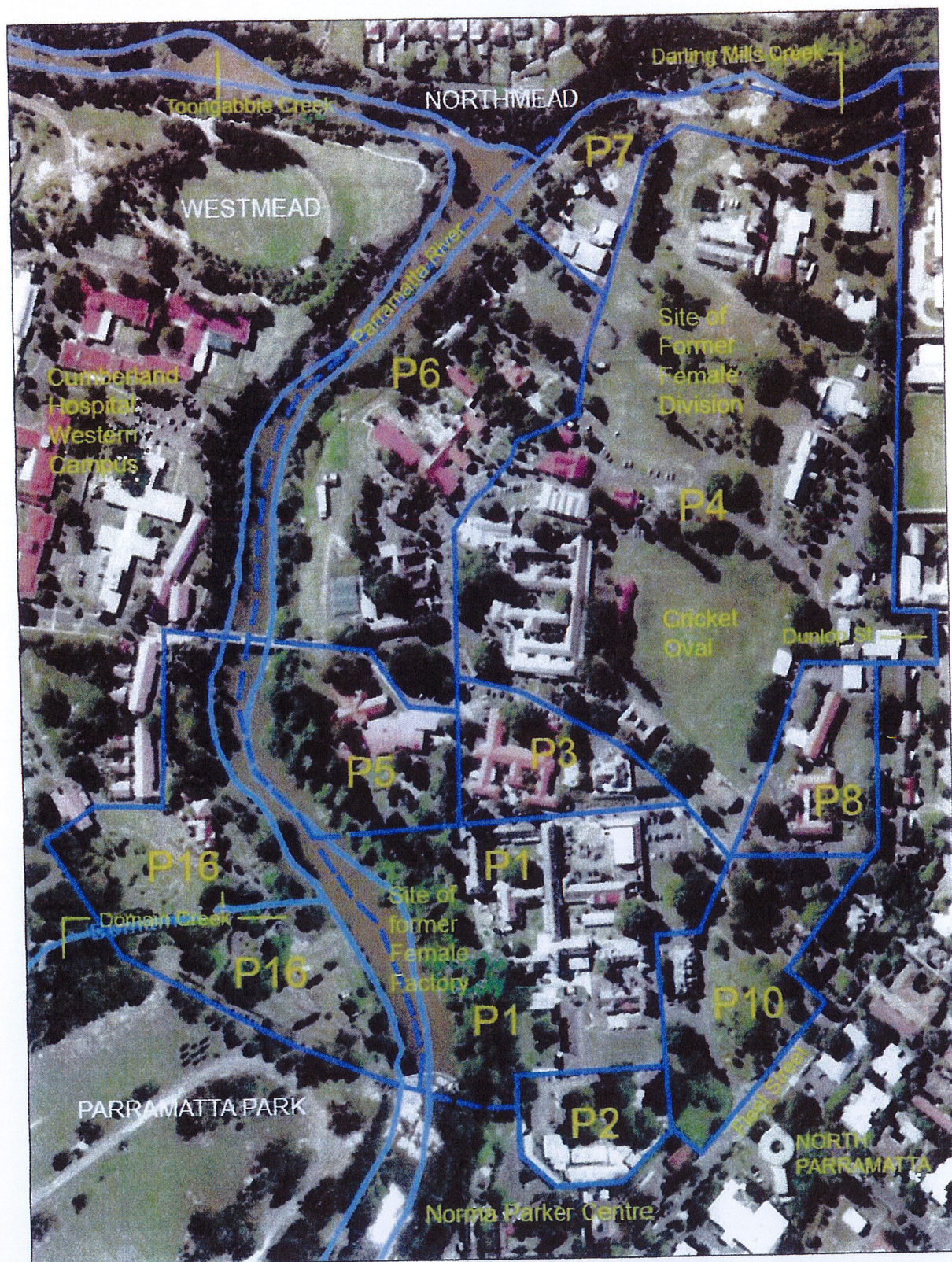


Figure 1.3 Precinct Plan and scope of study (prepared by Geoffrey Britton).

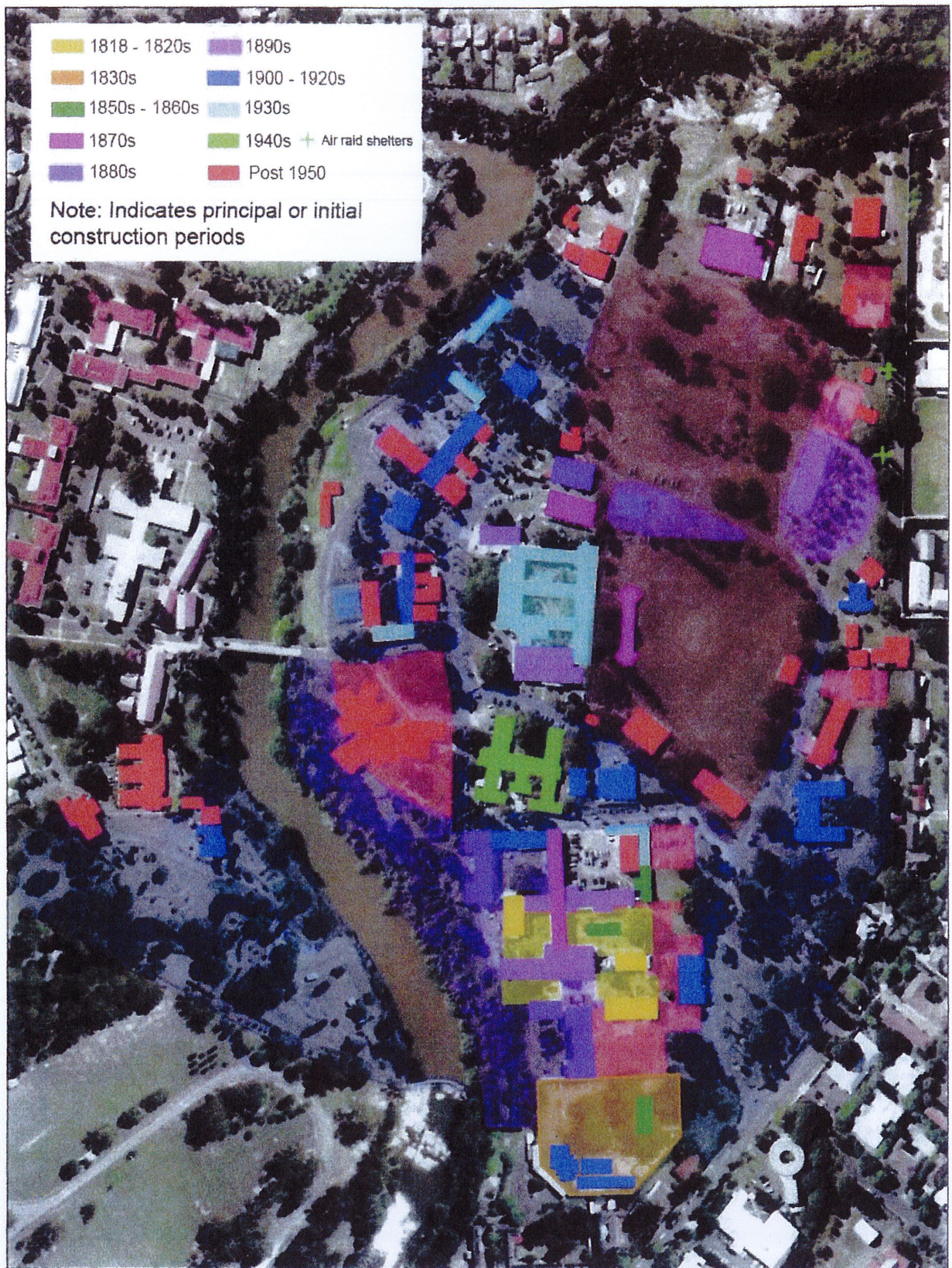


Figure 2.1 Plan indicating the development of the site.



Figure 5.1 Plan indicating grading of significant elements (prepared by Geoffrey Britton)

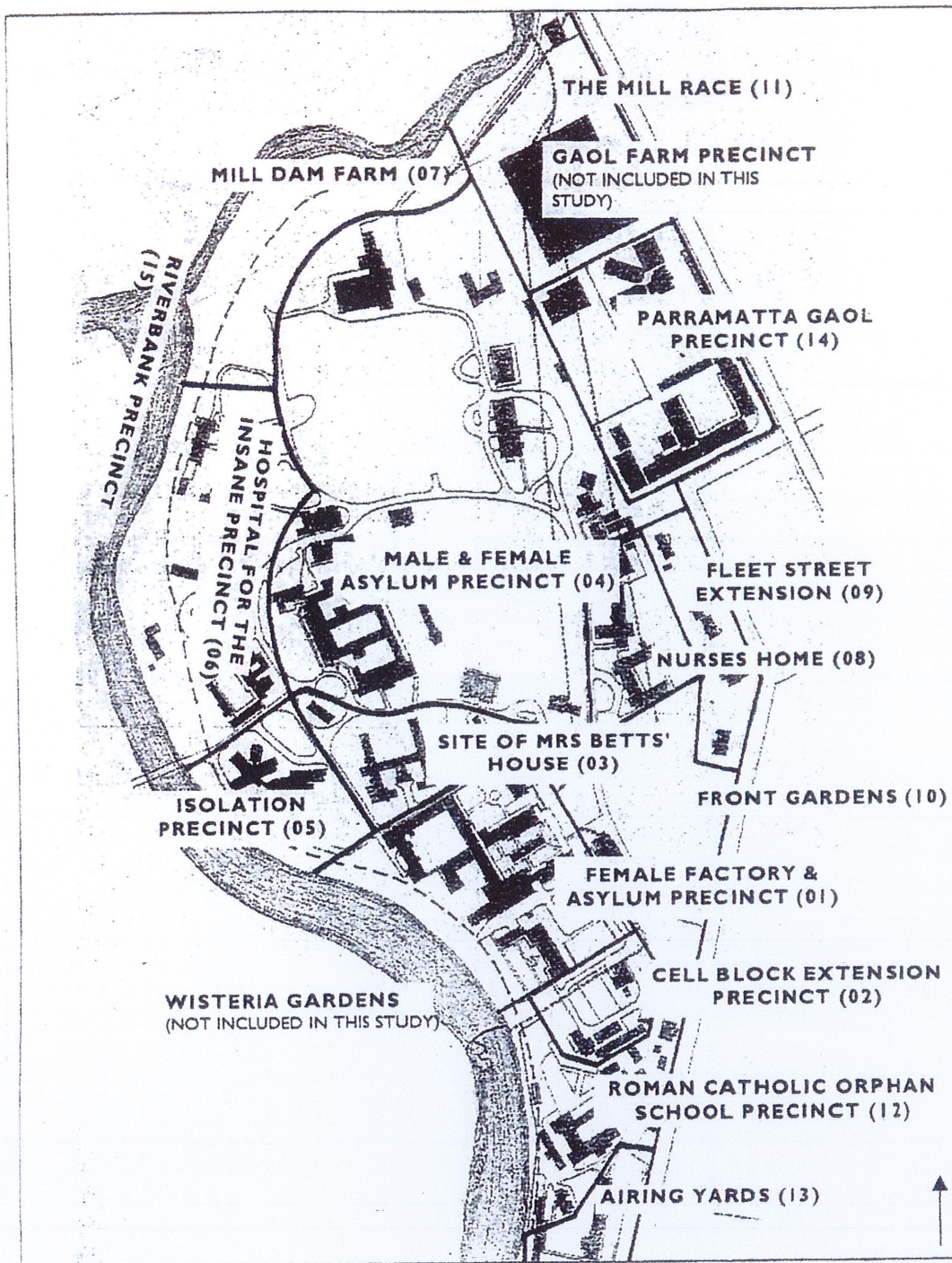


Figure 1.2. Site Plan showing the study area for the 2000 CMP.
Source. NSW Department of Public Works and Services, Heritage Group. North Parramatta Government Sites: Conservation Management Plan. 2000: 20.

3.9 Figures.

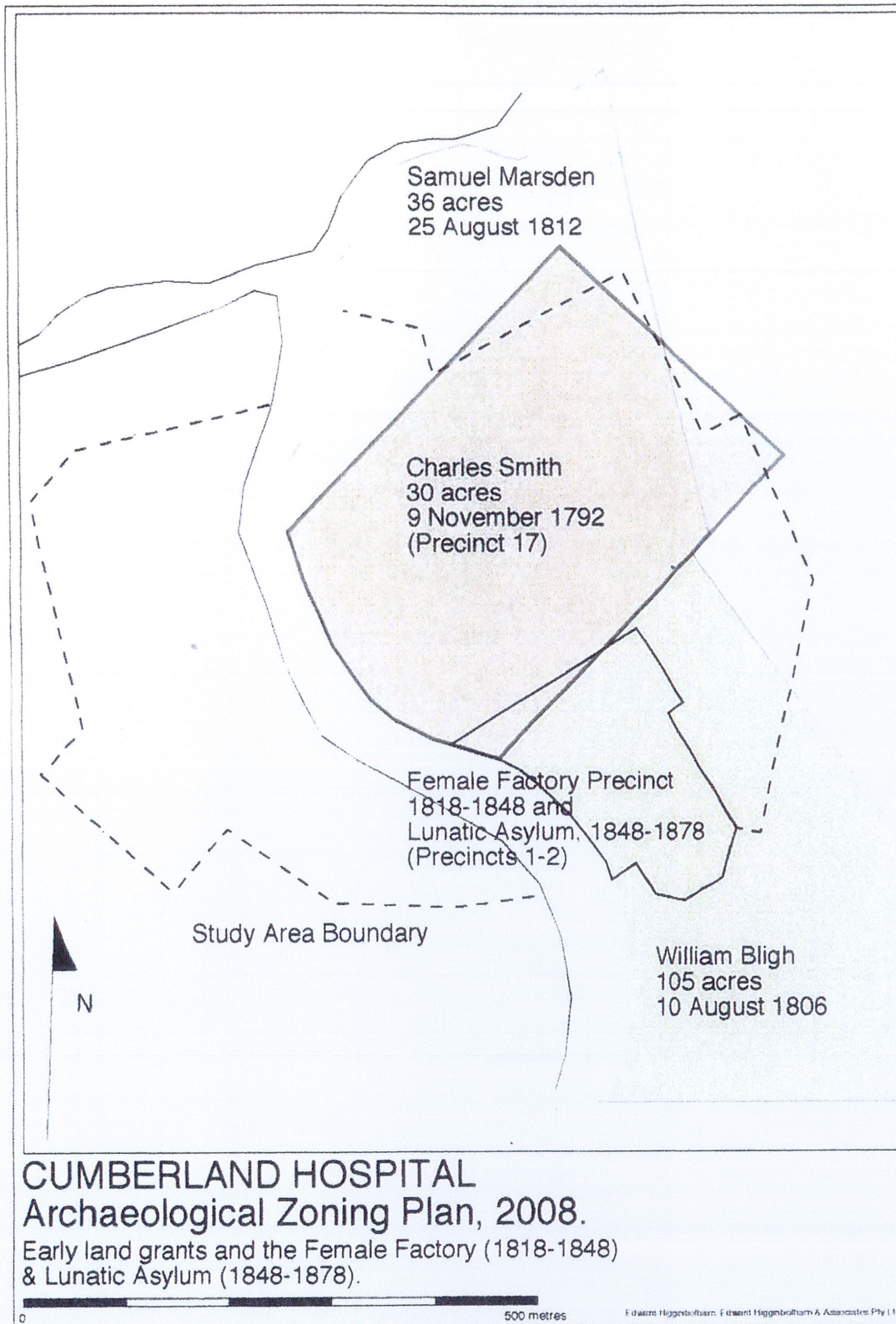


Figure 3.1. The grant of 30 acres to Charles Smith, 9 November 1792, located using historical maps and plans.