

23 October 2020



NSW Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Attention: Marianna Southwick, Program Director

Dear Marianna

**Subject: Parramatta North Program, Fleet Street, North Parramatta – Western Sydney Start-Up Hub Project
Assessment of Impact on the national heritage values of the Parramatta Female Factory and
Institutions Precinct**

We write in relation to our assessment of the impact of the proposed conservation and adaptive re-use of Buildings C104, C104a, C107, C109 (part) and C111 on the national heritage values of the Parramatta Female Factory and Institutions Precinct (ID: 106234).

The project objective is to revitalise the buildings to facilitate the adaptive re-use of Buildings C104, C104A, C107, C109 (part) and C111 within the Female Factory/Lunatic Asylum Precinct of the Cumberland Hospital (East Campus) site as the new Western Sydney Start-up Hub ('STHUB') and for community uses by removing later additions, undertaking essential conservation works, reconstruction of demolished elements, and sensitive introduction of new elements. The project aim is to establish a viable long-term use, compatible with the heritage values of the place.

The proposed Western Sydney Start-up Hub, which is to be located within Buildings C104, C107 and C109, comprises an approximately 1,500m² co-working start-up hub, with subsidised work spaces within. It is also proposed to adapt Building C111 and part of Building C104 for community-based uses. Building C104A is to accommodate a café that will be open to the public.

The attached table provides an assessment of the impact of the proposed works on the national heritage values of the Parramatta Female Factory and Institutions Precinct 106234. In summary:

- The buildings of the Parramatta Lunatic Asylum and Parramatta Hospital for the Insane (Buildings C104, C104a, C107 and C109) are not identified as contributing to the national heritage values of the Parramatta Female Factory and Institutions Precinct (ID: 106234).
- The original North East Range of the Female Factory (Building C111) is identified as contributing to the national heritage values of the Parramatta Female Factory and Institutions Precinct (ID: 106234).
- The proposed conservation works to Building C111 will ensure that it is made structurally sound and watertight and minimise ongoing deterioration of historic fabric. The intrusive additions will be removed to reveal the original form of this building. The repairs will be documented and undertaken consistent with best-practice guidelines by skilled tradespeople with demonstrated experience at working on historic places.

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- The proposed adaptive re-use works to Building C111 will improve the ability to understand the buildings' earlier, more significant form and functions as well as facilitate their adaptation for viable (and compatible) long-term uses. This will enhance the important contribution that the building makes to the heritage values of the national heritage values of the Parramatta Female Factory and Institutions Precinct 106234
- No work is proposed to any of the other buildings and structures of the Parramatta Female Factory or of the Roman Catholic Orphan School and Parramatta Girls Industrial School.
- The proposed works do not include any excavation, so significant archaeology will not be impacted;
- The proposed conservation and adaptive re-use works are consistent with the Burra Charter, Australia ICOMOS 2013
- Any future proposals for excavation works will be designed to avoid the archaeological evidence of the Parramatta Female Factory.
- The proposed works are consistent with the principles, policies and guidelines of the Parramatta North Historic Sites Consolidated Conservation Management Plan, endorsed by the Heritage Council of NSW in 2017;
- The proposed works are consistent with the National Heritage Management Principles as established in Schedule 5B of the EPBC Act Regulations 2000;
- The works have been designed, and will be detailed and implemented, to avoid 'significant impacts' to the identified national heritage values of the places as defined in the *Environmental Protection and Biodiversity Conservation Act 1999*.

Under the requirements of the *Environmental Protection and Biodiversity Conservation Act 1999* referral of the project to the Australian environment minister is required if the proposed works or "actions" are likely to have a significant impact on the national heritage values of a national heritage place. As set out above, the proposed works or "actions" are unlikely to have a significant impact on the national heritage values of the *Parramatta Female Factory and Institutions Precinct (ID: 106234)* so referral to the Australian environment minister is not required.

Please contact our office should additional information be required.

Yours sincerely

TANNER KIBBLE DENTON ARCHITECTS PTY LTD



Megan Jones
Principal + Practice Director
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Encl

- Assessment of the impact of the proposed works on the national heritage values of the Parramatta Female Factory and Institutions Precinct 106234.
- *Parramatta Female Factory and Institutions Precinct (ID: 106234) NHL Data Sheet*



Paramatta North Program - Western Sydney Start-Up Hub Project – Assessment of impact on the national heritage values of the Paramatta Female Factory and Institutions Precinct

Criterion	Values	Assessment of Impact
a) the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history.	The Paramatta Female Factory and Institutions Precinct is outstanding in its capacity to tell the stories of women and children in institutions over the course of Australian history. The Precinct demonstrates how colonial and state governments chose to address the perceived problem of vulnerable women and children, who they regarded as needing protection and control, through the use of institutions as a core element of the welfare system. In particular the Precinct provides a record of the experiences of convict women, and of how women and children as a class had a distinct experience of “benevolent” institutions, where the purpose and promise of care was far from the reality. Women living without the oversight of a husband or family were subject to moral judgment. Authorities saw it as necessary to step in as decision-maker and moral guardian, both of the women and of their children, who were seen as vulnerable to the consequences of poor parenting. Paramatta Female Factory and Institutions Precinct demonstrates how institutionalisation allowed for this duality of care and control to be enacted in a carefully administered environment. The legacy of penal approaches to caring for women and children, initiated in the Female Factory, persisted throughout the life of the Precinct in the way in which children's lives were regulated in the Orphan and Girls Schools. Over one hundred and fifty years the experiences, treatment and prejudices towards the women of the Female Factory, children of the Roman Catholic Orphan School and girls of the Industrial School, including Indigenous children of the Stolen generations, showed a consistent theme of attempts at care limited by paternalism and poor treatment. The Precinct reveals the physical form which institutions took from the 19th to the 21st centuries. This in turn reflects the approaches to care that existed over the historical period, as well as providing a focal point for the stories of institutionalised women and children. This value is expressed in the remaining physical fabric of the Paramatta Female Factory (North-East and South-East Ranges, Penitentiary Sleeping Ward and remaining walls) and Roman Catholic Orphan School and Girls Industrial School (Main Administration Building, Covered Way, South- West Range, Chapel, Laundry, Bethel House and the Gatehouse), also known as the former Norma Parker Centre/Kamballa Site. This includes both the exterior and interior original fabric of the buildings and the curtilage they sit within, including but not limited to: the form of the South-West Range with its long, narrow, attic dormitory spaces; Female Factory, Orphan and Girls School site walls; enclosed courtyard and assembly spaces created by the South-West Range, Covered Way and fences; the Female Factory clock as used in Ward 1 of the Institute of Psychiatry; the relationship of the Orphan and Girls Schools with the wall of the Paramatta Female Factory, reinforcing the institutional qualities of the Schools; the perimeter wall of the Girls School, and the pairing of the Female Factory South-East and North-East Range. The values are not expressed in later intrusive additions to the original fabric.	The buildings of the Paramatta Lunatic Asylum and Paramatta Hospital for the Insane (Buildings C104, C104a, C107 and C109) are not identified as contributing to the national heritage values of the Paramatta Female Factory and Institutions Precinct. They were constructed after the Female Factory had closed to improve the available accommodation for the men within the institutions. The original North East Range of the Paramatta Female Factory (Building C111) is identified as contributing to the national heritage values of the Paramatta Female Factory and Institutions Precinct. The proposed conservation works to Building C111 will ensure that is made structurally sound and watertight and minimise ongoing deterioration of historic fabric. The intrusive additions will be removed to reveal its original form. The proposed adaptive re-use works to Building C111 will improve the ability to understand the buildings' earlier, more significant form and functions as well as facilitate their adaptation for viable (and compatible) long-term uses. This will enhance the important contribution that the building makes to the national heritage values of the Paramatta Female Factory and Institutions Precinct. No work is proposed to any of the other buildings and structures directly associated with the Paramatta Female Factory or of the Roman Catholic Orphan School and Paramatta Girls Industrial School. The proposed works have also been carefully designed to avoid impacts on significant archaeology including archaeology directly associated with the demolished structures of the Paramatta Female Factory and with occupation of the site by female convicts.



Criterion	Values	Assessment of Impact
b) the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history	<i>The Parramatta Female Factory is a rare surviving example of its type in Australia. Female factories are rare sites; while there are a variation of sites associated with male convicts, such as gaols, probation stations, mines and convict-built infrastructure, there were fewer sites associated with convict women. In addition, there are few of these sites left. Nine of the 12 female factories which existed in colonial Australia are completely demolished. Places associated with the female experience of convictism are therefore rare. Parramatta Female Factory and Institutions Precinct demonstrates the nature of female convicts' experiences and indicates social attitudes at the time to how these women should be managed.</i> <i>The existence of original buildings and walls on the Parramatta Female Factory site, their significance as a marker of the conditions and experiences of female convicts, and their national rarity mean the original Female Factory buildings are of outstanding value to the nation under this criterion.</i> <i>This value is expressed in the remaining physical fabric of the Parramatta Female Factory, being the North-East and South-East Ranges, Penitentiary Sleeping Ward and remaining walls.</i>	The original North East Range of the Parramatta Female Factory (Building C111) is identified as contributing to the national heritage values of the Parramatta Female Factory and Institutions Precinct. The proposed conservation works to Building C111 will ensure that is made structurally sound and watertight and minimise ongoing deterioration of historic fabric. The intrusive additions will be removed to reveal its original form. The proposed adaptive re-use works to Building C111 will improve the ability to understand the buildings' earlier, more significant form and functions as well as facilitate their adaptation for viable (and compatible) long-term uses. This will enhance the important contribution that the building makes to the national heritage values of the Parramatta Female Factory and Institutions Precinct.
c) the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history	<i>The Parramatta Female Factory and Institutions Precinct has outstanding potential to yield information that will contribute to an understanding of the lives of convict women in early colonial Australia, in particular their lives in institutions. The remnant built fabric relating to the Parramatta Female Factory is significant and further archaeological study of the area has the potential for finds of equal significance within the original boundaries of the Female Factory site, both of built fabric and of artefacts which reveal information about the daily lives of convict women.</i> <i>This value is expressed by the remnant-built fabric and archaeological evidence found within the place relating to the original area of Parramatta Female Factory. The potential archaeological site covers the area which is encompassed by the Parramatta River, River Road, Eastern Circuit, Greenup Drive and Fleet Street, cutting west from Fleet Street back to the Parramatta River along the southern boundary of Lot 3 DP808446, which reflects the original Female Factory site. This area contains known and likely areas of archaeological potential, especially the hidden, lost and discarded artefacts of convict women, in addition to the remaining three buildings (North-East and South-East Ranges and Sleep Ward), the physical remnants of demolished Female Factory Buildings including the North-West Range and potential remaining features such as wells and wall footings.</i>	The works proposed as part of the DA do not include any excavation, so significant archaeology will not be impacted. The repairs to the buildings have been documented and will be undertaken consistent with best-practice guidelines by skilled tradespeople with demonstrated experience at working on historic places. The proposed conservation and adaptive re-use works are consistent with the Burra Charter, Australia ICOMOS 2013. Excavation required to remove the footings and slabs and associated services of demolished structures, to undertake conservation works including the repair/reconstruction of verandahs and to upgrade services associated with the adaptive re-use of the building have also been carefully designed to ensure that impacts on significant archaeology, including archaeology directly associated with the Parramatta Female Factory, are avoided. These excavation works are subject to a future s60 application. Any future proposals for excavation works will be designed to avoid the archaeological evidence of the Parramatta Female Factory.

