



GREATER
SYDNEY
PARKLANDS

Macquarie Street Gatehouse, Parramatta Park

Adaptive Reuse Heritage Guideline for Tenants



1 GREATER SYDNEY PARKLANDS HERITAGE GUIDELINES - INTRODUCTION

This document has been prepared by Greater Sydney Parklands and sets out the guidelines for tenants for adaptive re-use of the Macquarie Street Gatehouse. The principal aim is to provide clear policies that will assist in future care and ongoing usage of the building and environments as delineated in the Lease Area (refer Schedules). These guidelines have been designed to be informative for the tenant and establish a means to guide adaptive re-use while conserving heritage. We would be happy to assist the tenant to assess further participation in the development potential and acknowledge market constraints and investment return over the lease period.

2 PARRAMATTA PARK - Statement re Significance

Parramatta Park is on the UNESCO World Heritage Register as one of the 11 Australian Convict Sites, the Australian Governments' world and Natural Heritage Lists and the NSW Government's State Heritage Register. One of the objects of the Trust under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC)* and *Heritage Act 1977 No.136 (NSW)* is to ensure the conservation of the cultural heritage values of Trust Lands. These buildings, monuments and structures all contribute to the heritage values of Parramatta Park as recognised above in the above heritage listings. The above heritage listings also come with a statutory obligation for minimum standards of maintenance and repair. The Park is a place of significant Aboriginal and European heritage. Refer below for links to Conservation Management Plan and World Heritage Listings:

[Parramatta Park 2030 Management Plan](#)

[World Heritage Parramatta Park](#)

2.1 Macquarie Street Gatehouse – Statement of Significance

The Macquarie Street gatehouse is one of five gatehouses at Parramatta Park and is located to the west of the main stone gateposts at the corner of Macquarie and Pitt Streets. The cottage was built in 1887 and is a typical example of High Victorian Gothic cottage. The original part of the gatehouse remains substantially intact with a rear contemporary constructed sympathetic addition.

3 GUIDELINES - Change Potential for Leased Asset

An assessment of the heritage significance of the lease area has been made. A summary of this assessment, significance, change potential etc is contained in Schedules.

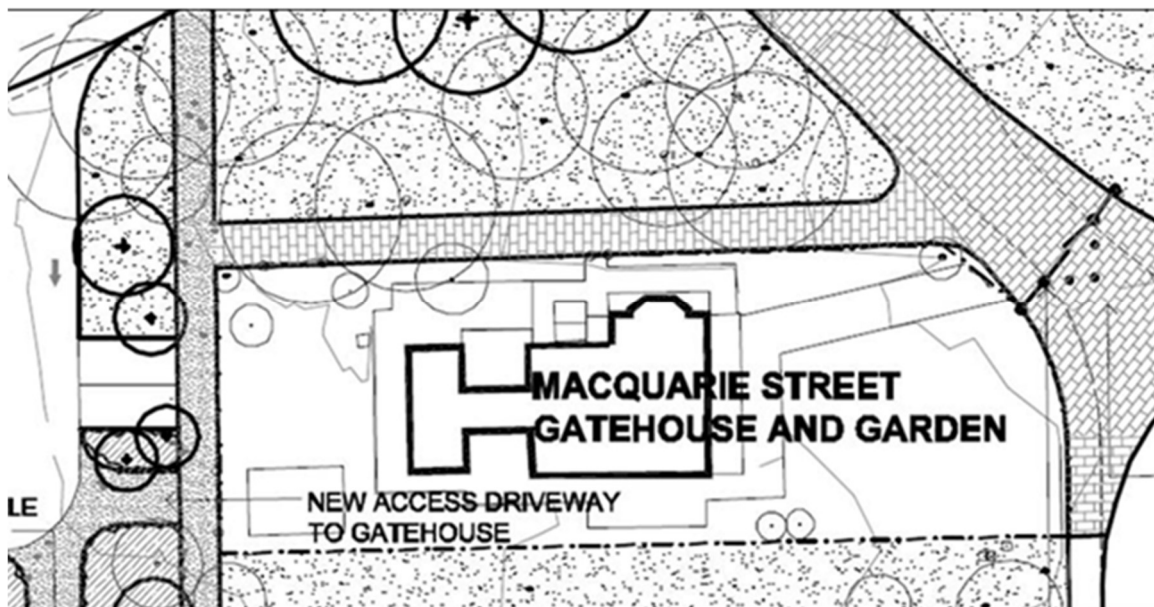
Generally, approvals are required for works proposed within the lease area (both internal and external). An assessment of the different levels of significance of the building is indicated in the floor plans in Schedules.

Repairs and maintenance may be carried out with the awareness that as a State Heritage Item, Parramatta Park is protected under the *Heritage Act 1977 (NSW)* and in line with lease between tenant and landlord. Minor works within the existing envelope (not beyond) and any renovation works will require approval– refer Table of Change Potential.

The plans in Appendix 2 show original fabric and contemporary sympathetic areas and non-significant fabric than can be altered or changed. The Table in Appendix 3 provides detail for change potential of individual elements and spaces.

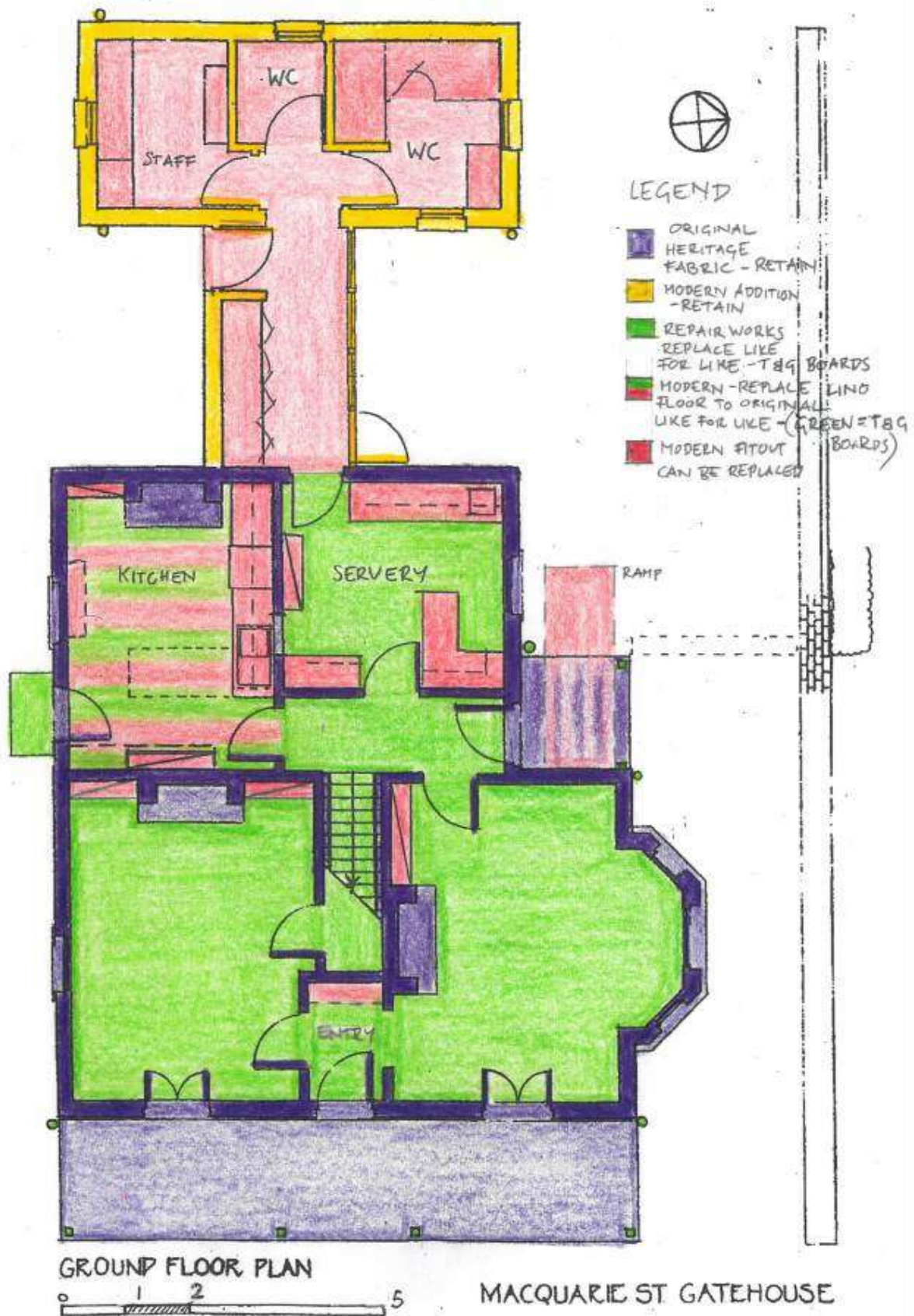
All building works to comply with the relevant Australian Standards and National Construction Code.

APPENDIX 1 - EXTENT OF LEASE AREA

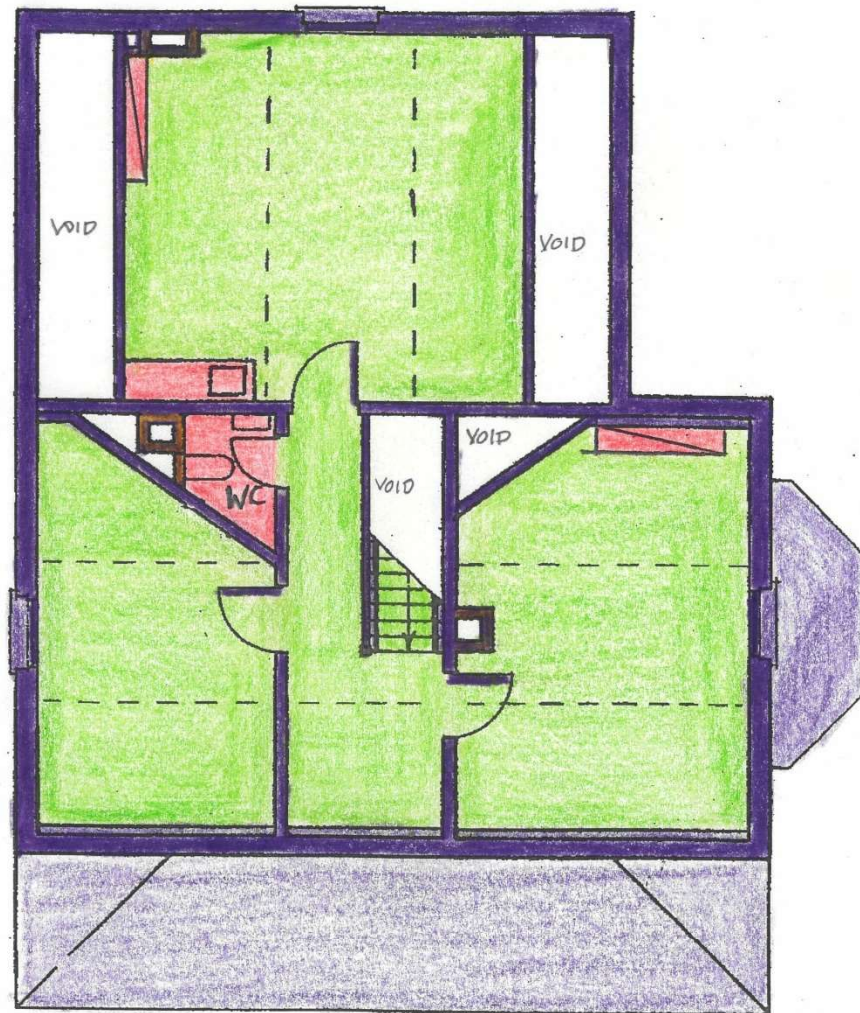


SITE PLAN

APPENDIX 2 - FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LEGEND

- ORIGINAL HERITAGE FABRIC - RETAIN
- HERITAGE MAINTENANCE WORKS REPLACE LIKE FOR LIKE
- MODERN - REPLACE

MACQUARIE ST GATEHOUSE

FIRST FLOOR PLAN

APPENDIX 3 - TABLE OF EXISTING CONDITION AND CHANGE POTENTIAL

Area/Item	Assessment of Existing Fabric	Description of Change Potential	Requirement
General			
External Walls	High significance	New paint permitted subject to approval of colour and finish	GSP Approval
Internal Walls	High significance.	No reconfiguration of walls. No penetrations permitted without approval. Moving, removing or adding any internal walls and/or doors will require approval. Any proposed works must maintain the structural integrity and fire safety strategies already in place. Generally, these would not be approved to the original spaces such as to the original areas of the cottage. Areas that are not original fabric may be altered such as bathrooms and rear staff room.	GSP Approval
Internal Walls - painting	Mixed significance	New paint permitted subject to approval of colour and finish	GSP Approval
Internal Walls - artwork	N/A	Art may be hung using appropriate picture rail hangers/hooks such as polished brass and wire or string to hang artwork utilising the existing timber picture rails where available (not all rooms have) and provided hanging artwork does not involve penetrating original plaster wall structure. This is to ensure integrity of existing wall plaster and timberwork.	GSP Approval
Internal Walls – blinds/window coverings	N/A	Prior approval will be required for installation of blinds or window coverings, generally preference is for fixings to be in timber frame (rather than architrave or walls).	GSP Approval
Internal Walls - tiles	N/A	Replacement may be considered for non-significant fabric such as existing tiled splashbacks or skirtings to kitchen and bathroom walls	GSP Approval
Hydraulic, Electrical Mechanical	Concealed services - Low significance	Alterations permissible. Services generally to be concealed.	GSP Approval

Area/Item	Assessment of Existing Fabric	Description of Change Potential	Requirement
Hydraulic, Electrical and Mechanical continued	Electrical – incl. plates, switches, timber mounting blocks – medium significance	Timber mounting blocks – replace like for like if required for repair or maintenance. Other works requiring consent include re-lining, removing, adding or altering fixtures, cabling, wiring and/or pipework. This is to ensure the fire safety, structural integrity and overall quality of the building is maintained and heritage fabric remains intact.	GSP Approval GSP Approval
	Lighting	No recessed fittings are to be used that alter original ceilings. Similarly exterior lighting changes will require approval, but appropriate fittings may be chosen to replace existing (where not original).	GSP Approval
	Air conditioning	Alterations to air conditioning will require details of ducting, re-configuring, concealment, grilles etc and how to be accessed for maintenance. Similarly exhaust fans (such as to first floor bathroom) may be replaced with appropriate items in existing locations.	GSP Approval
Security System	Low significance	Existing system managed by PPT. If a new system is required, it must be approved regarding locations and affixing to non-significant fabric only.	GSP Approval
Lighting	Mixed to Low significance	Changes to fittings may be permitted suitable to era.	GSP Approval
Ceilings	Original parts – high significance	Paint only – no penetrations permitted for light fittings – use existing penetrations	GSP Approval
	Modern ceilings – low significance	Changes Permitted – like for like (similar to) original areas.	GSP Approval
Fences and Gates	High significance	No changes permitted including reconfiguring, relocating other than repairs and painting – like for like	GSP Approval
Moveable items (internal)	N/A	Permitted. Generally, items that are moveable will be allowed such as furniture such as chairs and tables, bar equipment, coffee machinery and non-fitted cool rooms in consultation with and approval.	GSP Approval
Moveable items (external)	N/A	Permitted – outdoor seating, tables and other furniture including	GSP Approval

Area/Item	Assessment of Existing Fabric	Description of Change Potential	Requirement
Moveable Items (continued)		umbrellas and sunshades, signage, ford trucks/carts, sound systems or speakers will require approval. No fixed trellis or wires for climbing plants will be acceptable if fixed to original wall fabric. Moveable items to be logo free and neutral colour.	
Signage	N/A	One permanent sign may be mounted to the picket fence adjacent the gate to the North Fence (within Parramatta Park) which must fit within one panel of the picket fencing (and not be above top rail). One free standing sign is also acceptable – such as a Sandwich Board or Angel Wing sign or traditional gallows signboard. All artworks must be endorsed by Parramatta Park Trust.	GSP Approval
Joinery to Kitchen, Servery, Staff and Bathrooms	Low significance	Alterations or replacement permitted for modern fit-outs.	GSP Approval
Floor Finishes	Varies (refer adjacent) Note: NO impact to structural flooring permitted	Allowed in some rooms only – including Kitchen, Servery, Bathroom, Staff, WCs, First Floor Offices. Re-surfacing of above spaces with prior approval to those areas that are not part of the original heritage fabric. Replacement of carpeted areas to First Floor and Stairwell is acceptable with approval (and stair runner must maintain original stair rods). Tongue and groove flooring – replace like for like as necessary for repair and maintenance.	GSP Approval
Roof and chimneys, Copper gutters and downpipes	High significance	Generally, no changes permitted other than for repairs and maintenance with like for like.	GSP Approval
Windows and Doors -general	High significance Refer Floor Plans	No changes permitted other than painting as above. Note: polished timber items, no change permitted, or paint finishes permitted	GSP Approval

Area/Item	Assessment of Existing Fabric	Description of Change Potential	Requirement
Window and Door - Hardware	High to low significance (refer floor plans)	Original hardware to be retained or like for like if unable to be repaired. Non original hardware may be changed with approval. Locks – no changes to existing locks without prior approval.	GSP Approval
Window and Door - architraves, sills, door leaves etc	High to low significance (refer floor plans)	No changes to original heritage fabric of windows and doors, being leaf, architrave, frame etc as shown on plans is to be altered. Non original fabric such as doors to bathrooms may be changed with approval.	GSP Approval GSP Approval
Fireplaces and hearths	High Significance	No changes permitted	N/A
External Verandah	High Significance	No changes permitted (paint to timber elements as per above allowed)	GSP Approval
Garden	Medium significance	Changes permitted. Gravel may be supplemented to match existing decomposed granite. See also moveable items (external).	GSP Approval
Pathways/driveway	Medium significance	Replace like for like permitted	GSP Approval
Other - Room Name			
External Shed	Medium significance	New fit-out permitted e.g. cold store, storage etc. Painting guidelines as per main building.	GSP Approval
Kitchen	Mixed significance	New fit-out permitted. Works including alterations, refurbishment or changes may be carried out to the two existing kitchen spaces but will require approval. Although these two spaces are in the original part of the gatehouse they have been substantially altered over time and there is more flexibility afforded for fit out. Generally, no removal is permitted of heritage fabric such as skirting, picture rails, windows, ceilings, etc is allowed. Flooring has been altered and may be changed with approval, similarly cabinetry. Any new works involving tiling or waterproofing shall be as per bathrooms guidelines above.	GSP Approval

Area/Item	Assessment of Existing Fabric	Description of Change Potential	Requirement
Bathroom	Mixed significance	New fit-out permitted (including floor and wall tiles). Works including alterations, refurbishment or changes may be carried out to the existing rear (non-original) bathroom spaces. All bathroom refurbishments require an application for approval. Current BCA or NCC codes will apply for waterproofing and any new waterproofing is to be inspected by a tradesperson qualified to provide certification of waterproofing that any new work or membrane complies with the current NCC requirements.	GSP Approval
Hall	Mixed significance	New fit-out permitted	GSP Approval
Stairwell	High significance	New stair runner permitted – brass stair rods not permitted to be changed (unless for repair with like for like)	GSP Approval
	Handrail in stairwell – low significance	Replacement permitted to timber Profile to GSP approval.	GSP Approval
	Handrail and newel post – First Floor	No changes permitted – other than painting as per internal walls	GSP Approval