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CALLAN PARK, ROZELLE
VOLUME I

CONSERVATION MANAGEMENT PLAN



Prepared for
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EXECUTIVE SUMMARY

BACKGROUND

Tanner & Associates prepared a Conservation Management Plan (CMP) for the Rozelle Hospital site for the Urban Design Advisory Service (UDAS) and was commissioned by the NSW Health Department in July 2000. The CMP, which was finalised in January 2002, was intended to assist in the master planning process of the Rozelle Hospital site. The 2002 CMP was endorsed by the NSW Heritage Council in March 2002.

Since that time circumstances relating to the site have changed. The most important of these is the Callan Park (Special Provisions) Act 2002, which came into force on 24 December 2002. The NSW Heritage Council endorsement has lapsed and some additional historical information has come to light. The site has since been the subject of a master plan commissioned by Leichhardt Council. Tanner Architects were engaged on behalf of Leichhardt Council to review the CMP as part of the master plan process. The site no longer functions as Rozelle Hospital and is now known as Callan Park.

Callan Park is a site of exceptional significance. It contains the remains of three highly significant phases of historical development: Three Gentlemen's Estates from the early 1800s were located on the site, as was the largest purpose built asylum in New South Wales, Callan Park, and the later Broughton Hall Clinic where self admission mental health treatment was pioneered. The site was an institution for mental health care for over 150 years, and was the location of the care of returned service personnel since World War I.

The architectural and aesthetic qualities of the buildings and their landscape setting are of exceptional significance. The diversity of buildings includes not only important architectural items, but also material evidence of changing philosophies of patient care. Callan Park is highly significant as a resource for understanding the historical development of mental health care in Australia.

NSW Health currently holds the title to Callan Park. However, 80% of the site is under the management of the Sydney Harbour Foreshores Authority. NSW Health has jurisdiction over the remaining 20%, which includes the NGO precinct (the former Broughton Hall Psychiatric Clinic site) and those parts occupied by NSW Ambulance and Sydney South West Area Health Service.

FINDINGS OF THIS DOCUMENT

The main objectives for the conservation and reuse of Callan Park are to:

- conserve and maintain the exceptional built and landscape quality of the site;
- conserve and restore the landscape setting and public presentation, the open space and sloping grounds leading to Iron Cove, the historic landscape gardens, the remnant native plants, and the rock carvings and Aboriginal sites on the foreshore;
- allow adaptive reuse and sensitive new development associated with the significant buildings to improve the opportunities for continued use;
- implement effective management structures;
- guide selection of the right tenants/ occupants who can maintain the buildings and landscape while not detracting from their significance..
- Conservation works are required in the short term to the following items:
 - Rock engravings at Callan Point;
 - Broughton Hall;

- Elements of the Kirkbride Block;
- Convalescent Cottages;
- Gardeners Cottage, and other cottages from the original Barnet scheme;
- Stone gates and wall;
- Various significant landscape elements.

Ultimately, an overall conservation and maintenance program which respects the cultural significance of individual buildings, their precincts and the landscape setting is expected. The Callan Park (Special Provisions) Act 2002 specifically defines development opportunities on the site in terms of permissible development and uses. Therefore the careful adaptive reuse of existing buildings, the removal of intrusive elements, conservation and management of landscaping and the selection of appropriate tenants for significant buildings must be a priority.

1 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Conservation Management Plan (CMP) was prepared by Tanner Architects on behalf of Leichhardt Municipal Council. The Callan Park site is the subject of a community oriented Master Plan initiated by Leichhardt Council, which has been undertaken by a multidisciplinary consultancy team headed by McGregor Coxall. The draft Master Plan is dated January 2011.

The purpose of the Master Plan is to identify and guide future opportunities for the site. This CMP will guide the management of Callan Park in order to achieve client and Master Plan objectives while retaining and enhancing the cultural significance of the site. It builds on the earlier Rozelle Hospital Conservation Management Plan written by Tanner & Associates in 2002.

The primary objectives of the CMP are:

- To establish the cultural significance of Callan Park and its elements;
- To formulate appropriate policies for the conservation of the place as a whole, taking into account both the care of significant items and ongoing use and management.

1.2 BACKGROUND

The heritage significance of Callan Park is recognised by its inclusion in the State Heritage Register (SHR), which is maintained by the Heritage Council of NSW. Because of this the site comes under the provisions of the Heritage Act 1977 No. 136. It is also included in Schedule 2 of the Leichhardt Local Environmental Plan 2000. The site comes under the provisions of the Callan Park (Special Provisions) Act 2002.

A copy of this CMP is to be submitted to the Heritage Council of NSW for endorsement. Endorsement by the Heritage Council will establish an agreed approach to the appropriate management of the heritage significance of the place as well as assist with the establishment of site-specific exemptions from approval requirements under the Heritage Act. A number of gazetted standard exemptions already apply to the place.

1.3 STUDY AREA

The site is identified as Lot 1 and Lot 2 Deposited Plan 1043540. It is located on the Parramatta River in the suburb of Lilyfield, within the Municipality of Leichhardt and occupies 60.37 hectares bounded by Wharf Road and Glover Street to the west, Balmain Road to the south and Manning Street and King George Park to the east (Figure 1-1). The site encompasses Callan Point, the Kirkbride Block and former Callan Park Mental Hospital, and the Broughton Hall Mental Hospital (Figure 1-2).

The present subdivision was initiated by the NSW Health Department in 2000 for leasing purposes, to separate the Rozelle Child Care Centre from the rest of Callan Park. The Child Care Centre is contained within Lot 2 DP 1043540.

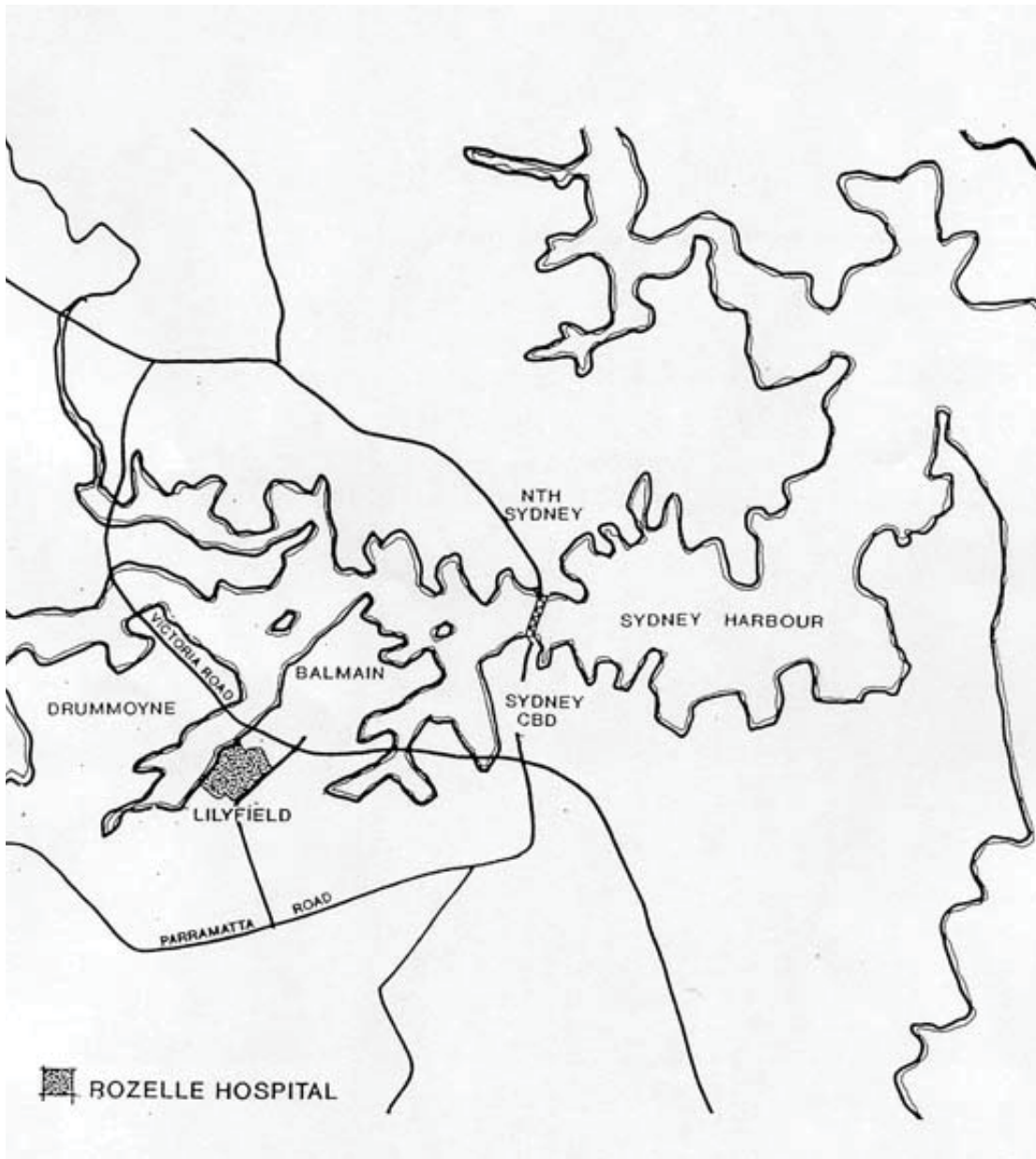


Figure 1-1 Location Plan



Figure 1-2 Site Plan. The buildings indicated in colour are presently occupied by tenants
Source: McGregor Coxall.

There are a number of tenants occupying buildings across the site, which include:

- Aftercare (Buildings B135 and B136);
- Aftercare / VHCC / Sids&Kids (Buildings B124 and B125);
- Aftercare / Ranfurly Library (Building B501);
- Centre for Education and Workforce Development (Building B301);
- Construction Industry Drug and Alcohol Foundation (CIDAF) (Building B502);
- NSW Ambulance (Buildings B105, B108, B127, B233 and Buildings B1045 to B1048B inclusive);
- Arts NSW - NSW Writer's Centre (Building B213);
- Nurses' Accommodation (Buildings B106, B107, B396 to B399 inclusive);
- Rozelle Child Care Centre (Building B302 and B303);
- Sydney Harbour Foreshores Authority (B215);
- University of Sydney – Sydney College of the Arts (Kirkbride Block);
- University of Tasmania (Buildings B101, B102, B103 and B104);
- We Help Ourselves (WHOS) (Buildings B121, B126, B128, B131, B132 and B192to B199 inclusive).

1.4 REPORT METHODOLOGY AND STRUCTURE

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

The content and format follows the guidelines set out in *The Conservation Plan* (sixth edition, 2004), written by Dr J. S. Kerr and published by the National Trust of Australia (NSW) and guidelines for the preparation of significance assessments and conservation policy published by the Heritage Branch, NSW Department of Planning.

The CMP draws on the comprehensive documentation within the Rozelle Hospital Conservation Management Plan prepared by Tanner & Associates in 2002.

This CMP comprises the following sections:

- Section 1 Introduction (this section) provides the key background information relevant to the preparation of this CMP;
- Section 2 Historical Overview provides a summary history of the site and building and landscape components of the place;
- Section 3 Analysis of Physical Evidence provides a summary of the analysis of the physical evidence of the site to determine the extent and integrity of original fabric and the nature of subsequent changes.
- Section 4 Comparative Analysis provides a comparative analysis of the property in order to establish its relative significance in terms of its historic, aesthetic and scientific values.
- Section 5 Assessment of Heritage Significance provides a statement of heritage significance for the site. This section also identifies the varying levels of significance for individual elements within the site.
- Section 6 Information for Conservation Policy sets out the heritage management context for the site including client requirements and a discussion of any heritage opportunities and constraints that might apply.
- Section 7 Conservation Policies sets out the recommended policies and actions for the effective management of the heritage significance of Callan Park into the future, and policies to guide the future development of the property.
- Appendices include selective supplementary material referred to in this CMP including existing heritage listings, extracts of publications, historical plans and drawings.

1.5 AUTHOR IDENTIFICATION

The 2002 CMP was prepared and written by Megan Jones, Karen Urquhart and Rebecca Hawcroft and reviewed by Howard Tanner and Megan Jones of Tanner & Associates Pty Ltd, Architects. Howard Tanner, Megan Jones, Karen Urquhart and Rebecca Hawcroft of Tanner & Associates Pty Ltd, Architects undertook detailed site investigations. Colleen Morris, Landscape Heritage Consultant, Tony Lowe, Historical Archaeologist and Dr Carol Liston, Historian also contributed to the document.

This revised CMP was prepared by Roy Lumby, senior heritage specialist, and Vanessa Holtham, heritage specialist of Tanner Architects. Revised graphics were undertaken by Courtney Ryan and Rachel Keys of Tanner Architects. The document was reviewed by Megan Jones, Director of Tanner Architects.

1.6 LIMITATIONS

Site inspections were undertaken by Vanessa Holtham and Roy Lumby of Tanner Architects during January and February 2011. A limited amount of historical research was undertaken on several individual items as new information came to light.

1.7 ACKNOWLEDGMENTS

The authors gratefully acknowledge the assistance of the following individuals in the preparation of the CMP:

- Janet Biggs, Program Manager, Sustainability and Facilities, Strategic Procurement and Business Development, NSW Health;
- Patsy Choo, Deputy Director, Asset Performance, NSW Health;
- Peter Conroy, Director Environmental and Community Management, Leichhardt Municipal Council;
- David Gates, Chief Procurement Officer, NSW Health;
- Christopher Reeves, Heritage Advisor, Leichhardt Municipal Council
- Joe Rowling, Senior Urban Designer, McGregor Coxall.

1.8 DEFINITIONS

Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) and are as follows:

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 or social value for past, present or future generations.

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 materials [new or old] 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 the *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.

Related object means an object that contributes to the *cultural significance* of a *place* but is not at the place.

Associations mean the special connections that exist between people and a *place*.

Meanings denote what a *place* signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

1.9 ABBREVIATIONS

The commonly used abbreviations in the CMP are:

AHC	Australian Heritage Commission
BCA	Building Code of Australia
CMP	Conservation Management Plan
DCP	Development Control Plan
ICOMOS	International Committee on Monuments and Sites
LEP	Local Environmental Plan
ML	Mitchell Library, State Library of NSW
SEPP	State Environmental Planning Policy
SHR	State Heritage Register
SL	State Library of NSW
SREP	Sydney Regional Environmental Plan