

6 STATEMENT OF CONSERVATION POLICY

The following section of this report has been extracted from the Rozelle Hospital Conservation Management Plan written by Tanner & Associates and others in 2002. The conservation policies have been updated to take into account changed circumstances relating to the Callan Park site.

6.1 INTRODUCTION

Callan Park is a site of several groups of buildings in a landscape setting of exceptional cultural significance contributing to our national environmental heritage, as established in Section 4. In light of this and the requirements outlined in the proceeding sections the following Conservation Policies are proposed for the site.

The overall purpose of these Conservation Policies is to preserve and enhance the cultural significance of the whole site- its buildings and its associated cultural landscape.

6.2 GENERAL CONSERVATION POLICIES

- The conservation of this site can best be achieved by:
- The conservation and adaptation of the significant buildings;
- The conservation of the setting of significant buildings and the associated individual landscapes and the overall cultural landscape;
- The accommodation of a use or uses which will enhance public appreciation of the cultural significance of the place and ensure the conservation of significant buildings and landscape setting and features;
- The strict control of development within Callan Park by a new site management structure to ensure an understanding of the significance of the place;
- The control of any permissible development to safeguard the conservation of the site;
- The control of the significant garden and foreshore setting and public access ways to ensure the cultural landscape of the site and the Iron Cove area is retained and conserved;
- The intervention into significant fabric should be reduced to minimise the loss of cultural significance. Where detrimental intervention is unavoidable it should occur only in areas of lower significance and the work should be readily reversible wherever possible;
- The implementation of fire safety measures to comply with the intent of the Building Code of Australia and NSW Building Regulations;
- The implementation of a regular maintenance programme and management team;
- No demolition or removal of items (apart from actions required to ensure public safety) should be undertaken before the details of the conservation works specific to each building or area have been determined;
- Photographic recording prior to and during demolition of any element or structure is required. Recording should be undertaken in conformity with guidelines published by the NSW Heritage Office. (Refer to Policy 6.3.7 below);
- All historical archival material such as drawings, photographs and publicly accessible records relating to Callan Park should be retained at an appropriate repository and be made available to the public with secure access.

6.3 DETAILED CONSERVATION POLICIES

Detailed Conservation Policies describe and recommend specific actions for the conservation of the buildings and the landscape setting known as Callan Park. The policies have been addressed in this sequence:

- Managing Change;
- Future Uses;
- Care and Maintenance of the Fabric;
- Moveable Heritage;
- Treatment of the Landscape;

The policies are referenced to the relevant Articles of the Burra Charter and the sections of this Conservation Management Plan which fundamentally underlie each policy.

The policies have been presented under various headings seen to be those of critical importance to the conservation of the cultural significance of the buildings. An explanatory segment that is intended to highlight the intent behind the policy has been included with each group of policies. This has been done to assist any future discussion of the merits of the policies and possible changes to their recommendations.

6.3.1 Managing Change

Adoption and Submission of the Conservation Management Plan

Policy 1 This Conservation Management Plan should be formally adopted by Leichhardt Council. It should then become a standard requirement for works contemplated on the site to be in accordance with its recommendations.

Policy 2 The Conservation Management Plan should be submitted to the Heritage Council of NSW for endorsement.

It is important for the Conservation Management Plan to be formally adopted in order to give it the necessary influence over matters affecting the cultural significance of the place.

Under the provisions of the Callan Park (Special Provisions) Act 2002 Callan Park is still governed by the provisions of SEPP 56, where it is listed as a Schedule 1 site and so all proposed works are required to be in accordance with an endorsed Master Plan. This Conservation Management Plan forms a component of the master planning process.

6.3.2 How to use this Conservation Management Plan

Policy 3 The management of the site known as Callan Park should be informed by an understanding of the cultural significance of the place as described in this Conservation Management Plan.²⁴⁰

Policy 4 A management structure should be implemented that:

²⁴⁰ Sections 2, 3 and 4 of this report

- integrates heritage conservation into the overall management of the Callan Park site;
- provides for the long term conservation of significant fabric;
- disseminates the aims and intentions of this Conservation Management Plan to appropriate officers;
- outlines the responsibility, at each staff level, for implementing the Conservation Management Plan;
- understands the balance between the functioning of NSW Health, prospective tenants and the conservation of cultural significance;
- is familiar with the requirements of the Callan park (Special Provisions) Act 2002.
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Policy 5 Heritage management expertise should be incorporated into the management structure of the site or should be imported from appropriate sources.²⁴¹

The CMP has identified why Callan Park as a whole and each of its major elements is significant. The statement of cultural significance and the significance assessment of individual elements within the site, the policies recommended and options discussed throughout this report will guide future planning and work.

The conservation policies make recommendations regarding the conservation of the place so that any proposed future intervention will not result in inappropriate loss of cultural significance. It is intended to be of practical use to the managers and officers of the site, enabling them to make decisions about the site with due regard for its significance.

The effectiveness of this CMP depends on it being implemented. An effective management structure is required to ensure that the policies are implemented. The document should be made available to, and read by all relevant managers and officers. In addition, it is essential that all officers are made aware of the processes that are to be followed when proposing maintenance, or other work that involves the modification of significant fabric.

6.3.3 Statutory considerations

Policy 6 As Callan Park is on the State Heritage Register, approval must be obtained from the Heritage Council of NSW for any and all works (apart from those works exempted by the Minister).

Policy 7 A fire engineering approach should be taken in the development of a fire safety strategy within each building. Upgrading for fire safety should be done in a manner that recognises the cultural significance of the buildings.²⁴²

Policy 8 Upgrading of the buildings to comply with the requirements of the Building Code of Australia and the Disability Discrimination Act should be undertaken in a way which does not damage the cultural significance of the group of buildings and their setting.

Policy 9 Any seismic strengthening which is carried out should take into account the heritage nature of the buildings and should aim at doing a minimum amount of damage to their fabric.

²⁴¹ Burra Charter, Article 4

²⁴² Building Code of Australia, objectives

A master plan was commissioned by Leichhardt Council on in May 2010 and was adopted by Council in July 2011. The master plan has been prepared in accordance with the provisions of SEPP No.56 and the Callan Park Act. It has also acknowledged the conservation policies contained in the 2002 Rozelle Hospital Conservation Management Plan, which was completed prior to the passage of the Callan Park Act. The master plan has been carried out in consultation with Tanner Architects, who were part of the project team responsible for its development.

The Minister of Planning is required to refer any Development Applications relating to the site to Leichhardt Council and the Heritage Council of NSW and to consider the Councils' views on the application.

The compliance of buildings with the requirements of the Building Code of Australia in terms of fire safety should be being examined. It should be noted that the Heritage Council's Fire Services and Access Advisory Panel can provide valuable guidance on means of compliance with the Building Code of Australia while preserving the historic fabric of the significant buildings.

The relevance of the Earthquake Code also needs to be examined. AS 1170.4 states that the resistance to seismic forces must not be lessened by any alterations to the structure of a building. Even if the Code does not require it, seismic strengthening may be considered to be appropriate for other reasons such as the safety of users or the long term survival of a very important group of heritage buildings.

6.3.4 Approach to maintenance of the fabric

Policy 10 The significant buildings and their landscaped settings should be maintained to the minimum standard required under the Heritage Act.

Policy 11 All work done to the historic fabric of the significant buildings and their setting should be done in accordance with the principles of the Burra Charter.

The Heritage Amendment Regulation 1999 sets out minimum standards with respect to maintenance, repair of buildings, works and relics that are listed on the State Heritage Register or are within a precinct that is listed on the Register. The NSW Heritage Office publication *Minimum Standards of Maintenance and Repair* provides guidelines for this work. Repairs and maintenance are exempt from the Section 60 process. Refer to Section 5.

In general the approach towards the maintenance of the historic and culturally significant fabric should be in accordance with the Australia ICOMOS *Burra Charter*, 1999, which is widely recognised by conservation professionals in Australia as the standard for conservation practice.

6.3.5 Approach to changes to the fabric

Policy 12 While recognising the need for change, the approach to the building fabric should be one of minimal intervention.²⁴³

The fundamental principle of the *Burra Charter* is one that requires the least intervention in the fabric as possible while achieving the desired results. It is a minimalist approach which attempts to retain as much of the original / early building fabric as possible. The approach, as applied to Callan Park, would

²⁴³ *Burra Charter*, Article 3

recognise the intrinsic value of the fabric and its ability to tell an important story. It is an approach which respects the existing fabric and which intervenes, when necessary, in a sensitive way.

A policy of retention, enhancement and retrieval of the cultural significance of the place should be adopted. It should be implemented when and as the opportunities arise, and take into consideration the differing needs of the various future uses.²⁴⁴

6.3.6 Integrity of design

Policy 13 Retain evidence of the important phases of historical development of the place, including:

Phase I: 1837 – 1875 (Garry Owen House and Broughton House);

Phase II: 1876 – 1920 (development of Callan Park Mental Hospital);

Phase III: 1920-1940 (development of Broughton Hall Psychiatric Clinic)

The first three distinct phases of the development of Callan Park should be considered when designing new facilities and when adapting the existing buildings to new uses. The historical development of the place is demonstrated through the physical development of the buildings and cultural landscape.

The introduction of new facilities, buildings, or gardens should consider the architectural and landscape aesthetic of the significant buildings and associated cultural landscape elements from these first three phases.

As outlined before, the Callan Park site developed from two separate mental health facilities based around two major 19th century mansions. This pattern of development must be respected and enhanced in any proposal for the site.

6.3.7 Recording of changes

Policy 14 All changes to Callan Park should be carefully recorded.²⁴⁵

The fabric of the place can tell an important story. Therefore any changes to the fabric should be carefully recorded to ensure that the story is not lost or diluted. Similarly, the processes involved in the selecting of new uses and occupation should also be documented. Processes to decide on the occupant of buildings in NSW Health Precincts should remain with NSW Health but should continue to recognise the provisions of the Callan Park (Special Provisions) Act and the guidelines provided by this CMP. Future generations of historians, scientists and archaeologists will be grateful for the adoption of this attitude.

It is also important to document buildings and items of lesser or no heritage significance should the decision be made to demolish or remove.

6.3.8 Heritage conservation

Policy 15 Heritage conservation at Callan Park should:

²⁴⁴ *Burra Charter, Articles 6, 7 and 14*

²⁴⁵ *Burra Charter, Article 27 – Policy 27.2, 32, 33*

- *augment the assessment of cultural significance, by undertaking more detailed investigation, recording and assessment of the documentary and physical evidence.*
- *adopt a holistic approach and extend to all significant aspects of the site, including cultural landscape features, buildings and structure, records, practices, memories and associations;*
- *aim to retain significant components, spaces, elements and fabric of the place consistent with their assessed level of significance and in accordance with specific actions identified in this CMP;*
- *ensure that the authenticity of original elements and fabric is maintained;*
- *be carried out in consultation with qualified and experienced conservation professionals acting within the guidelines of the adopted Conservation Management Plan.*

This site contains a large number of building elements and landscape items. The conservation of such a wide variety of items requires the expertise of many professionals.²⁴⁶ The coordination and briefing of these professionals is a task of great importance and should be performed by a suitably qualified person such as a conservation architect. Under no circumstances should decisions relating to conservation work be left in the hands of tradesmen acting alone or a site manager with no specific expertise in conservation. Once decisions are made requiring intervention in the building fabric, only experienced craftsmen and conservators should be employed to carry them out.

Policy 16 Prior to undertaking any conservation, maintenance or upgrading works on any part of the fabric and spaces of significant buildings and landscape a Conservation Actions Schedule shall be prepared.

- The Schedule will be a succinct document which:
- *Augments the assessment of cultural significance, by undertaking more detailed investigation, recording and assessment of the documentary and physical evidence.*
- *Determines the appropriate conservation policies.*
- *Sets out a comprehensive schedule of conservation actions, based upon the conservation policies.*²⁴⁷
- *Can be used to seek site specific exemptions from the requirements for approval under the NSW Heritage Act for Heritage Council endorsed conservation works.*

The purpose of these additional investigations would be to:

- assist in the determination of the impact of future works on the elements, spaces or components of exceptional and high significance;
- assess the suitability of specific adaptation works required for the accommodation of a new use²⁴⁸ or for the upgrading of facilities for an existing function, and would include the assessment of impact of:
 - *detailed alterations in relation to significance spaces, details and fabric; and*
 - *removal of unsympathetic additions which may or may not reveal or deface the significant fabric.*

²⁴⁶ *Burra Charter, Articles 4 and 5*

²⁴⁷ *Burra Charter, Articles 6, 15 and 26*

²⁴⁸ *Burra Charter, Article 21*

Additional investigations may be required which will assist any proposed conservation works including the examination of window and door locations and original joinery details, colour schemes etc.

In some cases, for buildings or precincts of exceptional or high significance, detailed Conservation Management Plans for each building or precinct will be required by the Heritage Council of NSW in order to secure the site specific exemptions. Refer to Section 5.

6.3.9 Archaeology

Policy 17 An excavation permit must be obtained from the NSW Heritage Council, in accordance with the relics provisions of the Heritage Act, 1977, prior to the commencement of works in any area identified as having archaeological potential.

Policy 18 In any further works, adequate time, financial and staff resources shall be set aside for:

- *any necessary assessment and investigation required in accordance with an Excavation Permit issued under the Heritage Act, 1977, by the Heritage Council;*
- *in the event that relics are uncovered during site excavation, the implementation of an archaeological program to the satisfaction of the Heritage Council. If relics of State significance are identified they should be conserved and interpreted; and,*
- *post-excavation analysis of the artefacts and archaeological remains recovered from the site. This includes a detailed computer catalogue of all artefacts. Significant artefacts will require materials conservation.*

Policy 19 Prior to the refurbishment of any of the buildings the archaeologist should assess the likelihood that archaeological remains will be disturbed by proposed works to floor, wall and ceiling cavities. Sufficient time must be provided in works schedules for the archaeologist to make recommendations and undertake any necessary archaeological work

Policy 20 Proposed works in the vicinity of the identified Aboriginal sites or along the foreshores in general should be carried out only after consultation with NPWS and the local Aboriginal Land Council.

Policy 21 Should previously unidentified Aboriginal objects (or potential objects) be discovered during excavation, ground disturbance or vegetation removal then all works should cease immediately and the Heritage Division of the NSW Department of the Environment, Climate Change and Water (DECCW) informed. Depending on the outcomes of discussions with DECCW, the Metropolitan Local Aboriginal Land Council may also need to be informed.

The planning of works affecting the hospital buildings and grounds must consider the effect on the identified archaeological resource. Impacts should be minimised wherever possible.

Conservation, refurbishment or upgrading works associated with any compatible future use proposal may result in the potential disturbance of, or uncovering of the evidence of functions associated with earlier uses.

In order that the history and significance of the buildings and its site may be fully understood and appreciated, the evidence shall be professionally recorded and assessed.²⁴⁹

Site-specific detailed assessments might be required where impacts are planned in areas of known remains (for example, Broughton Hall and its immediate vicinity, the site of Kalouan House, or in the vicinity of the underground water tanks in the original Kirkbride Block). Potential impacts should be evaluated in consultation with the archaeologist so that testing can be carried out if necessary to identify the nature of remains prior to works planning being finalised. Depending on the nature of proposed impacts the archaeologist might need to carry out preliminary archaeological excavation and recording or monitor site works to record any archaeological features or remains disturbed by the works.

Priority will be given to retaining the archaeological resource undisturbed. To this end recommendations to mitigate against disturbance will be put forward once details of specific works and their impacts are known. However where archaeological evidence is potentially in the area of new development detailed provisions should become part of the planning process.

The Director-General of the NSW Department of the Environment, Climate Change and Water is responsible for the protection and care of Aboriginal places and objects throughout NSW.

Regular monitoring of all works in Callan Park will be required. The discovery of archaeological remains may require localised stop work while the remains are recorded.

Contractors on site are required under heritage legislation to report archaeological remains and should be encouraged to do this. Allowance for time variations should be provided.

6.3.10 The interpretation of the site

Policy 22 All people involved with the management of Callan Park should be made aware of and fully understand the cultural significance of the site.²⁵⁰

Policy 23 Prepare an Interpretation Plan for Callan park, which examines the need for accommodating visitors to the site and interprets the significance of the site whilst protecting the significant cultural fabric of the place.

Policy 24 The interpretation of Callan Park, the significant buildings and the cultural landscape, should be seen as an important element of the conservation of the place.²⁵¹

Policy 25 Any reconstruction of parts of the site should be on the basis of their ability to interpret key aspects of the cultural significance of the place.²⁵²

Policy 26 The publication of the site's history by an established historian / author would contribute to the public appreciation and interpretation of Callan Park.

²⁴⁹ *Burra Charter, Article 28, 32*

²⁵⁰ *Burra Charter, Article 2*

²⁵¹ *Burra Charter, Articles 24 and 25*

²⁵² *Burra Charter, Article 20*

Policy 27 An understanding of the Aboriginal occupation of the site should be incorporated into site interpretation consistent with the interpretation policy recommendations contained in this CMP.

Policy 28 Retain and conserve the interpretive items developed by artist Joe Hurst and installed by Leichhardt Council at Callan Point.

There should be an ongoing commitment to make financial resources available for the following as a minimum requirement:

- Regular open days or site tours;
- Publicity;
- Presentation of a site map with a basic site history and key indicators of significant items and elements within the site;
- A "low-key" interpretative display at key locations within the complex of buildings;
- Publication of an interpretive document, (to accompany any published history).

The maximum frequency of open days shall be determined by an assessment of the anticipated nature and extent of the adverse impact on the fabric arising out of public visitation, as stated in an interpretation plan. The frequency shall be determined and subsequently monitored (and revised if necessary to minimise adverse impact). The nature and extent of delicate fabric shall be determined by the preparation of a Conservation Actions Schedules, refer to *Policy 1.17*.

In any proposed future use, adequate financial resources should be made available for the professional preparation of an Interpretation Plan, in order that the representation of the buildings to the buildings' users and occupants, the general public and the visitor is carefully planned to accurately and simply reflect the historic, social and scientific importance of the place.

Policy 29 Discourage the indiscriminate proliferation of commemorative devices across the Callan Park site.

Although Callan Park has a great deal of meaning for the community, there is a risk that it will become cluttered with commemorative objects that have the potential to intrude on the aesthetic qualities of the place. This process has already commenced with the installation of a commemorative item near the NSW Writers' Centre. If it is concluded that there is the opportunity to allow some commemorative devices, these should form part of an integrated heritage interpretation strategy and should be controlled in terms of placement, design, lettering, colour and materials. Commemorative devices should not detract from significant landscape or built heritage items in terms of materials, size and placement, nor should they intrude on significant views and vistas. The persons or events commemorated should have tangible associations with the place.

Public Accessibility of the Conservation Management Plan

Policy 30 A copy of this Conservation Management Plan should be lodged with the State Library of NSW, NSW Heritage Branch Library, and Leichhardt Municipal Council Library.

The Conservation Management Plan should be accessible to the public in order to raise and foster community awareness of the significance of this place.

6.3.11 Review of Conservation Management Plan

Policy 31 This Conservation Management Plan is to be reviewed and revised as the need arises.²⁵³

This Conservation Management Plan, and particularly its Conservation Policies, may need review in the form of adjustment to clarify intentions or as a result of uncovered evidence. It is not a requirement of the Burra Charter to revise this Plan every five years if there have been no fundamental changes to the condition and/or use of the site or Client and/or authority requirements. The Heritage Council of NSW endorsement of a Conservation Management Plan is for a maximum period of 5 years. After this time re-endorsement may be considered by the Heritage Council. For projects with extended time frames procedures for re-endorsement of the Conservation Management Plan should be established with the Heritage Council.

6.3.12 Management of the Site

Policy 32 An effective management structure for the site should be introduced which:

- integrates conservation into the overall management of Callan Park;
- has control over the whole site and the various managers of the individual precincts within the site;
- encourages cooperation between managers of all components of the site to ensure that overall management objectives are consistent between managing agencies;
- balances the needs of individual tenants/occupants and the requirements of public access to the site; and
- ensures that areas/precincts to be managed are created on logical spatial units, which maintain the integrity of the landscape design of the site

The major issue of the management of the site is discussed in Section 7.

Currently the various precincts of the site are under different management regimes such as the University of Sydney – Sydney College of the Arts and the NSW Writers' Centre, and this pattern may well continue into the future. Therefore, an overarching management structure is required to ensure the best outcome for the whole site. A management structure similar to the Centennial Park Trust may be appropriate for Callan Park.

6.3.13 Additional Conservation Management Plans

Policy 33 Prepare individual conservation management plan for all site features, whether built or landscape, that have been evaluated as having exceptional or high significance.

Although this CMP provides general guidance for the conservation and protection of the multiple components of Callan Park's heritage significance, items evaluated as having exceptional or high levels of heritage significance will require detailed conservation policies and management guidelines to ensure their proper care.

²⁵³ Burra Charter Article 26, Policy 26.1

6.3.14 Signage

- Policy 34 Existing significant external signage should be conserved, particularly that relating to construction dates of buildings associated with the Kirkbride Block. Any carved commemorative stones and plaques should not be covered over.*
- Policy 35 Intrusive signage that has accumulated over time and which is not synonymous with the original use and fabric of significant buildings, or the original use of the site, should be removed and underlying fabric repaired accordingly.*
- Policy 36 New external signage is acceptable provided it is subservient to the existing fabric and landscape features and items, and should not be:*
- in loud colours,*
 - illuminated, flashing or neon;*
 - but should be in complementary and sympathetic materials.*
- Policy 37 The introduction of new signage outside and inside significant buildings should not obscure or damage significant fabric and all new signage should be reversible and not use fixings which damage significant fabric.*
- Policy 38 The size and placement of new signage shall be carefully considered so that it does not intrude on the setting of buildings and landscape and does not detract from views and vistas across the Callan Park site.*

A signage strategy for the entire site should be developed to guide the design and installation of new signage. The policies of this Conservation Management Plan should guide the signage strategy for external signage. Leichhardt Council's consent should be required for any new external signage.

6.3.15 Hazardous Materials

There is potential for the Callan Park site to contain contaminated soil. Further assessment (involving soil sampling) and remediation of contaminated soil has potential to impact the heritage significance of the site and so will need to be carefully planned and implemented to avoid, minimise or mitigate adverse heritage impacts.

- Policy 39 Ground remediation should be preceded by sufficient research to determine as much as possible the location and extent of remediation required. The amount of excavation/ground disturbance should be minimised as much as possible. Removal of large areas of soil should only be undertaken where there is no viable alternative.*
- Policy 40 Significant landscape features such as paths and stairs adversely affected by ground remediation works should be repaired or reconstructed in their original locations and to their original detail.*
- Policy 41 Significant trees in the vicinity of ground remediation works should be protected in accordance with the advice of an arborist or heritage landscape expert.*

Policy 42 *Excavation or ground disturbance for remediation should be undertaken in a manner that is consistent with the recommendations for Aboriginal heritage contained in Section 6.3.9 of this CMP.*

As the site is included on the State Heritage Register (SHR) any excavation for removal of contaminated soil, will require approval under the Heritage Act 1977 (NSW)—a Standard or Site-Specific Exemption may apply.

6.3.16 Future Uses

Policy 43 *The preferred new uses for the significant buildings within the site are uses that enhance the appreciation of the significance of the place and ensure the conservation of the important buildings and landscape features.*

Future use/s for the site would be considered acceptable/ compatible provided they adhere to these principles.

The management of the site should include careful control over any future development so it will enhance appreciation of the cultural significance of the place and the public presentation where it has been damaged in the past. It should be noted that the Callan Park Act expressly forbids new buildings other than on the footprints of existing buildings and conforming to the existing building envelopes.

Policy 44 *The preferred uses of site areas designated capable of new development and adaptation are uses which respect the significance and setting of the heritage items.*

Policy 45 *Minor development associated with buildings and landscape of exceptional and high significance is possible, particularly where it regains the cultural significance of elements, but is subject to the provisions of the Callan Park (Special Provisions) Act 2002.*

6.3.17 Care and Maintenance of the Fabric

Policy 46 *Conserve the significant fabric and elements of Callan Park and its landscape setting.*

The policies contained within this Conservation Management Plan are aimed at ensuring that all works, including conservation works, are undertaken with reference to the cultural significance of the place. An understanding of the historical development and the context should be a prerequisite for all those carrying out works to Callan Park.

Appropriate conservation works should maintain and reinforce the cultural significance of the buildings and landscape setting.

6.4 GENERAL TREATMENT OF THE FABRIC

Policy 47 *Individual elements and fabric of identified significance levels should be treated with the corresponding conservation policies outlined in the table below.*

The first three building phases of Callan Park are of exceptional to high cultural significance and require conservation. The current configuration and presentation, particularly as viewed from Balmain Road, Glover Street and the Parramatta River, should be retained, including the location and the architectural clarity of the buildings in the landscaped setting.

The following table provides the recommended conservation treatment to the identified levels of significance for the individual spaces and elements. Refer to the diagrammatic plan showing the levels of significance and the diagram showing conservation policies related to the levels of significance.

LEVELS OF SIGNIFICANCE		RECOMMENDATIONS RELATED TO THE IDENTIFIED LEVELS OF CULTURAL SIGNIFICANCE
A	EXCEPTIONAL	<p>Preserve, conserve, reconstruct and adapt in accordance with the Burra Charter, in conjunction with minimum adaptation for new function or use.</p> <p>Detailed conservation policies and guidelines are to be prepared for these items.</p>
B	HIGH	<p>Conserve, reconstruct and adapt in accordance with the Burra Charter, in conjunction with adaptation or supplementary new construction if required for function. Detailed conservation guidelines are to be prepared for these items.</p>
C	MODERATE	<p>Consider adaptation or remodelling of the space or element to allow for conservation of fabric of greater significance. Retention of whole building may depend on factors other than the assessed heritage value, for example: its functional qualities in an adaptation scheme.</p>
D	LOW	<p>Remove, retain or remodel, add compatible new construction, minimising adverse impact on fabric of exceptional or high significance and having the least possible impact on fabric of moderate significance. Improvements are required which will contribute to the overall significance, aesthetic quality and functioning of Callan Park.</p>
E	NEUTRAL	<p>Retain, recycle, remove or modify as required in any adaptation proposal for Callan Park - not important from a heritage perspective. Where an item is of a minor scale it can be retained, but a new complex structure cannot be built in its place.</p>
F	INTRUSIVE	<p>Remove in the long term, to reduce adverse impact on the overall significance, aesthetic quality of the buildings and landscape and the presentation of the site and functioning of Callan Park.</p>

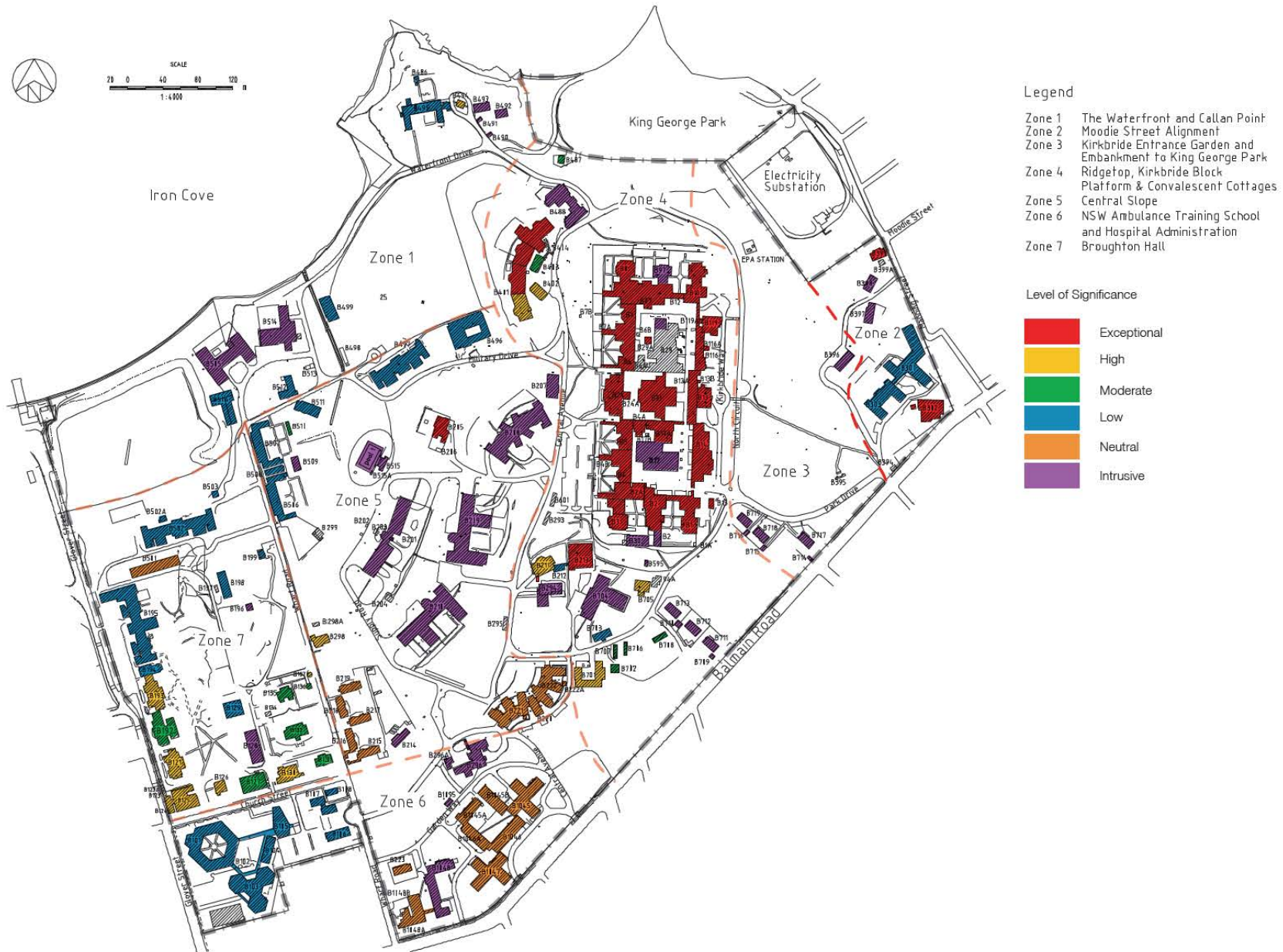


Figure 6-6-1 Site Plan showing Conservation Policies for Individual Buildings

6.4.1 Movable Heritage

Since the completion of the 2002 Conservation Management Plan, items identified as being moveable heritage or of a size that allowed ease of movement, have been removed from the Hospital site or moved to other locations. These include marble urns that were formerly located near Building B214, the “Neptune” urn associated with the pond on the southern side of B132 and a stone gate post capital formerly associated with a gateway in Kirkbride Block.

The following policies have been developed with reference to the NSW Heritage Office document *Movable Heritage Principles*.

Identification

“Movable heritage” is a term used to define any natural or manufactured object or collection of heritage significance.

Policy 48 A detailed register of all movable heritage items of the site, including an assessment of their significance and conservation guidelines should be undertaken.

Decisions on the management of movable heritage should be based on the significance of the items and their relationship to the buildings and site.

Policy 49 A regular maintenance programme which will guide the future maintenance of the moveable items should be instigated.

Once the extent and nature of moveable heritage items is understood, a regular maintenance program should be implemented in order to ensure the significance of the items is retained for future generations.

Policy 50 An Interpretation Plan for each moveable heritage item on the register should be prepared.

The Interpretation Plan should be prepared to enable the significance of each item to be understood and appreciated.

6.4.2 Treatment of the Landscape

Setting and Layout

The setting of Callan Park contributes to the cultural significance of the place. The conservation of individually significant gardens and the landscape setting as a whole is an essential requirement for the public appreciation of the site.

Policy 51 The re-establishment of sympathetic gardens should follow a Landscape Management Plan. The Landscape Management Plan should be prepared by a Landscape Architect with expertise in historic gardens and cultural landscapes.

Policy 52 All future site planning and design should respect the morphology of the site and not obscure or detract from it. Large excavations into or across the natural ridges and valleys within the site would not be appropriate. Maintain the existing configuration of the foreshore area.

An important aspect of the perception of Callan Park is its basic landscape form as an open valley culminating in the ridge that forms Balmain Road. The site is edged to the north by the flat land that has been reclaimed from the Parramatta River foreshore. Future planning should respect the natural setting and cultural landscape layout.

Policy 53 New landscape work, where appropriate, on the site should emphasise the reinstatement of known missing landscape elements (reinstatement based on documentary and photographic evidence) and/or respect the site context as sympathetic new design.

A substantial amount of physical evidence of earlier planning and design phases for Callan Park survives and should be conserved as this constitutes a major component of the setting of the place. This evidence includes the scale of its landscape design (across the whole site); its layout (conscious design schemes manifest in its disposition of buildings and access and circulation patterns); and its integrity, plant diversity and maturity.

Policy 54 Future site planning should continue the strategy of retaining the major built components elevated above open foreshore areas.

Traditionally, the major built components of the site development were concentrated on the elevated areas forming an area of open flat land between the River and the areas of concentrated occupation.

Individual areas that have important relationships to particular site development phases include the entrance garden (an integral part of the early phase of mental health site planning); the Broughton Hall gardens from the original estate period and including the 1930s hospital scheme; the surviving parts of the Garry Owen entrance garden, the Cricket Ground and the open aspect from the Kirkbride block to the foreshore area.

Policy 55 Apart from archivally-based landscape reconstruction, where appropriate, no new development should occur in those areas designated as landscaped areas. Restoration would also be appropriate especially where the integrity of an earlier design intention could be recovered.

Policy 56 Access for, and circulation within, the Callan Park landscape should make use of, wherever possible, the existing access layout.

Views and Spaces

Policy 57 The key visual relationships of the site as viewed from Iron Cove and Balmain Road should be conserved.

Policy 58 Internal significant views within the site should be maintained, such as the conspicuous vista adjacent to Military Drive to the central axis of the Kirkbride Block.

Policy 59 Many parts of the site have significant spatial qualities and these should be conserved (See relevant zone plans).

They include:

- The linear spacings and focus upon landscaped areas within the Broughton Hall Group;
- *The* entrance gardens, where there is evidence of the original landscape configuration and avenues defined by the associated plantings.
- The elevation and views to open landscapes from the Kirkbride Block and the Convalescent Cottages.

A major design intention for the original site location and development was to exploit views of the Parramatta River/Iron Cove as an important feature of the setting as well as to enable the place to be read as a scenic hilltop composition from the river (especially as part of the early arrival sequence by boat). The present mature landscape and taller structures fulfil a similar role today when approaching the site from the Iron Cove Bridge, this should be maintained.

6.4.3 General Landscape Policies

Policy 60 Retain and conserve elements and areas identified as being of exceptional and high significance.

Policy 61 Retain and conserve existing plants of exceptional and high significance and when in advanced senescence replace with the same species. 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 and trees which are now considered to be weed species. Maintain, where possible, plants of moderate significance.

Policy 62 New landscaping work should emphasise the reinstatement of known missing elements and, where appropriate, include sympathetic adaptive new design.

Evidence of the early site design for example the alignment of the former main entrance drive, the spatial qualities of the cricket ground and evidence of former garden layouts should guide the design of any new landscape work. Missing major tree plantings and bedding areas should be reinstated based on physical and archival evidence as a means of interpreting the site.

Policy 64 Any new landscape development on the site should reflect, and be subservient to, the significance of the place. It should support and not obscure the significant elements and design principles of the early layout.

Policy 65 Significant views to the site and views within the site should be conserved or re-instated.

The original design intent for views from Garry Owen, Kirkbride and the former convalescent cottages (Buildings B401 and B404) across the slopes to Iron Cove has been obscured through inappropriate massing of vegetation and should be recovered. Views from Balmain Road across the ridge to Kirkbride and associated plantings and views from the opposite shore of Iron Cove should be maintained. From Iron Cove Bridge the prominence of the massing of sandstone buildings of the Kirkbride Block should not be obscured through inappropriate plantings.

Policy 66 Ensure that all landscape maintenance – the repair of garden ornaments, masonry and brickwork, and arboricultural (tree) work carried out on significant plants is by personnel with appropriate experience and skills in working with similar historic fabric.

The brick garden structures of Broughton Hall gardens are in need of repair. This work, and any other repair to significant items should be undertaken by skilled personnel.

Policy 67 Any work proposed in close proximity to a significant tree should be carried out in consultation with an experienced and qualified arborist.

Policy 68 Ensure that provision for the maintenance of the gardens and grounds of the site is included in any proposal for alternative future uses of the hospital buildings and that funding for the maintenance of the grounds is a condition of lease agreements.

The landscape is of such importance in terms of its historical, aesthetic, social and technical values that it, as a whole, needs to be recognised and managed as the resource with the buildings as elements of the whole. (See Management, Policies 5.21.to 5.23)

Policy 69 Ensure provision for an appropriate level of public access through the site.

The site acts as an open space resource for the local and wider community and its cultural significance is highly valued.

Policy 70 Entrances to, and circulation within the site should be based, where possible, on the 19th and early 20th century circulation patterns.

Policy 71 Propagate new specimens from the more unusual plant species on the site for replacement planting.

Some species eg: *Syzygium jambos*, *Eleaocarpus obovatus*, *Syzygium moorei* are unusual in cultivation and it would be ideal to propagate new specimens for use either as replacement plantings or for planting in sympathetic adaptive new design.

6.4.4 Management

Policy 72 A landscape management structure for the whole site should be established which ensures the conservation and maintenance of the existing landscape and provides guidelines for the creation of new landscaped areas and gardens.

It is important that the area encompassing the entire Callan Park site be considered in future site works and that the integrity of the whole site be maintained while recognising that discrete areas, particularly the Broughton Hall gardens and the Kirkbride Entrance Gardens will have specific management and maintenance requirements.

Callan Park contains cultural and natural landscape elements of such importance that it should have a Landscape Management Plan prepared, incorporating landscape restoration/ reconstruction plans for specific areas, as an integral part of any future management program. It should take into account surviving early layout and fabric (both built and vegetative).

- Policy 73 The landscape management structure should be implemented that:*
- recognises and values the significance of the site's landscape as a primary resource with the buildings as elements within that landscape;*
 - outlines the responsibility at each level of management of each of the precincts and the overall site;*
 - provides clear guidelines for each precinct and tenancy area.*
- Policy 74 Adequate funds should be committed at each level of management to the conservation of the landscaped areas and gardens.*

6.4.5 Specific Landscape Policies for Zones

Zone 1 - The Waterfront and Callan Point Precinct

- Policy 75 Use the 1998 'Draft Plan of Management for Callan Point' to guide all landscape conservation actions on Callan Point. Adopt the 'Management Action Plan' outline in 'Callan Point Aboriginal Heritage', M. Dallas 2000 for treatment of Aboriginal sites.*
- Policy 76 Explore the potential of creating vegetation corridor links with other foreshore and suburban areas.*
- Policy 77 Conserve Norfolk Island Hibiscus waterfront plantings and formalise car parking areas to avoid further compaction to the root areas of the trees.*
- Policy 78 Remove, or do not replace as individual trees in poplar avenue planting senesce, to allow a more informal transition between the Kirkbride zone and Callan Point.*

The original design intent was for a picturesque composition near the main buildings with an informal transition to the rocky foreshore area. Late nineteenth century photographs indicate this to consist of scattered remnant eucalypts. Extensive mid-twentieth century avenue plantings have obscured this intent.

- Policy 79 Maintain Sydney Harbour Bridge Memorial and integrate into any new landscape design.*
- Policy 80 Generally maintain an open landscape and modify steep embankments to landfill to allow access to the foreshore as opportunity arises.*

At the western end of the zone extensive land filling has resulted in a grassed playing field with a steep embankment without a connection to the foreshore, or,.

- Policy 81 Undertake repair to canal as necessary. Consider replanting trees along the line of the canal as evident in the 1930 aerial photograph.*

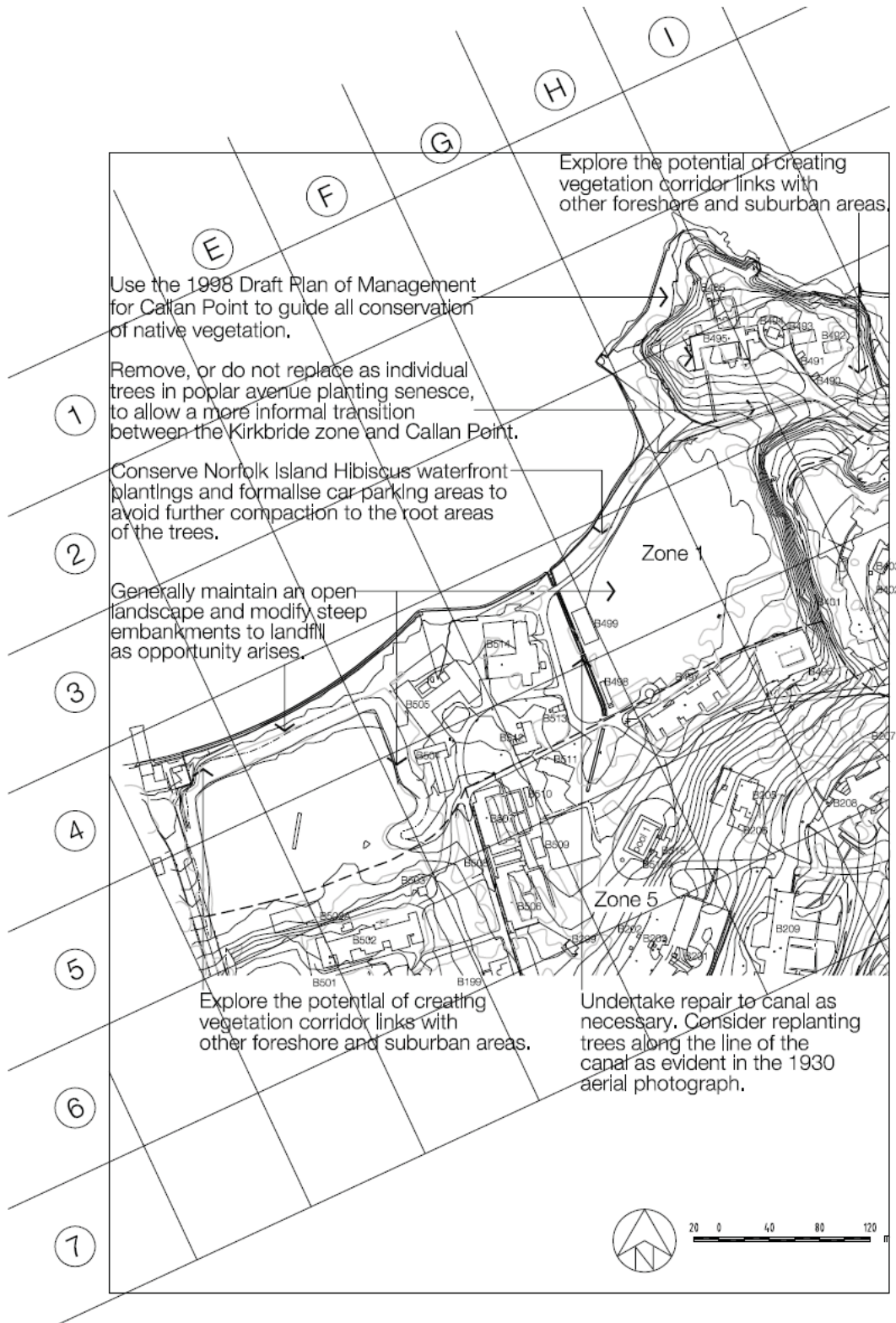


Figure 6-2 Landscape Conservation Guidelines: Zone 1 - Waterfront and Callan Point Precinct.
Source:

Zone 2 – Manning Street Precinct

Policy 82 Link future management of the Nurses Home garden to the management of the 1930s Nurses Home buildings (B301 and B303). Investigate the structural integrity of the elements of the garden attached to the Nurses Home and repair or remove as necessary. Remove self-seeded trees.

The garden attached to the Nurses Home was a discrete unit within the 19th century landscape design. In the event of future replacement of the former Nurses Home record the garden prior to removal. Incorporate the major trees of some significance into a revised landscape plan for the area. Any future landscape plan should respect the significance of the 1870s-80s planning for the site as a whole.

If the former 1930s Nurses Home is retained, repair the major elements of the garden and remove overgrown vegetation.

Policy 83 Investigate a less visually intrusive means of fencing the substation or possible relocation of the fence. Replace the poplar avenue near the electricity sub-station with vegetation that will screen the substation, by either extending the area devoted to bush regeneration or by planting Port Jackson Figs.

The substation is not located on Callan Park. While it is highly intrusive in the setting, at present its relocation is not anticipated. While it remains the planting of a vegetative screen seems the best solution.

Policy 84 Conserve early asylum walling and seek arboricultural advice on the maintenance of the Moreton Bay Fig (*Ficus macrophylla*) boundary plantation.

Policy 85 Restore the ability to read the Manning Street Alignment (Zone 2) and the Kirkbride Entrance Garden (Zone 3) as one unit. Restore late nineteenth century character to the Manning Street Alignment (Zone 2) with Nurses Home garden as a discrete unit within the zone.

The area enclosed by the walling and boundary plantations was an integral component of the Manning/Barnet concept for the site. Through time this unit has been fragmented by the construction of buildings, car parks and the roadway. Ideally planning for the area should restore the legibility of the original design concepts. The more recent treatment and poor maintenance of drainage of the lower part of the zone – formerly open and picturesque gradually giving way to remnant natural vegetation - has obscured its meaning.

Investigate a less visually intrusive means of fencing the substation or possible relocation of the fence. Replace the poplar avenue near the electricity sub-station with vegetation that will screen the sub-station, by either extending the area devoted to bush regeneration or by planting Port Jackson Figs.

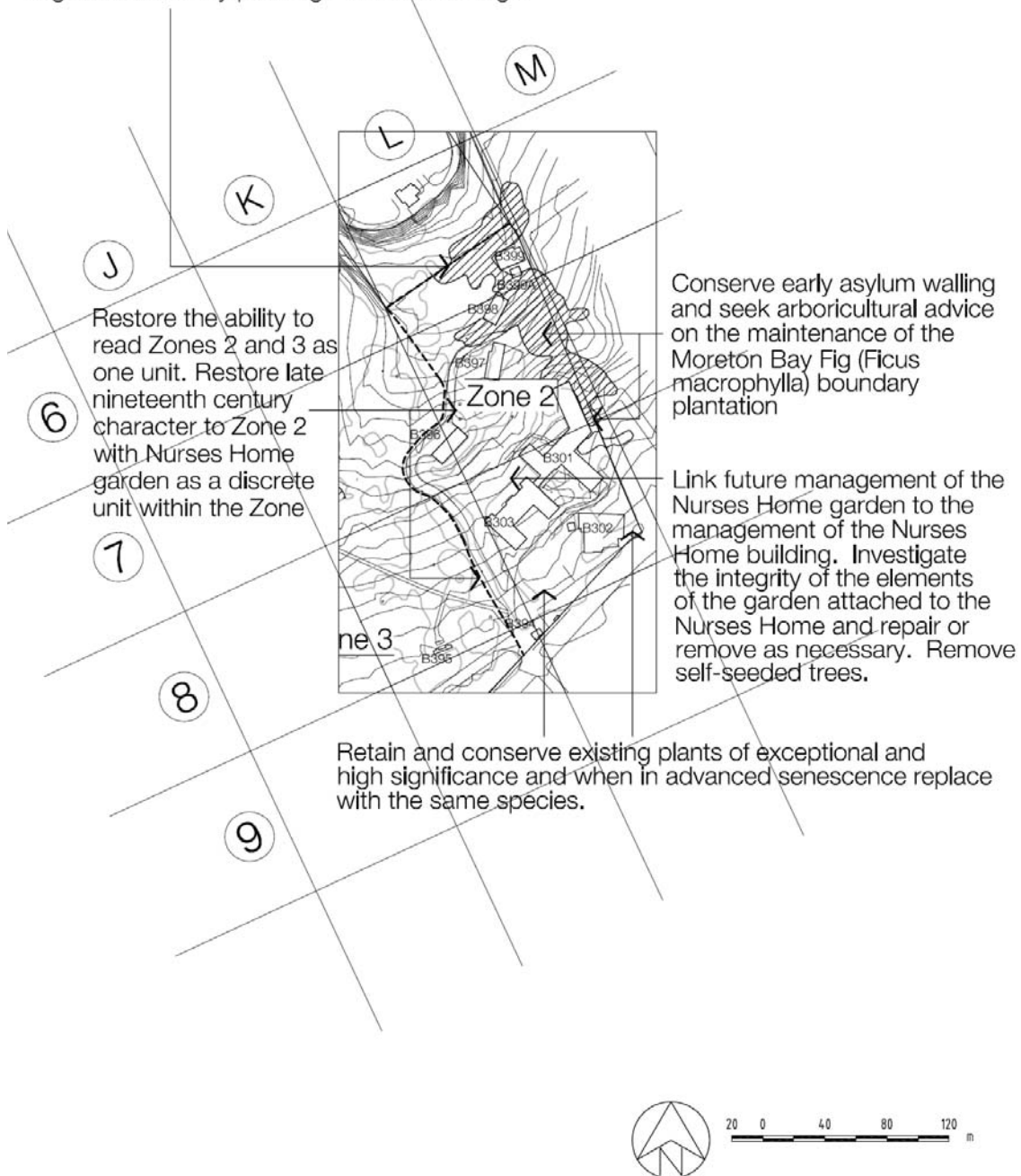


Figure 6-3 Landscape Conservation Guidelines: Zone 2 Manning Street Precinct.
Source:

Zone 3 – Kirkbride Entrance Garden and Embankment to King George Park Precinct

- Policy 86 Investigate the alignment of the former entrance drive and remove intrusive planting to allow the alignment to be interpreted.*
- Policy 87 Instate a road surface and gutter treatment for the main entrance drive which is less visually intrusive and sympathetic to the 19th century character of the zone.*
- Policy 88 Seek arboricultural advice as to the health and best management of the boundary plantation.*
- Policy 89 Conserve the War Memorial and reinstate the original colour scheme based on paint scraping samples. Remove garden beds on either side of memorial to restore a park-like character.*
- Policy 90 Conserve the structural elements of the sunken garden and reinstate planting to the beds. Remove young Silky Oak in garden bed. Consider secondary plantings of Washingtonia robusta palms to reflect the current formation.*

This section of the garden was a focus during the use of the site as a psychiatric hospital but its meaning has been diminished. Secondary plantings would eventually replace the current palms when they senesce. The upper circular bed surrounding the sunken garden is currently planted with a mixture of species. Conserve the *Dracaena draco* and popular 19th century plants eg. *Eupatorium megalophyllum*. Consider using the current evidence of *Tecomaria capensis* to establish a hedge along the upper side of the sunken garden. Planting in the former flower beds of the sunken garden could be a massed planting of eg: Iresines which would be relatively low maintenance but allow the flower beds to be interpreted.

- Policy 91 Continue a bush regeneration program for the lower slopes toward King George Oval. Formalise funding for the program.*

Appropriate funding may come from the sale of large self-seeded Canary Island Palms (*Phoenix canariensis*) in this area and the adjacent Ridgetop, Kirkbride Block Platform and Embankment to King George Park Precinct (Zone 4). Currently the bush regeneration program has been relying heavily on volunteer labour and on funding via small grants. A regular source of funding would allow for a more structured program of management.

- Policy 92 In the former 19th century pleasure ground/entrance garden implement a program of replacement planting with trees favoured by Charles Moore and Joseph Maiden - preferably conifers, araucarias, Australian rainforest species and palms.*

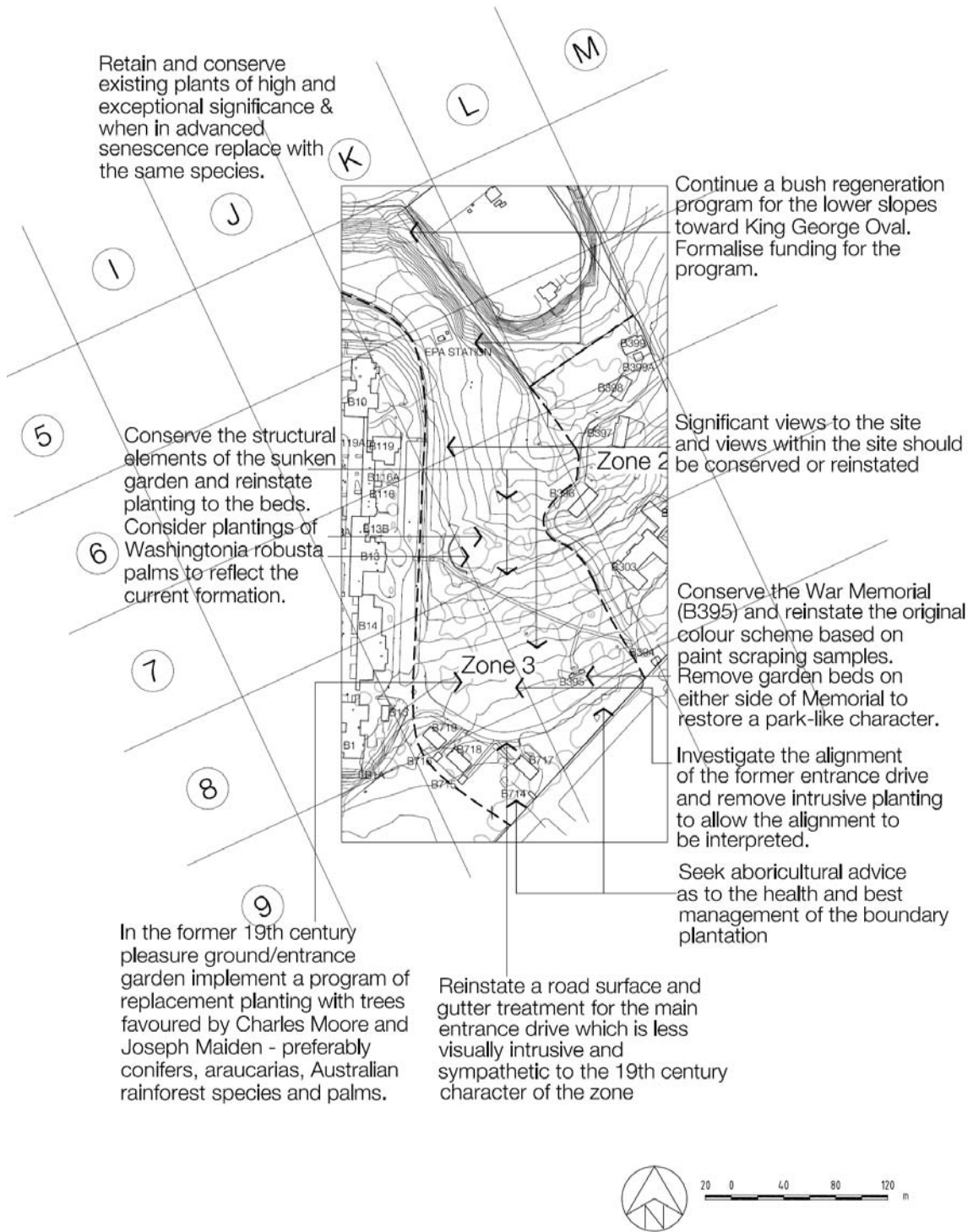


Figure 6-4 Landscape Conservation Guidelines: Zone 3 Kirkbride Entrance Garden and Embankment to King George Park Precinct.
Source:

Zone 4 – Ridgetop, Kirkbride Block Platform and Convalescent Cottages Precinct

Policy 93 Replace unsympathetic lighting and seating on the Kirkbride platform. When opportune reconstruct garden beds in a gardenesque scheme of alternate circular and rectangular beds in accordance with documentary evidence.

Policy 94 Interpret the former cricket oval area through appropriate fencing, structures and planting based on archival evidence including the removal of intrusive buildings.

Planting around the cricket ground was originally peppercorns, brushbox and pines. Refer to DPWS Heritage Study (1991) Plates 16. 17.

Policy 95 New planting and management of the landscape associated with the Kirkbride Block should follow the policies and recommendations as set out in the Kirkbride Block Conservation Management Plan 1993.

*Policy 96 Remove 1970s fill over the late 19th century profile of the platform in front of the convalescent cottages. Selectively remove or prune Hills Figs (*Ficus microcarpa* var *hillii*) and native trees and shrubs to allow views to Iron Cove to be recovered.*

*Policy 97 Investigate growing conditions of boundary plantation and implement a tree replacement policy of Port Jackson Figs (*Ficus rubiginosa*)*

Policy 98 Maintain an open landscape character with views between/through tree groups to the major buildings.

Policy 99 Reconstruct the former garden layout to the front of Garry Owen based on archival evidence.

Policy 100 Selectively remove Brush Box planting along Central Avenue to restore views to Iron Cove or do not replace trees blocking viewlines to Iron Cove when they die.

Some original viewlines from Kirkbride toward Iron Cove have become blocked as vegetation has matured. Judicious removal of individual trees would allow these views to be recovered.

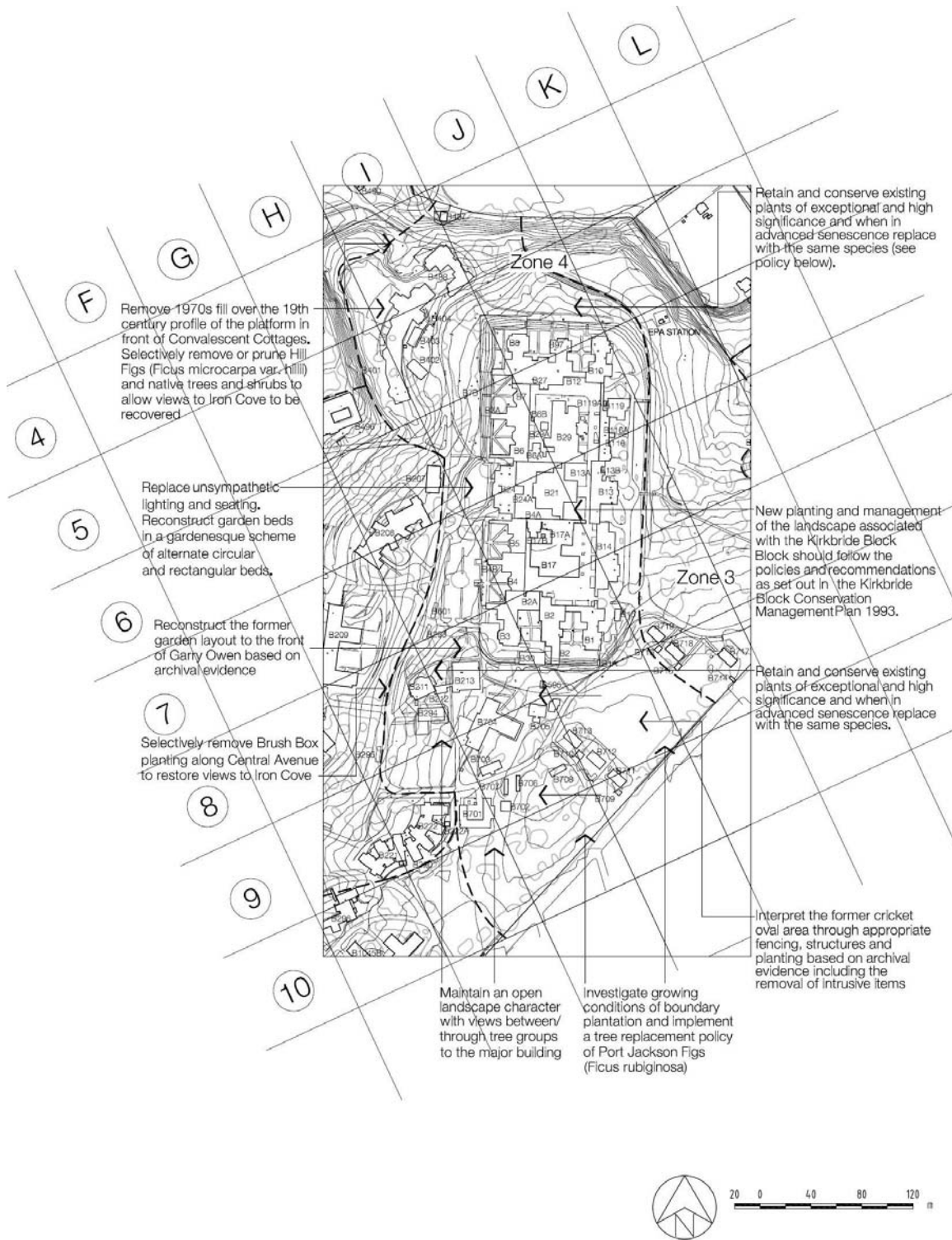


Figure 6-5 Landscape Conservation Guidelines: Zone 4 Ridgetop, Kirkbride Block Platform and Convalescent Cottages Precinct.
Source:

Zone 5 – Central Slope Precinct

Policy 101 Maintain an open character with scattered groups of trees.

Policy 102 As time allows, remove avenue and row plantings which are intrusive in the concept of a 19th century open grazed landscape and replace with clumps of trees.

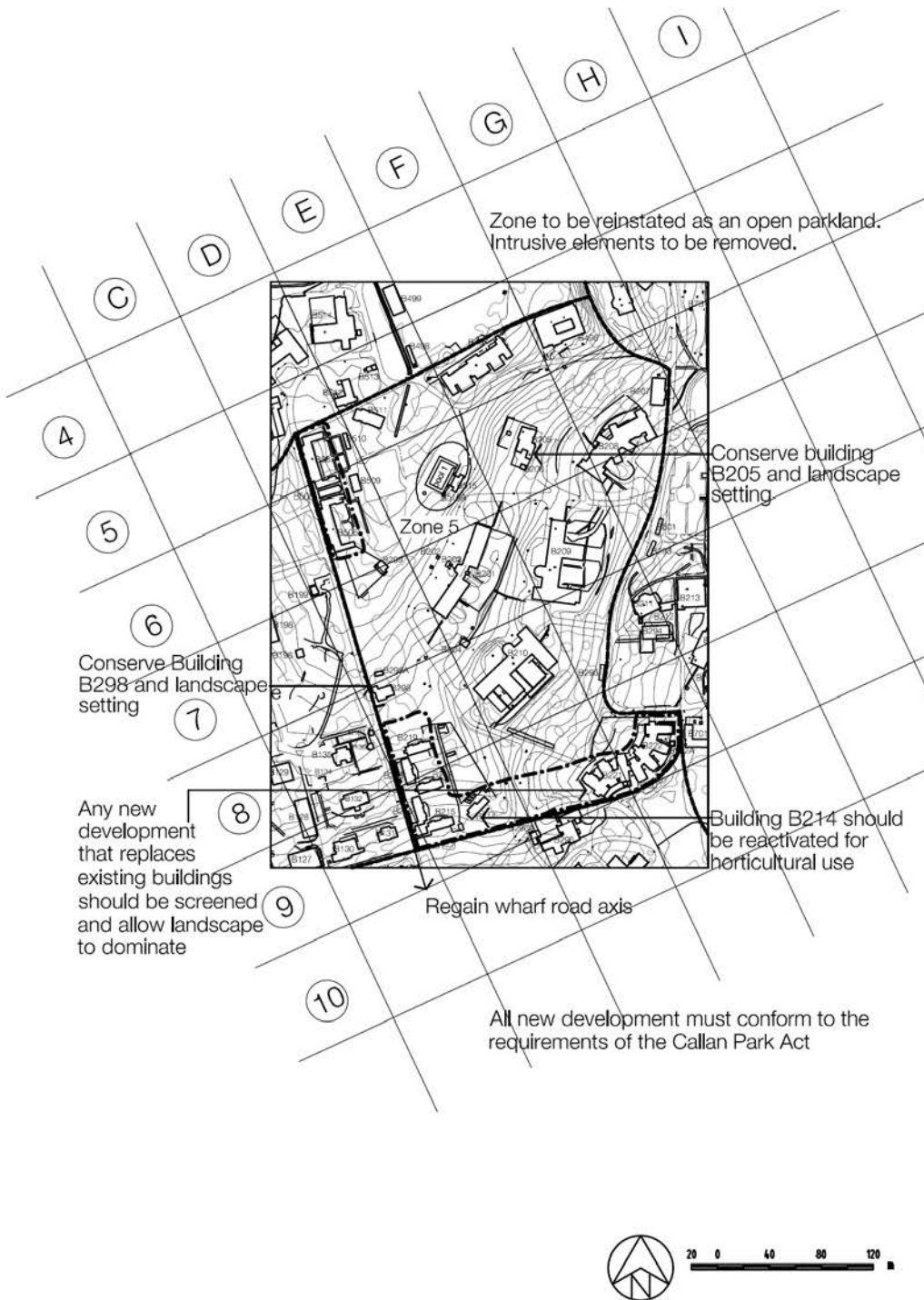


Figure 6-6 Landscape Conservation Guidelines: Zone 5 – Central Slope Precinct.
Source:

Zone 6 – NSW Ambulance Training School and Hospital Administration Precinct

Policy 103 Remove or relocation the bitumen car park.

Policy 104 Reconstruct main entrance on Balmain Road and a drive as close as possible to the original alignment of the Garry Owen entrance and drive. Introduce planting near the entrance which interprets mid-nineteenth century horticultural fashion.

Policy 105 Integrate mature trees into any new proposals for this zone.

Whilst few of the trees within Zone 6 are of historical significance, many are fine specimens with amenity value. It is desirable to incorporate as many of the mature trees as possible into new proposals.

Removal or relocation of the bitumen carpark would need to be discussed with the NSW Ambulance Service and Leichhardt Council regarding alternative car parking arrangements.

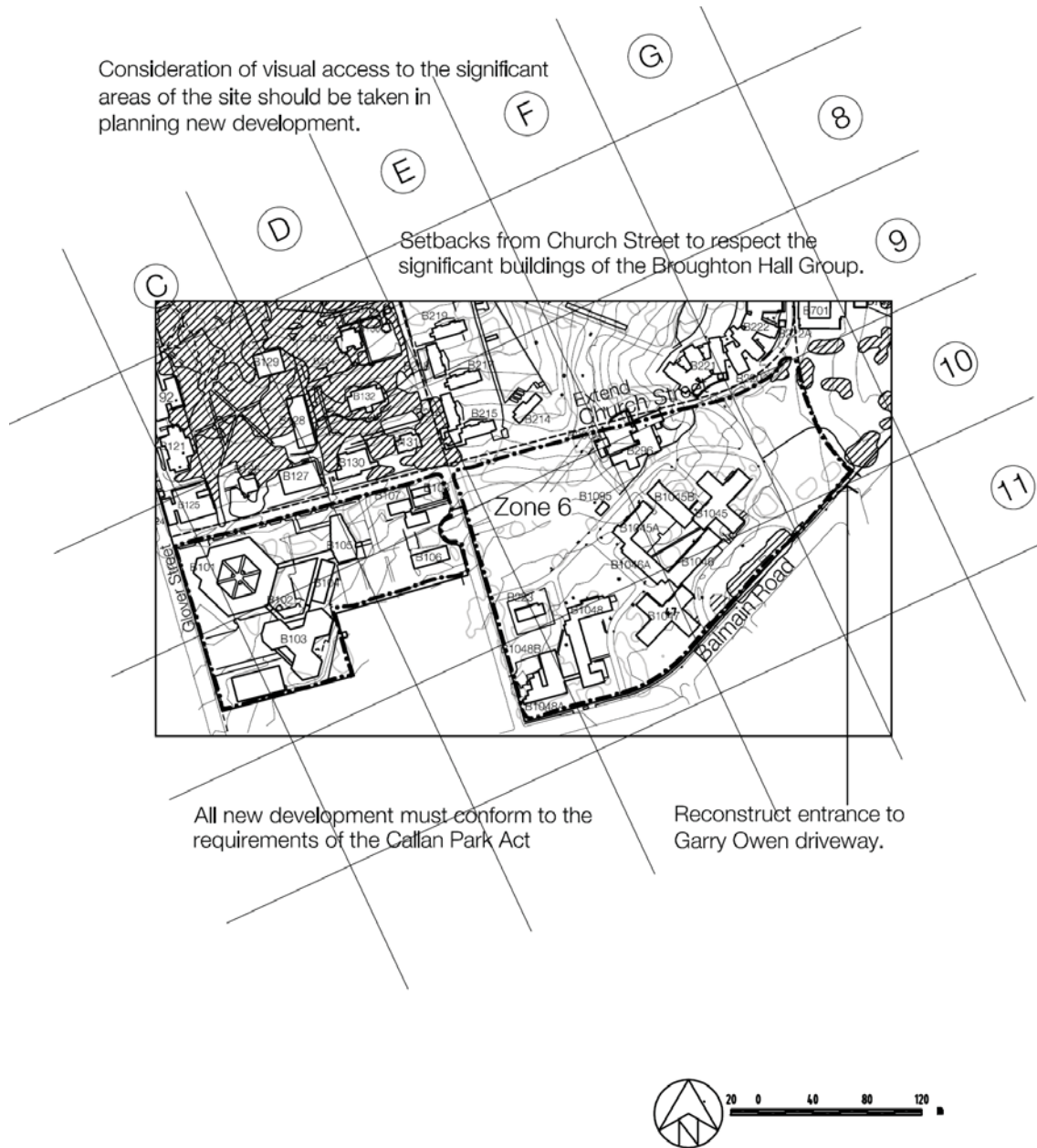


Figure 6-7 Landscape Conservation: Zone 6 NSW Ambulance Training School and Hospital Administration Precinct.
Source:

Zone 7 – Broughton Hall Precinct

Policy 107 As an urgent priority, repair the plumbing, drainage and water pumping system to the gardens.

The significant Broughton Hall gardens and the extensive pond system rely on the operation of water supply. This has deteriorated to the extent that it has become necessary to be shut off.

Policy 108 Repair brickwork, using skilled tradespeople.

Policy 109 Conserve and repair all oriental-inspired structures – bridges, arches and gateway.

Policy 110 No new development beyond the current footprints of existing buildings should be allowed in the central established garden area and intrusive buildings should be removed.

Broughton Hall was developed during the 19th century as an estate with the buildings arranged in a linear configuration along Church Street with Kalouan sited close to the Glover Street alignment. The development of the estate for hospital use followed the same pattern with the major new buildings confined to a band along Church and Glover Streets and the gardens developed in the central rectangle. An exception was the construction of the building in the former oval lawn area close to Broughton Hall and the construction of a residence near the summerhouse on Wharf Road. The later building was in an open section of the Keep garden. The more recent construction of buildings B128 and B129 in the central portion of the gardens was more intrusive upon the appreciation of the gardens from both the Keep estate and the 1930s Jones superintendency.

Policy 111 If buildings B128 and B129 are removed, reinstate a tennis court or alternatively a lawn area to interpret the former tennis court. New design should maintain the integrity of both remnants from the estate period and the formal 1930s elements such as the pond, brick wall and semi-circular amphitheatre.

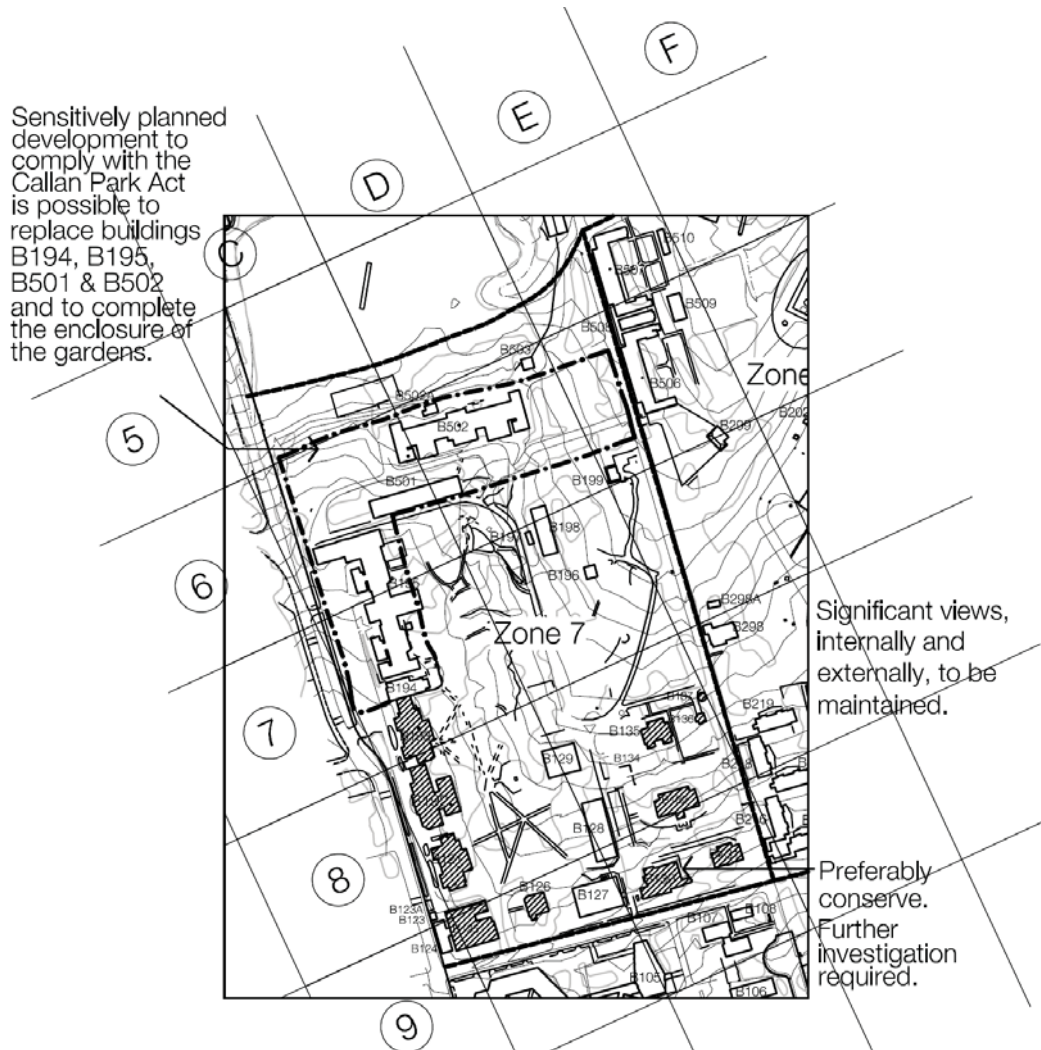
Policy 112 Conserve the summerhouse.

Policy 113 Conserve the rainforest gully and other parts of the Broughton Hall estate gardens. Remove infill planting which is intrusive on their 19th century character.

Policy 114 Resurface path system currently used as roads with more traditional materials reflecting the early character of the grounds if they are returned to pedestrian-only use.

Policy 115 Reinstate the palm plantings around buildings B121, B192, B193, B194 and B195 and especially on the Glover Street frontage.

Policy 116 New fencing should be of a see through nature such as a modern interpretation of iron palisade.



It would be essential that the intrusive buildings within this Zone be removed before any new works occur in this area. Intrusive buildings within the established gardens should also be removed.

Buildings located north of Building B193 are of low or neutral significance and are capable of being adapted or redeveloped in the perimeter configuration. The scale of any new development must be complementary to significant buildings and landscape and comply with the requirements of the Callan Park Act



Figure 6-8 Landscape Conservation Guidelines: Zone 7 - Broughton Hall Precinct.
Source:

6.5 SITE CONSERVATION GUIDELINES

Significant items within the site contribute to the place as a whole and also require a specific setting. The development of precincts in this document is a tool to assist in defining areas of specific characteristics within the site to develop appropriate conservation guidelines, and should not be viewed as an opportunity to subdivide the site. Some portions of the site are identified as available for redevelopment, but only on the basis that their scale and character does not compromise the special qualities of the whole site.

Provision of open space in accordance with the historical context will be important for the setting of the significant buildings on the site. In addition, the archaeological research potential of the site is an important feature and its assessment, investigation and control, particularly in areas of new development, will need consideration. This section of the document is primarily concerned with architectural and landscape controls but the following conservation objectives will obviously have an influence on the development of planning controls:

- 1 Conservation and effective use of the significant buildings and landscapes, i.e. viable uses for the site in terms of ongoing funding for maintenance and occupation.
- 2 Maintenance of an adequate setting for the former Callan Park Mental Hospital and Broughton Hall Psychiatric Clinic, and the various individual significant buildings within the site, at close quarters and from a distance as major landmarks in the landscape setting.
- 3 Maintenance of the major views of the site and its significant buildings from both within and outside the site.
- 4 Maintenance of the significant vegetation and landscape elements on the site.
- 5 Investigation of the archaeological potential, related to the hospital use on the site, European use and Aboriginal use.

6.5.1 General Guidelines for Conservation and New Development

Refer to Figure 1 for Site Plan indicating general conservation policies related to individual building elements.

The general principles for conservation works related to buildings of cultural significance follow:

Conservation works related to buildings of cultural significance	
Objective	<p>The primary objective of the guidelines in these areas is to maintain the integrity of the identified significant buildings and elements identified in the assessment of significance and their setting and to enhance appreciation of the cultural significance of the site.</p> <p>Conservation works and adaptation with appropriate sensitive new development can be undertaken where it enhances public appreciation and it does not detract from or impact on that identified significance.</p>
Conservation and adaptation	<p>Conservation and adaptation works should occur:</p> <p>Conservation, renovation or alteration of the existing buildings including adaptation to suit appropriate new uses;</p> <p>demolition of extensions to buildings or items which are not considered to be essential and detract from the cultural significance;</p> <p>introduction of new services to improve the amenity and to comply with the Building Code of Australia;</p> <p>construction of new facilities may be permitted which are related to the use of the significant buildings. Such additional accommodation must be subject to rigorous design controls;</p> <p>conservation and maintenance of the existing significant landscaped setting;</p> <p>supplementation of the existing planting to support the significant landscaped setting (<i>refer to landscape policies above</i>)</p>
General Guidelines for minor development adjacent to buildings or within landscapes of cultural significance	
Objective	<p>The objective of the guidelines in these areas is to ensure that new development respects the significance and setting of Callan Park, including specific buildings, elements and items in the site.</p> <p>New development opportunities are limited within the site and should be undertaken as a measure which has a considered outcome of protecting and enhancing the appreciation of cultural significance on the site.</p> <p>New development is allowable in areas where it will improve the amenity and the public presentation of the site and where it considers the cultural significance of the site. New development should be the subject of rigorous design, planning, conservation consultation and archaeological investigation.</p>

New Development	<p>New development may be permitted which relates to:</p> <p>conservation, restoration, alteration or renovation of the existing building/s including adaptation to suit new uses;</p> <p>demolition of buildings and demolition of extensions to buildings or items which are not considered to be of heritage significance.</p> <p>construction of new facilities and extensions within existing buildings which are related to the use of the site and significant buildings or the re- presentation of the site.</p> <p>New development must be designed taking into account the provisions of the Callan park (Special Provisions) Act 2002.</p>
Height	<p>New buildings can only be located on the site of existing buildings that may be demolished and their height must conform to the requirements of the Callan Park (Special Provisions) Act 2002.</p>
Bulk	<p>Any new buildings must comply with the requirements of the Callan Park (Special provisions) Act 2002.</p>
Views	<p>Major identified views to, or from, the significant buildings are to be respected and not obstructed when considering the proposals for minor new development.</p>

Building Style	<p>The style of new structures must complement the existing significant buildings. Design of structures may be in the language of the existing buildings but should not be attempts to produce replicas. The design of new structures should not conflict with the design of existing structures.</p>
Materials and Colours	<p>New materials should respect the existing materials of the significant buildings.</p>
<p>General Guidelines for minor development adjacent to buildings or within landscapes of cultural significance (cont'd)</p>	
Design Details	<p>Experienced personnel with suitable architectural skills must be employed. A combination of heritage conservation and design skills will be essential:</p> <p>All alterations and additions to the existing buildings, and all new construction must in no way diminish the established heritage significance.</p> <p>A protective view cone and protected landscape elements are to be designed to ensure that the vistas to and from the site are retained for posterity.</p> <p>The location and design of new buildings should ensure that the views to and from the significant buildings and grounds to Iron Cove are preserved.</p>
Site Treatment	<p>There is to be no evident site excavation or change in levels of land associated with buildings of exceptional and high significance. Landscaping is to be carried out in conformity with the proposals in the landscape plan and the landscape policies in this Conservation Management Plan.</p>
Access	<p>Existing access points to the site from Balmain Road and Glover Street are to remain. New access points will require detailed planning consideration, especially where they</p>

	may potentially impact on the cultural significance of the site.
Car parking	Car parking is to be permitted in association with the use of most buildings, however parking should be provided in discrete areas where it is not visible from any of the major view points of the significant buildings and their grounds. All parking areas are to be landscaped.
General Guidelines for new development	
Design Guidelines (Location, Footprint, Height, Bulk, Style, Materials and Colours)	<p>All new buildings should be designed to comply with the requirements of the Callan Park (Special Provisions) Act 2002.</p> <p>New buildings should be complementary in bulk and scale to the significant buildings on the site. New structures must not be of such a scale as to dominate the significant buildings or detract from their setting.</p> <p>The style of new structures must complement the existing significant buildings. Design of structures may be in the language of the existing buildings but should not be attempts to produce replicas. Materials for new buildings should respect the materials of the existing significant buildings.</p>
Views	Major and identified views to, and from the significant buildings and site should be considered in the preparation of development proposals.
Site Treatment/Landscaping	Landscaping is to be carried out in conformity with the proposals in the Landscape Management Plan.
Historic Archaeology	New building and development works might impact on archaeological remains – the likelihood of this should be assessed during initial planning of the works.

The following section provides detailed site guidelines for conservation and new development relating to the Study Zones.

6.5.2 Detailed guidelines for Conservation and New Development

Zone 1 - Waterfront and Callan Point Precinct

Planning Considerations:	
Principles	<p>Conserve pavilion B494 and adaptively reuse.</p> <p>Maintain open space to foreshore.</p> <p>Retain important views to significant landscape and buildings.</p> <p>Regain Wharf Road axis to waterfront.</p> <p>Remove intrusive and non-contributory elements.</p>
Access	From Glover Street, Wharf Road and Waterfront Drive.
Use	Recreational facilities.
Landscape Considerations:	
Vegetation:	Refer Landscape Conservation Guidelines

	<p>Explore creating vegetation corridor links with other foreshore areas.</p> <p>Use recommendations in 1998 Callan Point Draft Plan of Management to guide all treatment of native vegetation in the zone.</p> <p>Use recommendations in 2000 Callan Point Aboriginal Heritage report to guide treatment of Aboriginal elements on the site.</p> <p>Conserve Norfolk Island Hibiscus waterfront plantings.</p> <p>Remove poplar avenue.</p>
Historic Features:	<p>Maintain Sydney Harbour Bridge War Memorial and enhance landscape setting.</p> <p>Generally maintain open landscape and modify steep embankments to land fill.</p> <p>Repair canal as necessary.</p>
Development:	<p>Formalise car parking areas to avoid damaging vegetation and rock engravings.</p>
Historic Archaeology:	<p>Develop adequate policies for the conservation and protection of the European rock engravings.</p>

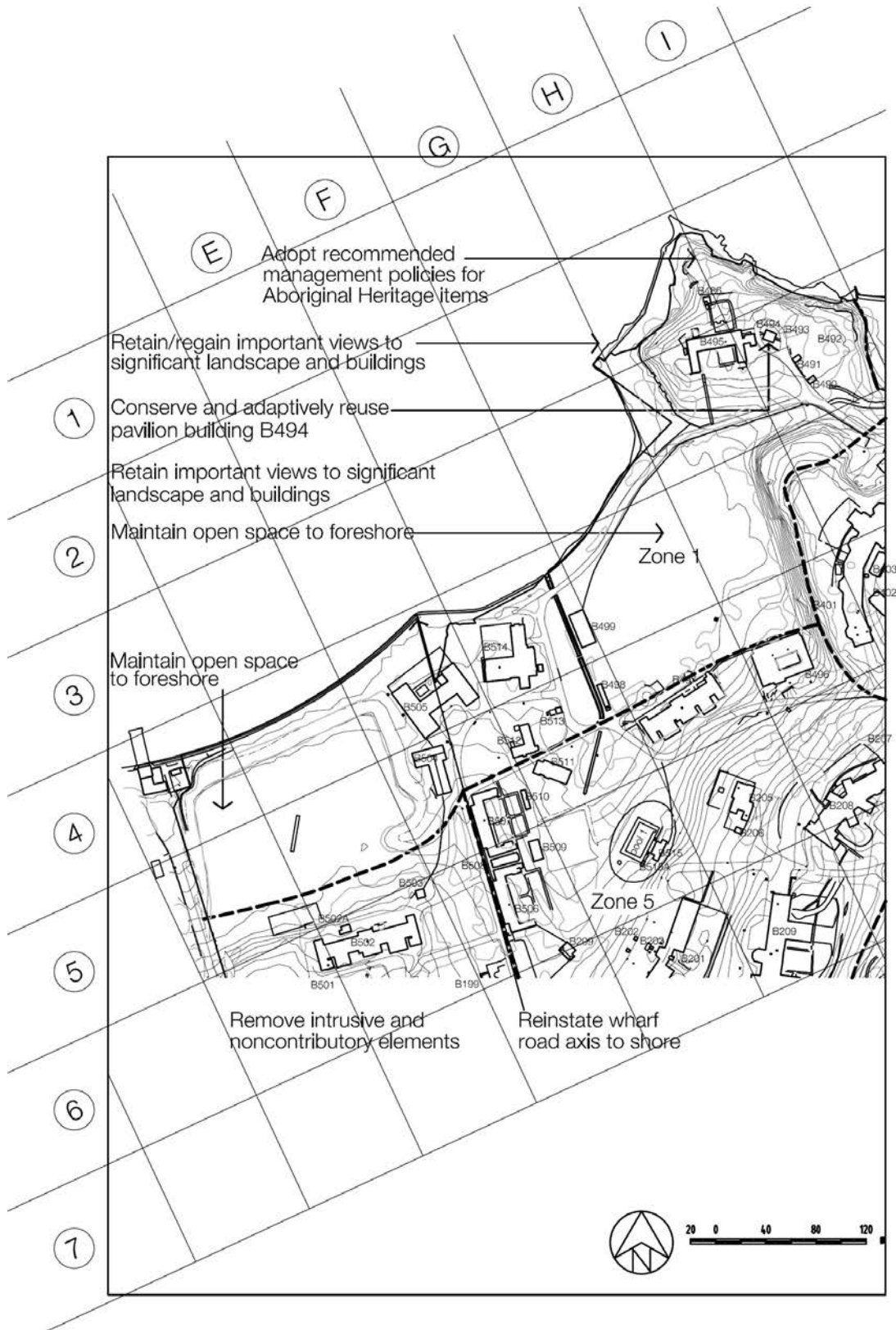


Figure 6-9 Guidelines for Conservation Works and New Development: Zone 1 - The Waterfront and Callan Point Precinct.
Source:

Zone 2 - Manning Street Precinct.

Planning Considerations:	
Principles:	<p>New development must respect the natural topography of the area and the landscaping that characterises the zone.</p> <p>Conserve Building B399, possibly adapt for residential use. Building B302 to continue as Child Care centre. If use changes remove intrusive additions.</p> <p>Conserve and recycle Gatehouse.</p> <p>Conserve and repair main gates.</p>
Access:	<p>From Manning Street. It is possible to make openings in the boundary wall for access. An opening for access purposes already exists. However the wall must remain generally intact and readable as a high boundary wall.</p> <p>From Balmain Road. Existing access to this zone from Balmain Road to be improved and impact upon the design of the Kirkbride Entrance Garden reduced.</p>
Use:	Any new uses are to comply with the requirements of the Callan Park Act.
Architectural Considerations:	
Planning:	<p>It is conceived that new development in this area would be undertaken in conjunction with the removal of intrusive elements and the conservation of the landscape.</p> <p>New development must be designed in conversation with the significant small scale cottages in the zone.</p>
Height:	Heights should generally be lower than the overall height of Building B301 and B303, if these buildings were to be demolished and new buildings constructed in their place. The natural topography of the area may be used to allow a variety of heights. However, in general the built form must be low in scale.
Built Form and Materials:	<p>Built forms should acknowledge the natural topography.</p> <p>Finishes should sit comfortably with the surrounds including the small stone cottages in the zone.</p>
Landscape Considerations:	
Vegetation:	Refer Landscape Conservation Guidelines.

	<p>Conserve elements of 19th Century Nurses Home garden.</p> <p>Incorporate major trees of some significance into revised landscape plan for area.</p> <p>Maintain Moreton Bay Fig boundary plantation.</p> <p>Screen sub-station, or fence with less visually intrusive element.</p>
<p>Historic Features:</p>	<p>Conserve early asylum walling.</p> <p>Restore the ability to read Zone 2 and 3 as one unit.</p>
<p>Historic Archaeology:</p>	<p>Assess any impacts on B302 – Original Gate Lodge (1878), and B399 – Attendants’ Cottage (1879).</p>

New development must not alter the natural topography of the area

New development must be sympathetically designed for the sensitive landscaping that characterises the zone and comply with the requirements of the Callan Park Act

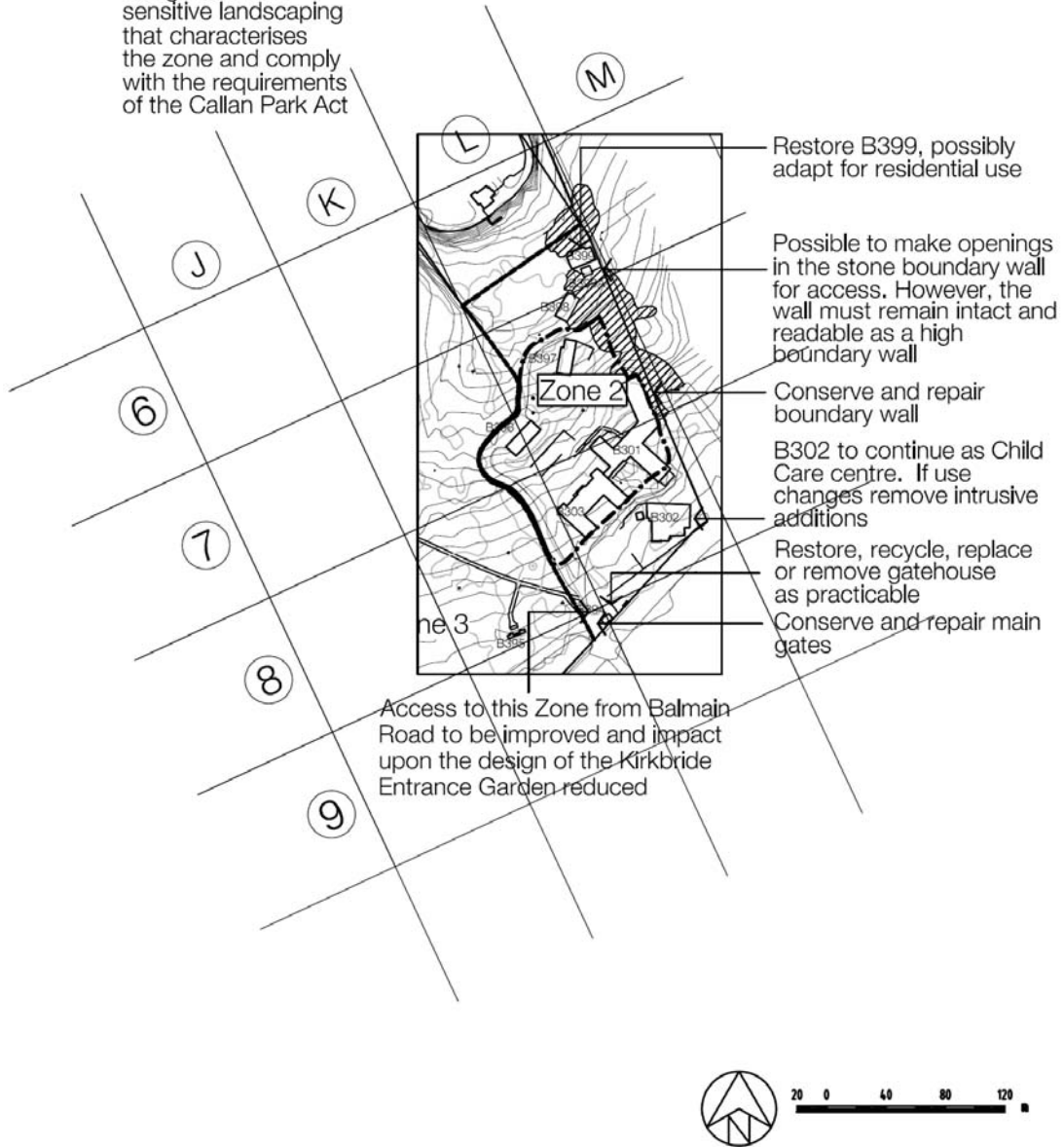


Figure 6-10 Guidelines for Conservation Works and Development: Zone 2 - Manning Street Precinct. Source:

Zone 3 - Kirkbride Entrance Garden and Embankment to King George Park Precinct

Planning Considerations:	
Principles:	<p>Removal of intrusive elements is desirable.</p> <p>Retain important views between Kirkbride Block to landscaped elements.</p>
Landscape Considerations:	
Vegetation:	<p>Refer Landscape Conservation Guidelines.</p> <p>Remove intrusive planting to allow original entrance garden layout to be interpreted.</p> <p>Implement program of replacement plantings with trees favoured by Charles Moore and Joseph Maiden.</p> <p>Seek advice as to best management to maintain health of boundary plantation.</p> <p>Continue bush regeneration program for lower slopes toward King George Oval.</p>
Historic Features:	<p>Conserve War Memorial (B395) and reinstate original colour scheme.</p> <p>Conserve sunken garden.</p>
Development:	<p>Re-instate road treatment sympathetic to the 19th century character of the zone.</p>
Historic Archaeology:	<p>Monitor works in order to record details of the original estates' carriageways and pathways.</p>



Removal of intrusive elements is desirable.
Retain important views between Kirkbride Block to landscaped elements.



Figure 6-11 Guidelines for Conservation Works and Development: Zone 3 - Kirkbride Entrance Garden and Embankment to King George Park Precinct.
Source:

Zone 4 - Ridgetop, Kirkbride Block Platform and Convalescent Cottages Precinct

Planning Considerations:	
Principles:	<p>This zone requires detailed conservation maintenance work in particular to Kirkbride buildings and Convalescent Cottages. Conservation works required include the removal of intrusive elements and restoration of significant fabric.</p> <p>The only allowable development is works that facilitate the adaptive reuse of the significant buildings. Any new works must not negatively impact upon the significant buildings or landscape.</p> <p>Conserve and adapt significant elements.</p> <p>Opportunities to remove intrusive elements should be investigated.</p> <p>Cricket ground area should be restored as open space. Agricultural character to rear of Garry Owen House should also be restored by the removal of intrusive elements and the restoration of significant buildings.</p> <p>One bomb shelter to remain on site at minimum.</p>
Access:	Historic roads to be maintained as main access points.
Use:	Existing use by the University of Sydney of the Kirkbride Block is satisfactory and should be maintained. The use of Garry Owen by the Writers' Centre is also satisfactory. Other such tenants should be found for the Convalescent Cottages once they have been conserved or in conjunction with conservation. Educational, Cultural, Institutional, Community.
Landscape Considerations:	
Vegetation:	<p>Refer Landscape Conservation Guidelines</p> <p>Reconstruct gardenesque planting on Kirkbride platform.</p> <p>New plantings in Kirkbride Block area should follow that set out in 1993 Kirkbride Block Conservation Management Plan.</p> <p>Selectively remove Brush Box planting along Central Avenue to restore views to Iron Cove.</p>
Historic Features:	<p>Interpret the historic cricket oval area through appropriate fencing and planting based on photographic and documentary evidence.</p> <p>Remove fill obscuring 19th century profile of Convalescent Cottage platform. Remove or prune trees to reinstate cottage views.</p> <p>Maintain an open landscape character with views between/through trees groups to major buildings</p> <p>Reconstruct, based on evidence, garden layout to the front of Garry Owen.</p>
Development:	Replace unsympathetic lighting and seating on Kirkbride Platform.
Historic Archaeology:	New works might impact on archaeological remains – the likelihood of this should be assessed during initial planning of the works.

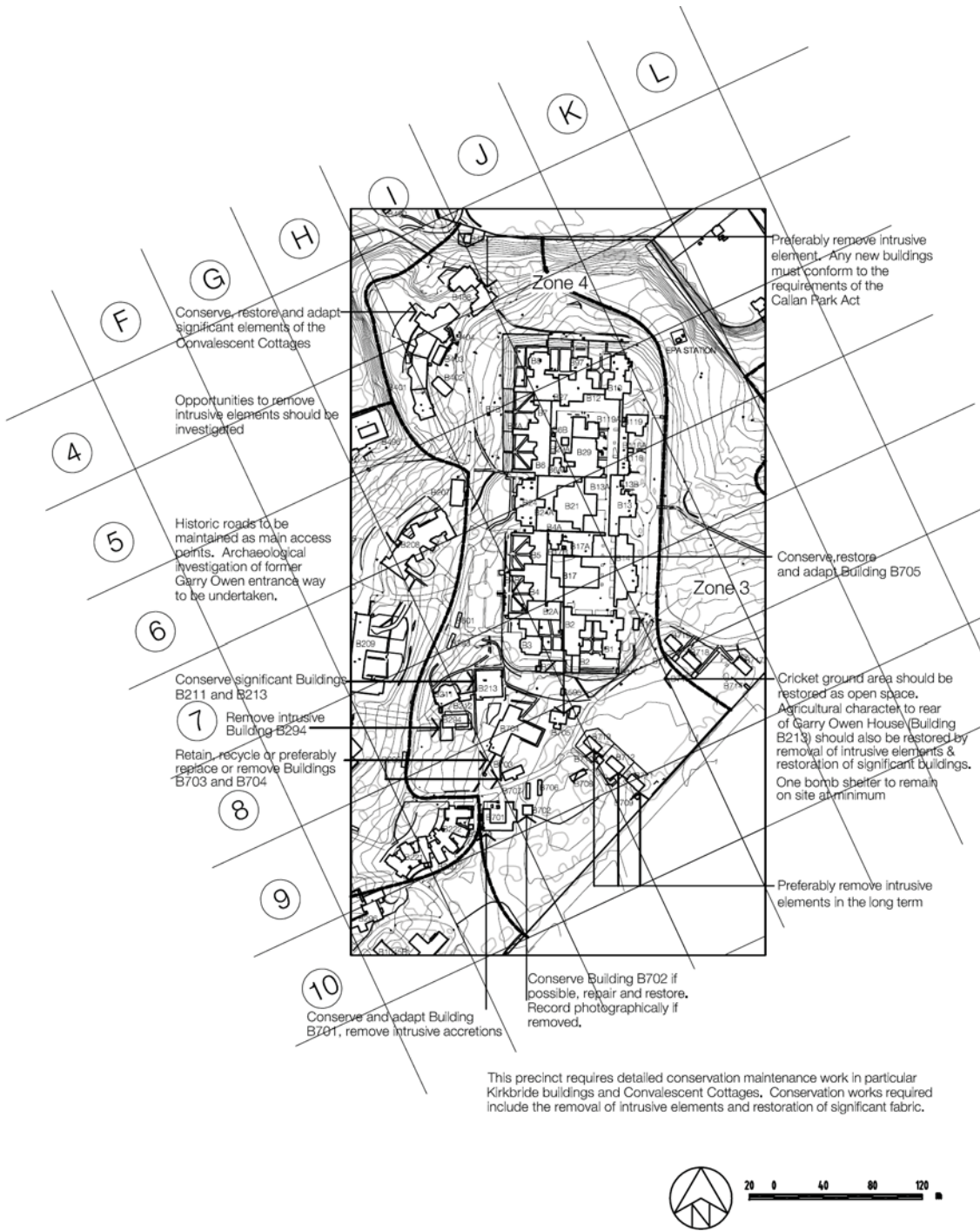


Figure 6-12 Guidelines for Conservation Works and Development: Zone 4 - Ridgetop, Kirkbride Block Platform and Convalescent Cottages Precinct.
Source:

Zone 5 - Central Slope Precinct

Planning Considerations:	
Principles:	<p>Development within restricted areas is possible within this zone.</p> <p>Zone to be reinstated as an open parkland. Intrusive elements to be removed. Any new development must preserve views and have regard for the significance of the area as open space.</p> <p>Building B214 should be reactivated for horticultural use.</p> <p>Building B205 and building B298 to be conserved.</p>
Access:	Wharf Road is the most appropriate access point.
Use:	Uses to conform to the requirements of the Callan Park Act.
Architectural Considerations:	
Planning:	<p>It is conceived that new development in this area would be undertaken in conjunction with the removal of intrusive elements and the conservation of the landscape</p> <p>New development is to comply with the requirements of the Callan Park Act.</p> <p>It would be essential that the large intrusive buildings in this zone be removed before any new development in this area occurs. New development must be designed to relate to the significant small scale cottages in the zone and the open landscape.</p>
Built Form and Materials:	<p>Built forms should acknowledge the natural topography of the site. No major excavation into the site.</p> <p>Finishes should sit comfortably with the surrounds.</p>
Landscape Considerations:	
Vegetation:	<p>Refer Landscape Conservation Guidelines.</p> <p>As time allows, remove avenue and row planting which are intrusive in the 19th century open grazed landscape and replace with clumps of trees.</p>
Historic Features:	Maintain an open landscape character with views between/through trees groups to major buildings.
Historic Archaeology:	Assess any impacts on B205 – Gardeners’ Cottage (1879), and B298 – Farm Attendants’ Cottage (pre-1903).

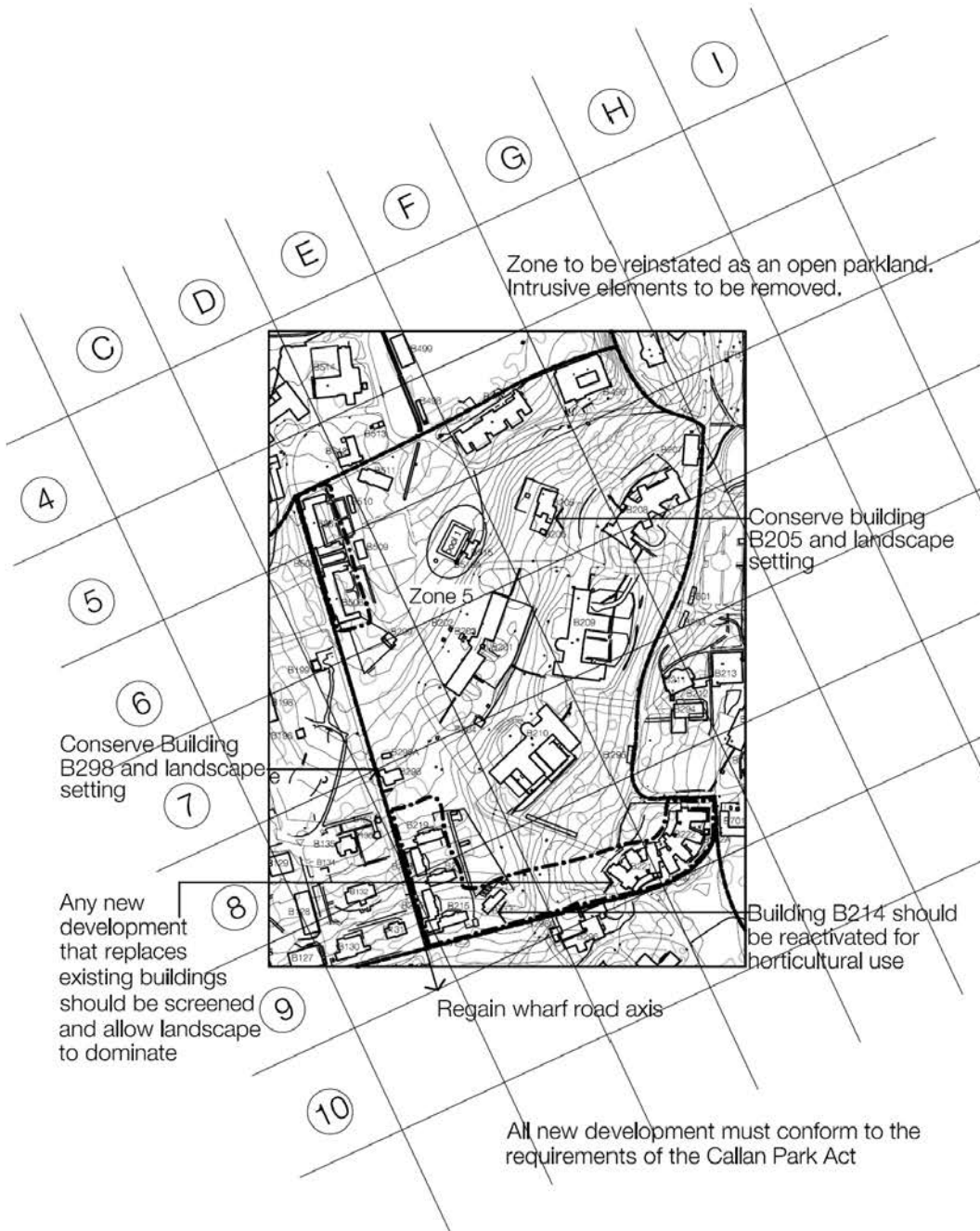


Figure 6-13 Guidelines for Conservation Works and Development: Zone 5.
Source:

Zone 6 - NSW Ambulance Training School and Hospital Administration Precinct

Planning Considerations:	
Principles:	<p>This zone contains the areas capable of redevelopment. Development is to conform to the requirements of the Callan Park Act.</p> <p>These areas are generally defined by Church Street, Glover Street and Wharf Road, and Wharf Road, Balmain Road, Gary Owen Driveway and the visual corridor of Church Street.</p> <p>Consideration of visual access to the significant areas of the site should be taken in planning new development. View corridors to the Kirkbridge Block and Garry Owen House should be maintained.</p>
Access:	Balmain Road, Church Street and Wharf Road are the areas most appropriate as access points including extensions of Church Street and reinstatement of Garry Owen Drive.
Use:	Adaptive re-use of existing buildings is to conform to the requirements of the Callan Park Act.
Architectural Considerations:	
Planning:	<p>New development not to encroach upon the significant landscape features or be visually intrusive to the rest of the site.</p> <p>Significant views, internally and externally, to be maintained.</p> <p>It would be essential that the large intrusive buildings in this zone be removed before any new development in this area occurs. New development must conform to the requirements of the Callan Park Act.</p>
Built Form and Materials:	Built form and finishes should sit comfortably with the surrounds.
Landscape Considerations:	
Vegetation:	<p>Refer Landscape Conservation Guidelines.</p> <p>Maintain existing established trees in planning of new development.</p> <p>Introduce planting near the former Garry Owen entrance and drive which interpret mid nineteenth century horticultural fashion.</p>
Historic Features:	After archaeological investigation reconstruct main entrance on Balmain Road and a drive as close as possible to the original alignment of Garry Owen entrance.

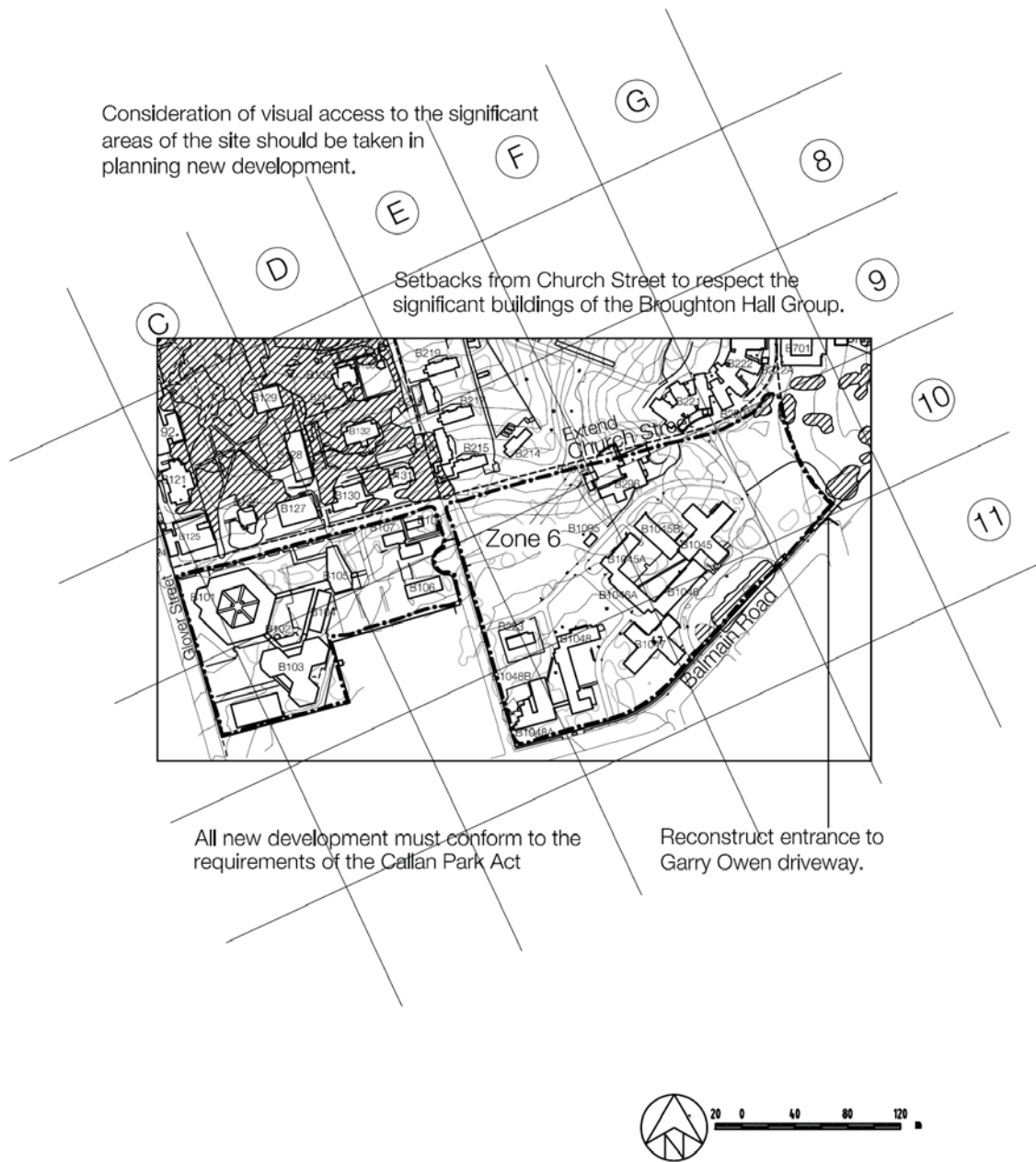


Figure 6-14 Guidelines for Conservation Works and Development: Zone 6 – NSW Ambulance Training School and Hospital Administration Precinct.
Source:

Zone 7 - Broughton Hall Precinct

Planning Considerations:	
Principles:	<p>Buildings located north of Building B193 are of low or neutral significance and are capable of being adapted or redeveloped in the perimeter configuration.</p> <p>Remove intrusive elements.</p> <p>Conserve Broughton Hall. Further investigation of the extremely poor condition of this building is required</p>
Access:	Glover Street and Wharf Road are the most appropriate access points.
Use:	Adaptive reuse of existing buildings is to conform to the requirements of the Callan Park Act.
Architectural Considerations:	
Planning:	<p>Sensitively planned development, is possible, to replace building B194, B195, B501 and B502 and to complete enclosure of gardens.</p> <p>New development should not be visually intrusive to the rest of the site and must conform to the requirements of the Callan Park Act.</p> <p>Development should follow the linear configuration of the Broughton Hall group along Glover Street. Development on the area occupied by B502 to be planned to be complimentary to the Broughton Hall group.</p> <p>Significant views, internally and externally, to be maintained.</p> <p>It would be essential that the intrusive buildings in this zone be removed before any new development in this area occurs. Intrusive buildings in the established gardens should also be removed.</p>
Height:	The scale of any new development must be complementary to significant buildings and landscape.
Built Form and Materials:	<p>Built form to follow topography of site.</p> <p>Finishes should sit comfortably with the surrounds.</p>
Landscape Considerations:	
Vegetation:	<p>Refer Landscape Conservation Guidelines.</p> <p>Conserve the rainforest gully and other parts of the Broughton Hall Estate gardens. Remove infill planting which is intrusive on their 19th century character.</p>
Historic Features:	<p>As an urgent priority repair the plumbing, drainage and water pumping system to the gardens.</p> <p>Repair brickwork using skilled tradespeople.</p> <p>Conserve and repair all oriental-inspired structures; bridges, arches and gateway.</p> <p>Reinstate tennis court.</p>

CALLAN PARK- CONSERVATION MANAGEMENT PLAN

	<p>Conserve the summerhouse.</p> <p>Reinstate palm plantings around buildings B121, B192, B193, B194, and B195 especially on the Glover Street frontage.</p>
Development:	<p>Resurface path system currently used as roads to gravel or a similar character and return to pedestrian use only.</p>
Historic Archaeology:	<p>Access any impacts on Building B130 (Broughton Hall, 1842), and the site of Kalouan House.</p>

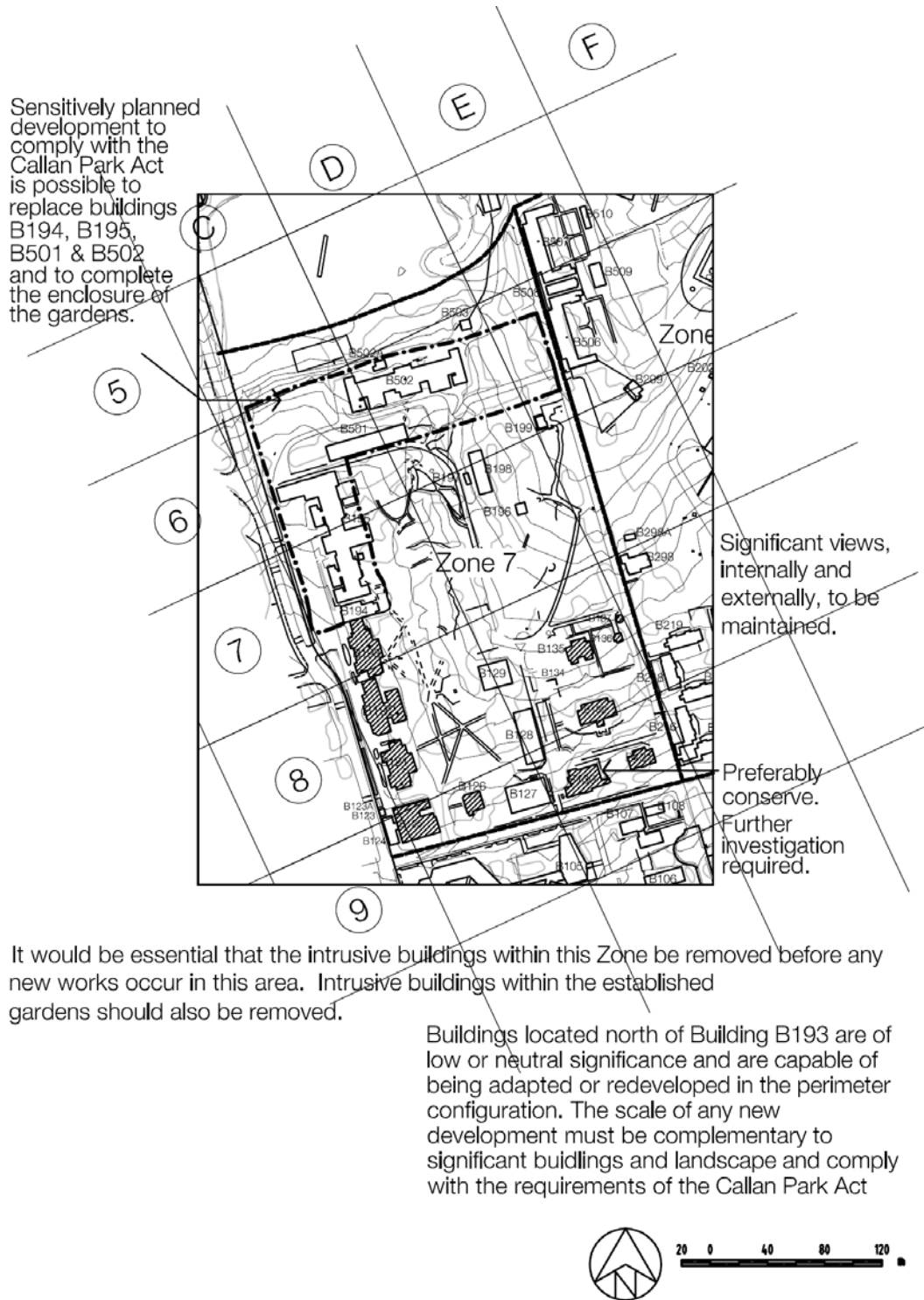


Figure 6-15 Guidelines for Conservation Works and Development: Zone 7 – Broughton Hall Precinct.
Source:

