

'Caloola' (Jacksons Hill)

HERITAGE IMPACT STATEMENT

Buildings B26, B27 and B28, their setting and outbuildings

August 2026

Prepared for

MICJOY PTY LTD

Prepared by

LOVELL CHEN



ACKNOWLEDGEMENT OF COUNTRY

This report was prepared on the lands of the Wurundjeri Woi-wurrung people who have been custodians of this land for thousands of years. We acknowledge their stories, connection to land, water and culture which is embedded in Country. We pay our respects to their Elders past and present and acknowledge that this report includes a post-contact history that forms only a small part of the ongoing story.

Caloola is located on the lands of the Wurundjeri Woi-wurrung people, who are, and have always been the custodians of this land. We pay our respects to the Elders past and present, and acknowledge the stories, traditions and cultures of all Aboriginal and Torres Strait Islander people.

Quality Assurance Register

The following register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our certified quality management system.



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Referencing

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Cover: North elevation of the Female Admission and Special Wards (Building 27); a shelter/sunshade (B37) is at right (Lovell Chen, July 2026)

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1.0 Introduction

This Heritage Impact Statement (HIS) was prepared for Micjoy Pty Ltd. It addresses a programme of adaptive re-use and conservation works proposed to part of the Caloola complex in Sunbury, Victoria (see Section 1.1, and Figure 1 and Figure 2). Works proposed include alterations for adaptive reuse of the buildings into private residences and the introduction of swimming pools and small glazed pavilions. This document addresses matters arising under the *Heritage Act, 2017* (Victoria), notably Section 101(2). It does not address considerations pertaining to First Nations land use and associations.

Caloola is a former psychiatric care and training institution with a breadth of heritage values. The site was established as the Sunbury Industrial School in 1864. Today it extends over an area of approximately 50 hectares and includes more than 40 buildings, many of which have been disused for extended periods. Areas at Caloola have been subject to extensive physical change since the site ceased to operate for institutional purposes (in 1992), including demolition, adaptive re-use and new development.

Caloola is included in the Victorian Heritage Register (VHR) as place H0937 and is of historical, architectural, and aesthetic significance to Victoria (see Appendix A). It is both a registered place, and a registered archaeological place (see also Section 1.3). In 2018, part of Caloola and land adjacent to it was acquired by the Victorian Minister for Planning.

Nomenclature: Caloola has been referred to by a variety of names over time, including Jacksons Hill and the former Sunbury Mental Hospital. For ease of understanding it is generally referred to below as Jacksons Hill.

1.1 Study area and summary of proposed works

This HIS addresses the Female Infirmary Wards (VHR reference B26), the Female Admission and Special Wards (B27) and the Male Hospital (B28), their associated airing court and two outbuildings (shelters/sunshades, B36 and B37). This part of Jacksons Hill, which covers an area of 2.612 hectares, has been subdivided and is now a separate crown allotment and is currently owned by the Department of Transport and Planning (see Figure 3) – it is generally referred to below as the study area. The ha-ha wall (B40) to the north of buildings B27 and B28 forms a part of this crown allotment.

Buildings B26-B28 are proposed for adaptation for residential use – each building will be divided into two units. In future, the ha-ha wall and Tram Road will be common areas managed by the body corporate of the proposed six residences. Associated with this change of use, two undercover car parking spaces are proposed for each unit (H1-H6), a spa is proposed for H6 and new single-storey pavilions and pools are proposed for five of the units (H1-H5).

Note: The strata subdivision plan for the proposed six allotments is currently being drafted and finalised by the surveyor. If a permit is issued, it is understood that it will include a condition requiring submission of the strata subdivision plan for review and endorsement by the Executive Director.

The approach to internal adaptation is for conservation of spaces of primary significance (see Section 5.1.1) including, as far as possible, retention of the plan form, volume and original decorative details and treatments. Adaptation of spaces and areas of contributory and/or lesser significance will be consistent with Project Design Guidelines¹ which will include:

- Details for new wall openings, works to existing openings and consolidation of spaces – including expectations for wall nibs and expression of lintels
- Approach to new floor and wall finishes, including the introduction of new internal partitions

¹ Project Design Guidelines are referenced at draft Condition 18 at Section 8.0.

- Approach to management of original details and decorative treatments
- Locations of wet areas, including kitchens, laundries and bathrooms
- Approach to installation of services
- Approach to retention or encapsulation of existing finishes including paint, varnish and the like

It is anticipated that the Project Design Guidelines will be prepared as a condition on permit.

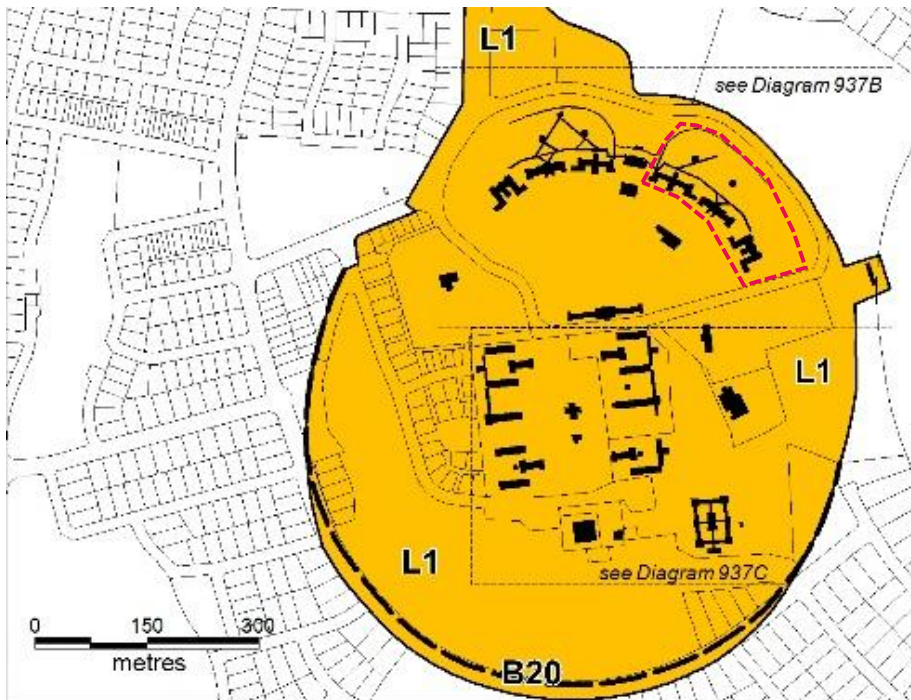


Figure 1 Extent of VHR registration for Jacksons Hill (Diagram 937A, part): the approximate extent of the area that forms the subject of this assessment is indicated
Source: Victorian Heritage Database, accessed 6 July 2026

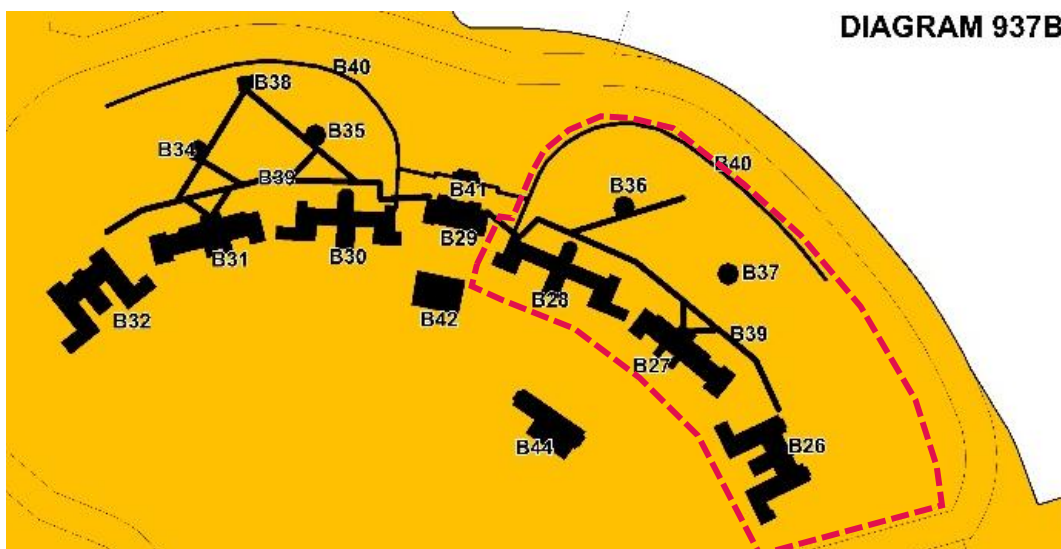


Figure 2 Detail of diagram 937B: study area indicated
Source: Victorian Heritage Database, accessed 6 July 2026

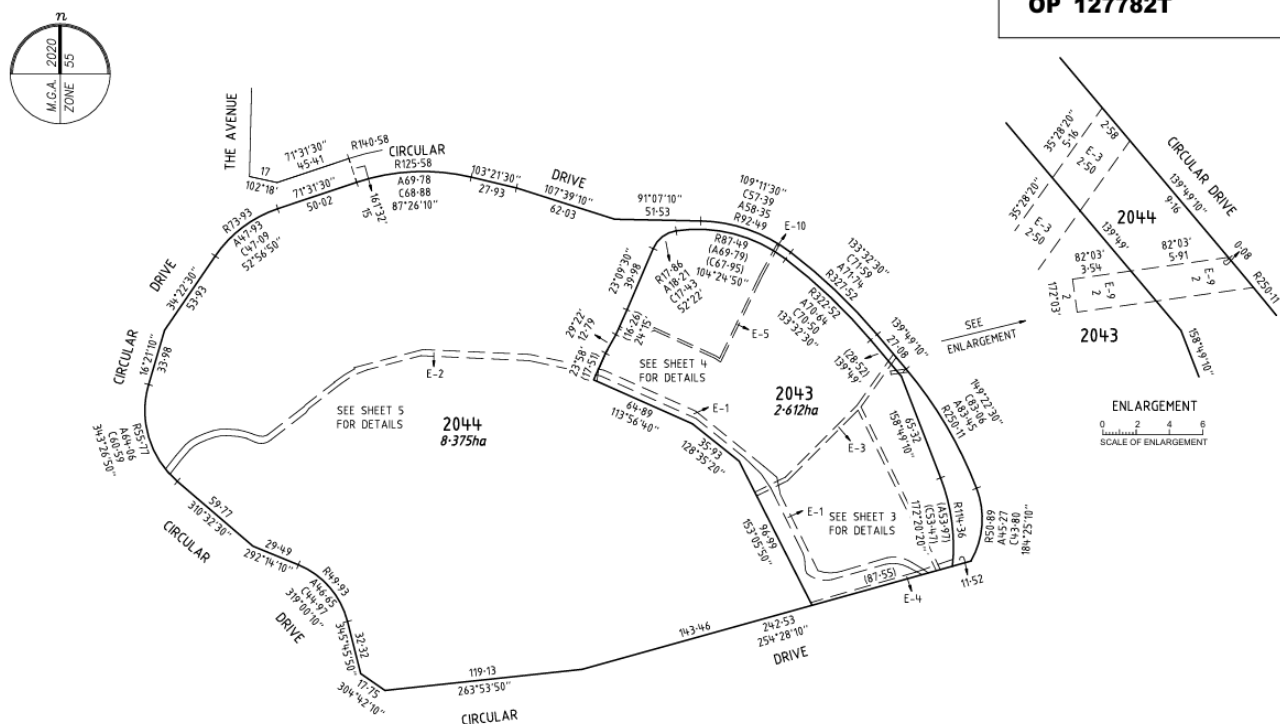


Figure 3 Plan of Crown Allotment, excerpt: the area that has been subdivided is identified as allotment 2043
Source: Surveyor-General Victoria, Department of Transport and Planning

1.1.1 Permit exemptions

In July-August 2026, two applications for permit exemptions were submitted to Heritage Victoria for investigative works at the study area. Objectives included to understand:

- the condition of building fabric;
- the extent of original fabric and finishes in areas that have been concealed by works undertaken by Victoria University (VU) (1994-95); and
- the full extent of works undertaken by VU.

Summaries of the works for which exemptions have been approved are provided below.

Permit exemption #1

- Removal of non-original fitouts that were part of the 1990s alterations undertaken by VU. The removal/demolition works include –
 - Commercial kitchen fitouts including associated exhausts and service infrastructure within B26.
 - Demonstration kitchen facilities installed for teaching purposes within the former kitchen of B26, including the associated raised floor platform and steps.
 - Bar fitout, including associated joinery and cabinetry within the former dining room of B26.
 - Modern cool rooms and associated walkways at the south (rear) of B26.
 - Plasterboard ceilings in the west wing of B28 to inspect the timber roof structure above.

- Removal of non-original floor coverings throughout buildings B26, B27 and B28 such as carpets, vinyl and associated underlays, to investigate the condition of floor finishes (typically floorboards).
- Removal of external timber plywood window coverings to B26-B28 to facilitate inspection of the original windows and associated joinery.
- Lifting of floorboards in discrete locations to assess the condition of the sub floor.
- Cutting access holes in the timber floors on the anticipated alignment of future party walls to expose footings and facilitate structural and geotechnical assessment to confirm structural adequacy. These works may involve limited excavation undertaken manually, either externally adjacent to building walls or internally in areas where the timber floorboards are proposed to be lifted/cut.

Permit exemption #2

- Removal of redundant services, mechanical equipment and associated plant areas in buildings B26-B28. These works also included the removal of later electrical fittings, fixtures and cabling, where these are not of heritage significance, using the existing access points and conduits.
- Installation of temporary hoardings and fencing along Tram Road to separate the construction zone from the broader site, manage access and protect the heritage fabric during construction works.
- Installation of scaffolding around B26-B28 to facilitate roof inspections, close assessment of heritage fabric, and further investigation and preparation of the required conservation works.
- Introduction of temporary site amenities, including toilet facilities, lunchrooms and break areas, to support contractors and consultants during the investigation and construction phases.
- Temporary fitout works to other buildings at Jacksons Hill that will be occupied during delivery of the project scope, specifically the former kitchen (Building B42) and a store built in 1927 and 1933 (designated as N2 in the Conservation Management Plan, 2021, see Section 3.0), to provide suitable ancillary accommodation.
- Introduction of temporary and enabling services, including trenching where required and the lifting of brick paving to the south of the study area. The brick paving is to be carefully removed, stored and re-laid following completion of the service works.

Summary of the investigative works

Investigative works and inspections of buildings B26-B28 confirmed that the alterations undertaken by VU in 1994-95, including the installation of new building services, impacted significantly on the internal fabric of the buildings.

A summary of the findings is provided below:

- Investigations identified subfloor ventilation deficiencies across several areas of the buildings. In many locations, subfloor clearances are inadequate, resulting in poor or non-existent ventilation beneath the floor structures.
- The timber flooring within Building B26 has been significantly altered as part of its adaptation as a culinary school by VU. Floorboards have been removed in multiple locations to accommodate service trenches and sheet flooring. In the former kitchen, bar and restaurant areas, sections of the original timber flooring have been removed and replaced with concrete slabs.
- The timber flooring at ground-floor level within Building B27 and throughout Building B28 has generally been removed and/or modified to facilitate the installation of hydronic heating, as well as electrical and mechanical services.

- The slate flagstone flooring on the first floor of Building B27 was previously lifted to enable the installation of services and subsequently re-laid.
- Ineffective rainwater management has been a major contributor to water ingress and the ongoing deterioration of the buildings. Poorly configured gutters, downpipes and drainage systems have led to water-related damage. Inspections of the roof spaces also revealed that the roofs do not contain sarking, increasing their vulnerability to moisture penetration.

Repair and rectification works

The investigations have identified a range of works required to address deficiencies and support the long-term adaptive reuse of the buildings for residential purposes. These works include:

- Investigation of subfloor areas, requiring the temporary removal of timber floorboards throughout Buildings B26-B28. To achieve compliant subfloor clearances and accommodate new building services, excavation of approximately 100-300 mm of soil beneath existing floor levels will be required. Mechanical subfloor ventilation will also be introduced in locations where passive ventilation is insufficient.
- Upgrading and rectification of the rainwater disposal system, including gutters, downpipes and associated roof drainage infrastructure, following assessment by a hydraulic engineer. Roof works will include restoration and weatherproofing measures necessary to support the long-term use of the buildings. These works may involve the temporary removal of slate roofing, installation of sarking and reinstatement of the slate roof covering.
- Localised repair, conservation and, where necessary, replacement of timber elements affected by water ingress and deterioration, particularly within Building B27.

1.2 Proposal context

The transition of Jacksons Hill to a post-institutional use has been challenging, an experience similar to many comparable complexes in Australia and overseas.

The adaptation of the purpose-built asylum of the 1890s-1910s (including buildings B26-B28) as a campus for VU in 1994/95 was not a success – the campus closed in 2008. VU’s plans for disposal of the property included an application to rezone land at the site which was lodged with Hume City Council (Amendment C191). The proposal was to rezone part of the VU site from Public Use Zone 2 – Education (PUZ2) to a Comprehensive Development Zone (CDZ). A Comprehensive Development Plan was prepared and formed part of the material lodged in support of C191.

In 2017, with progress on C191 stalled, the Minister for Planning requested that the Victorian Planning Authority (VPA) prepare a masterplan for Jacksons Hill. The masterplan was gazetted on 8 November 2018. The following month the Victorian Government purchased part of Jacksons Hill, including the purpose-built asylum.

At the time of writing, buildings B26-B28 had been vacant for over 15 years and were in poor condition, a consequence of neglect, vandalism, the effects of vermin infestation and water ingress. A Conservation Management Plan (CMP) prepared for Jacksons Hill in 2021 recommended the preparation of a condition audit for all the vacant buildings at the site as a priority action, with ‘urgent’ and ‘high priority’ works completed within 12 months of the date of the CMP (December 2021).² (See Section 3.0 for further commentary on the CMP.)

² *Jacksons Hill (former Sunbury Mental Hospital) Conservation Management Plan*, Lovell Chen, December 2021, p. 129. The priority maintenance works identified in the CMP have yet to be delivered.

1.3 References

Jacksons Hill has been the subject of extensive analysis over a sustained period. Documents referenced in the preparation of this HIS include, but were not limited to the following:

- Lovell Chen, *Jacksons Hill (former Sunbury Mental Hospital) Conservation Management Plan*, prepared for Victorian Planning Authority, dated December 2021 (see also Section 3.0)
- Victorian Planning Authority, Jacksons Hill Master Plan, October 2018.
- Lewis, Nigel, Richard Aitken, *Former Caloola Centre, Sunbury: Conservation Management Plan*, March 1994
- Lewis, Nigel, Richard Aitken, *Caloola Centre Sunbury Conservation Analysis*, prepared for the Urban Land Authority, March 1992
- Original historical drawings from Public Record Office Victoria - VPRS 3686/ P0017 (see Appendix B)

1.4 Documentation

- Architectural drawing sets for Houses 1-6, prepared by Group Architects, dated 14 August 2026
 - House 01 - Heritage Victoria Submission drawing set (30 sheets)
 - House 02 - Heritage Victoria Submission drawing set (30 sheets)
 - House 03 - Heritage Victoria Submission drawing set (33 sheets)
 - House 04 - Heritage Victoria Submission drawing set (33 sheets)
 - House 05 - Heritage Victoria Submission drawing set (32 sheets)
 - House 06 - Heritage Victoria Submission drawing set (32 sheets)
- *Design Principles*, prepared by Group Architects (20 sheets), dated 14 August 2026
- *Investigative works – summary*, prepared by Nine and Six, dated 13 August 2026
- *Services install and distribution – Methodology plan*, prepared by Nine in Six, dated 13 August 2026
- *Structural Appreciation of Heritage letter*, prepared by TTW Engineers, dated 14 August 2026

2.0 Statutory heritage controls

2.1 *Heritage Act 2017*

'Caloola (former Sunbury Mental Hospital)' is included in the VHR as a registered place and a registered archaeological place (H0937) and is subject to the provisions of the *Heritage Act 2017*. A full copy of the VHR entry is at Appendix A.

2.1.1 *Statement of significance*

The Statement of Significance below is available on the Victorian Heritage Database:

What is significant?

Caloola, Sunbury consists of buildings set in extensive grounds with plantings of mature trees and remnant farmland. Caloola commenced in 1864 as an Industrial School, was redeveloped in 1879 as a Lunatic Asylum, substantially enlarged in the period 1891 to 1914 and was maintained in use as a psychiatric hospital (1879-1968) and later a training centre for the intellectually disabled (1962-1992). Part of the site became a Victoria University campus from 1994 to 2011 and the remainder is in use by the Department of Education.

The Industrial School consisted of ten basalt buildings (nine extant), designed under the direction of Public Works Department Inspector General William Wardell and constructed in 1865-66, four workrooms, kitchen, hospital, basalt farm building, road and stone wall remnants which were used to house and train neglected children in the 1860s. Boys in the Sunbury Industrial School worked on the farm and in the tailoring and shoe-making workshops to maintain themselves whilst in the institution and were given some basic education. Major alterations were undertaken to the earlier basalt wards in the period 1908-12 when the buildings were linked.

The Industrial School at Sunbury is believed to be the earliest surviving example in Victoria; of the original twelve industrial schools: only one other, constructed in 1875-76, survives at North West Hospital, Parkville.

The purpose built Sunbury Lunatic Asylum, constructed mainly between 1892 and 1912, was designed and constructed mainly under the direction of the Chief Architect of the Victorian Public Works Department, George Watson. A site plan was prepared by the talented architect Henry Bastow in 1888. Its pavilion wards in brick with terra cotta roofing tiles conformed to international standards of asylum and hospital planning adopted in the later nineteenth century and were a departure from the single monolithic buildings constructed at Kew and Beechworth. Electric lighting was installed in the wards in 1905-6. A tramway was laid linking the rear of the wards with the kitchen (built 1906-7) in 1908. Telephone and fire alarm systems were installed to connect the 20 separate buildings of the asylum in 1911.

The landscape designed by prominent landscape designer Hugh Linaker dates principally from the inter-war period. The landscape also includes mature trees, mainly pines, cypress, oaks and elms and the remains of a drystone perimeter wall and a later brick ha ha wall.

How is it significant?

Caloola is of historical, architectural, aesthetic, archaeological and social significance to the State of Victoria.

Why is it significant?

The Caloola complex is of historical significance for its demonstration of attitudes to child welfare and mental health in its early industrial school buildings and asylum buildings, airing courts and gardens.

Caloola is historically significant for the former Industrial School buildings constructed mainly from 1865-66. The school operated from 1865 to 1879 as the first purpose-built Industrial School in Victoria. The buildings at Sunbury are demonstrative of the harsh conditions which characterised such schools for neglected or delinquent children. The former Industrial School hospital (1865) is amongst the earliest hospital buildings surviving in the state.

Caloola is of historical significance for its typical asylum landscaping and site planning, its airing courts (many of which retain early sunshades and privies) and a complete example of a sunken wall (or ha ha wall). Asylums were typically distant from population centres, with extensive grounds and ha ha walls to prevent escape.

Caloola is historically significant for its purpose built Sunbury Lunatic Asylum, constructed between 1892 and 1912. Caloola's large and architecturally impressive buildings in a curved detached pavilion arrangement demonstrate changes in the accommodation and treatment of mentally ill patients in the nineteenth century. The clear evidence of farming operations also demonstrates the policy of employing boys in industrial schools to train them in farm work and the later policy of involving physically able mentally ill patients in outdoor work.

Caloola is of historical significance for its physical fabric and spaces which demonstrate nineteenth century attitudes to the treatment of mental illness, including the padded cells, ripple iron cells and dormitory accommodation. The female refractory ward, originally designed for male criminally insane patients, demonstrates contemporary practices in dealing with female patients who were transferred from the general wards for disruptive behaviour.

The Caloola complex is of historical significance for their association with the talented Public Works Department architects from the 1860s, and particularly associated with Henry Bastow and Chief Architect George Watson, who were responsible for the design of the pavilion buildings from the 1890s to 1912. Its association with noted landscape designer, Hugh Linaker, who was responsible for the grounds from 1912, is also significant.

The Caloola site is of archaeological significance for its potential to contain historical archaeological features, deposits and relics that relate to the construction and use of the Industrial School and the Lunatic Asylum.

Caloola is of architectural significance for its institutional buildings of the 1860s and the 1890s. Its industrial school buildings of the 1860s are typical of the Public Works Department output of the 1860s, use local material, have simple classically derived detailing and gain much of their importance by the repetition of forms. Major alterations were undertaken to the earlier basalt wards in the period 1908-12 when the buildings were linked. The planning of these links is accomplished and contributed to the continuity of use of the site and represented changing attitudes to mental health.

The site at Sunbury is architecturally significant for its rare and intact examples of an industrial school and a late nineteenth century lunatic asylum. The site contains rare examples of hairpin fencing used to enclose airing courts for patients. Outdoor shelters or sunshades for patients are also uncommon in Victoria.

The Caloola complex is of architectural significance for its industrial school and asylum buildings. The earliest of the remaining buildings of the Sunbury Industrial School are architecturally significant as forming the earliest purpose built example of its type. They are important for their bluestone construction and austere style which distinguished them from the later asylum buildings. The 1860s buildings which exhibit classically derived detailing are constructed of local basalt. The red brick and timber buildings of the principal phase of asylum expansion of 1891 to 1912 are of architectural significance for innovative design as a pavilion hospital grouping and include distinctive detailing.

Caloola is architecturally significant as a former lunatic asylum, one of several surviving in the state. It demonstrates typical characteristics such as formal planning, use of sunken walls (ha ha walls), airing courts and a diverse range of building types to cater for the patient and staff population. They gain their architectural significance from the unity of materials, overall cohesiveness of design, consistent and distinctive detailing (especially in the unusual use of buttresses and steep roofs in the former hospital wards), impressive site planning and spacious setting.

The Caloola complex is of aesthetic significance for the quality and range of its architecture and garden elements, consistent use of basalt, red brick and terra cotta tiles, its consistency of architectural styles and materials within the two major building phases, for its landscape planning and plantings and for its prominent siting on the hill with views to and from the site.

Caloola is of social significance especially to past patients and their families as a reminder of past practices in mental health care.

The Caloola site is on the traditional land of the Wurundjeri people.³

2.2 Summary of significance

The Statement of Significance provides a high-level overview of the site's significance. Values pertaining to the study area are summarised as follows:

Criterion 'a': Importance to the course, or pattern, of Victoria's cultural history

- The large and architecturally impressive buildings that comprise the purpose-built Sunbury Lunatic Asylum demonstrate changes in the accommodation and treatment of mentally ill patients from the late nineteenth century.
- The architectural, planning and landscape qualities evident in the purpose-built asylum expressed a belief that psychiatric disorders were treatable, rather than conditions requiring incarceration.
- Physical fabric and spaces which demonstrate late-nineteenth century attitudes to the treatment of mental illness are of historical significance. These include the detached pavilion forms linked by covered ways, an arrangement that allowed classification and separation of patients.
- The asylum landscaping and site planning, airing courts (including sunshades) and the ha ha wall also derived from this philosophy of institutional care are also of historical significance.

Criterion 'c': Potential to yield information that will contribute to an understanding of Victoria's cultural history

- The study area (and Jacksons Hill at large) has the potential to contain historical archaeological features, deposits and relics that relate to the construction and use of the Lunatic Asylum.

Criterion 'd': Importance in demonstrating the principal characteristics of a class of cultural places or objects &

Criterion 'e': Importance in exhibiting particular aesthetic characteristics

- The purpose-built asylum of the 1890s/1910s is of considerable architectural significance. The complex is notable for its symmetrical planning in a curved arrangement responding to the topography, the integration of the detached pavilion forms with external space in the form of airing courts with sunshades and privies provided and as an unusually large and accomplished Queen Anne revival style complex with a

³ VHD statement of significance, *Caloola (Former Sunbury Mental Hospital)*, <https://vhd.heritagecouncil.vic.gov.au/places/1131>, accessed 6 July 2026

high degree of coherence in materials, design and detailing, including medieval buttresses and steeply-pitched roofs.

- It is also noted that the purpose-built asylum derives significance as the outcome of interdisciplinary collaboration. As discussed in the CMP, the principles of therapeutic design required the expertise of both medical practitioners and architects.

Criterion 'g: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions

- It is possible that there exist communities/groups who value the study area (and Jacksons Hill at large), including 'past patients and their families as a reminder of past practices in mental health care' (VHR entry), although it is noted that this has not been tested by analysis and circumstantial evidence is limited.

2.3 Heritage Victoria engagement

2.3.1 Pre-application meetings

A number of meetings were held with representatives of Heritage Victoria between March and August 2026.

Meeting #1

The first meeting (11 March) was held on site and related to buildings B30-B32. Attendees included Julian Brenchley of Group Architects, Adam Mornement of Lovell Chen and Nicola Stairmand, Jess Hood and Jess Antolino of Heritage Victoria. Written feedback was not provided further to the meeting, and concept development for the adaptation of buildings B30-B32 was discontinued.

Meeting #2

The second meeting (25 May) was held online and related to buildings B26-B28. Attendees were as per the 11 March meeting, as well as Jess Gould of Construction Assignments. A summary of written feedback (dated 28 May) is as follows:

- At the meeting you advised that the location of the proposal has moved from Buildings B30, B31, B32 on the western side of the place to Buildings B26, B27, B28 on the eastern side. This is a positive action as the eastern buildings have been reused in the past and are more extensively altered internally. There is also improved access to set down areas and other support buildings and areas required for production.
- *Pavilions:* The reduced scale and the relocation of the pavilions to positions generally in line with the north face of the heritage buildings is positive. In progressing the design, further consideration should be given to:
 - The location and alignment of the pavilions to H4 and H5 [the western half of B27 and the eastern half of B28 respectively] to allow increased view lines to the heritage buildings.
 - Whether there are later additions to the heritage buildings which could be demolished to allow for improved setback of the pavilions.
 - A design approach which references the heritage buildings without replication. A highly contemporary approach [...] is not considered to be an appropriate response in this context. The pavilions should be recessive and a good neighbour to the heritage buildings.
 - Materiality and colour palette which references the heritage buildings without replication.
- *Swimming pools*

- The low height, discreet design depicted in the renders is appropriate, however further consideration of fences, equipment sheds and the like is required. Visual clutter should be minimised.
- There may also be archaeological impacts to consider.
- *Landscape*
 - An arborist report and assessment of trees to be retained, removed and replaced.
 - Landscape plans indicating any proposed garden beds, pathways, structures and other landscape features. This should be informed by an historical analysis of former designs.
- *Interiors*
 - Further information is required to fully understand the intended layouts. At present, it is unclear what is to be demolished, retained and newly constructed. Separate existing conditions and proposed alterations plans should clearly identify this.
 - Clarification on whether there is to be a separate kitchen within the heritage buildings or whether it is proposed to only provide a kitchen in the pavilion.
 - Further work is required around the spatial planning, services and OH&S requirements. This should begin with the cultural heritage significance of the place. At a high level, further information is required as follows:
 - Approach to services, sealing of wet areas, firewalls and OH&S requirements.
 - Solar panels and skylights could be considered provided there is a clear indication of their proposed locations.
 - Approach to areas not in scope.
 - Requirement for retention of nib walls where existing walls are proposed to be demolished.
 - Approach to new walls to ensure readability of original layout (e.g.: glass to upper section or low height walls) particularly in Houses 5 and 6 [B28].
 - Approach to lead paint (encapsulation or removal).⁴

Meeting #3

The third meeting (1 July) was held on site. Attendees were Julian Brenchley, Jess Gould, Nicola Stairmand, Jess Hood, Adam Mornement, Ankita Powale (Lovell Chen) and Aidan O'Shannessy of Nine In Six Builders. Written feedback was not provided by Heritage Victoria further to the meeting. Discussion on site focussed on the issues identified in Heritage Victoria's correspondence of 28 May, as well as the scope of conservation works to be delivered.

2.3.2 Draft permit conditions

On 17 April 2026, Heritage Victoria provided a summary of draft permit conditions to the project team.⁵ These conditions are addressed at Section 8.0.

⁴ Extracts from correspondence (letter), from Nicola Stairmand, Manager of Statutory Assessments, Heritage Victoria to Adam Mornement, Director, Lovell Chen, 28 May 2026.

⁵ Correspondence (email), from Nicola Stairmand, Heritage Victoria to Adam Mornement, Lovell Chen, 17 April 2026.

3.0 Conservation Management Plan (2021)

The most recent CMP for Jacksons Hill was prepared in 2021 (Lovell Chen). It was commissioned in anticipation of an amendment to the City of Hume Planning Scheme that was intended to give effect to recommendations of the Jacksons Hill Masterplan prepared by the Victorian Planning Authority in 2018 (see also Section 1.2). It was anticipated that the CMP would inform a Comprehensive Development Plan that was required to facilitate the delivery of the masterplan, including re-zoning of land. As a consequence, the CMP was not required to include detailed analysis relating to the conservation of individual buildings within the study area and provides only high-level guidance on opportunities for additions or alterations to heritage assets.

The CMP identifies a hierarchy of significance – ‘core’, ‘contributory’ and ‘lesser’. The study area is within an area of ‘core’ significance. The buildings and areas within it are also ‘core’, with the exception of the modern toilet block (N11 at Figure 4). Zones and buildings of core significance are those that provide material evidence of philosophies of (or approaches to) care for those with mental health disorders from the 1870s to the late twentieth century.

A physical analysis and assessment of the study area, consistent with the approach adopted for the 2021 CMP is at Appendix C. See also summary at Section 5.0.

3.1 CMP policies

Policies in the CMP of relevance to this submission include but are not limited to the following:

- *Policy 7, Remedial works*: Promotes the delivery of essential backlog maintenance to significant buildings, infrastructure and landscape areas as a priority.⁶
- *Policy 10, Future uses*: Identifies sustainable and appropriate uses for significant buildings at the study area as a high priority. In support of this objective, subdivision of the study area is noted as an action that can reasonably be contemplated from a heritage perspective, subject to the policies included in the CMP and the relevant planning considerations.⁷
- *Policy 11, Compatible use*: Consistent with the *Burra Charter*, the policy encourages future uses that are compatible with the assessed values of Jacksons Hill. This ambition is, however, qualified in recognition of the poor condition of the place and costs associated with remediation – ‘In this case, it is considered that a degree of pragmatism and flexibility should be applied [...]’.⁸
- *Policy 13, Views and visual relationships*: A key consideration is to encourage recognition of the heritage value that attaches to views looking north from the purpose-built asylum over the valley towards the distant hills as a consequence of their therapeutic/restorative potential – ‘Development on the land to the north of the purpose-built asylum should be managed such that distant views of the hills are maintained and built form is not overly dominant in the foreground’.⁹
- *Policy 14, Adaptation*: Promotes an approach to adaptative works to significant buildings that seeks to minimise impacts on original fabric and design attributes and qualities.¹⁰

⁶ Jacksons Hill CMP, Lovell Chen, December 2021, pp. 129-131. In general, the remedial works have yet to be delivered.

⁷ Jacksons Hill CMP, Lovell Chen, 2021, p.133.

⁸ Jacksons Hill CMP, Lovell Chen, 2021, p. 133.

⁹ Jacksons Hill CMP, Lovell Chen, 2021, pp. 134-135.

¹⁰ Jacksons Hill CMP, Lovell Chen, 2021, p. 135-136.

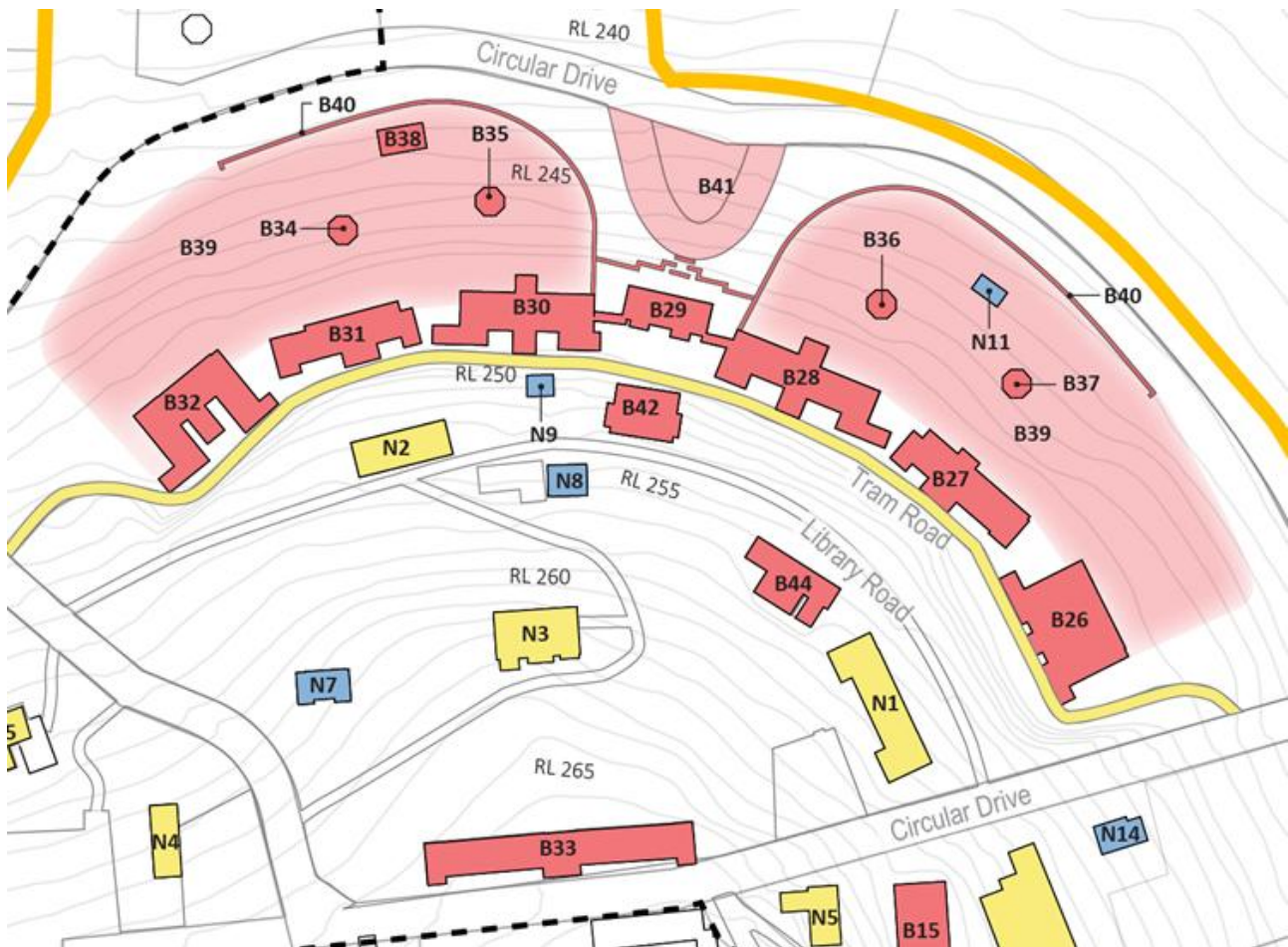


Figure 4 Levels of significance, buildings and elements (cropped): 'core' elements are indicated in red; 'contributory' elements are in yellow; and blue indicates 'lesser' significance
Source: CMP, 2021, p. 109

- *Policy 15, Additions:* Encourages additions that are sited in a manner that does not obscure significant relationships or involve the substantial removal of original or significant fabric.¹¹
- *Policy 16, New development:* Promotes consideration of the character and scale of significant buildings and elements, and the valued relationships between them, as factors in the siting and scale of new development. The policy also notes that, '[...] given the parlous physical condition of the complex, and having regard to the sometimes negative experience of comparable sites in navigating the path to a sustainable post-institutional future, it is considered that opportunities for development, to support new compatible uses and to "unlock" the site's potential, should be actively explored'. Recommendations specific to the purpose built asylum include: 'Other than minor/lightweight structures to support the use of the airing courts (B39), new development should generally not be contemplated in this location'; and 'Infill development may be contemplated to the south of B26 and to the west of B32, extending the crescent form in a manner that is responsive to its symmetrical composition. If contemplated, works should be set back behind the front (north) elevations of B26 and B32'.¹²

¹¹ Jacksons Hill CMP, Lovell Chen, 2021, pp. 136.

¹² Jacksons Hill CMP, Lovell Chen, 2021, pp. 136-138.

3.2 Approach to change

Adapting buildings B26-B28 to residential use will require physical change in the form of service upgrades, conservation works, removal of hazardous materials and works to enable to alignment with contemporary lifestyles and amenity. In order to adapt the buildings for residential use, the works will also include some upgrade to the existing spaces and building fabric to accommodate the change of use and to ensure that the buildings comply with the current building standards. The following principles were adopted in developing a design response that respects the heritage significance of the study area:

Study area

- Recognise that the study area forms part of a planned environment that is expressive of a therapeutic mode of psychiatric care (built 1890s-1910s).
- Recognise that all buildings within the purpose-built asylum demonstrate high levels of consistency in their architectural style and materiality.
- Recognise that planning for the purpose-built asylum is symmetrical, and responsive to the topography of the volcanic cone.
- Promote design outcomes – including conservation works – that enable a continued understanding of the common origin and integrated use of buildings within the study area and the east airing court.
- Ensure that a ‘net heritage benefit’ is achieved – i.e. an outcome that achieves a balance between conservation and sustainable reactivation of the study area.

Exterior

- Retain and conserve original features, areas and elements of B26-B28 and their setting, where condition allows, while accommodating upgrades to enable the reasonable use of the buildings for residential purposes.
- As far as possible, limit external change to areas/elements that have previously been modified.

Interior

- Minimise change in spaces that are expressive of principles of therapeutic care and retain their original plan form and decorative finishes. Attributes that express the belief that psychiatric conditions can be treated rather than demanding containment or incarceration include:
 - Environments to calm the senses as opposed to settings for containment – i.e. distinguished decorative treatments, generous internal volumes; and extensive fenestration for optimisation of natural daylight and access to views (also relates to the landscape setting, as noted below);
 - Programmatic and spatial diversity in the provision of accommodation – wards of varied scale (single cells and dormitories), as well as day wards and dining rooms;
 - Integrated networks of corridors, verandahs and walkways within and between buildings to enable classification and segregation of residents, as well as for reasons of hygiene/sanitation;
 - Facilitation of surveillance – i.e. co-location of attendant rooms with wards and watch slots on single cells.
- As far as possible, deliver works that are reversible – i.e. retain original decorative finishes behind new fit outs
- Deliver upgrades to services (electrical, HVAC and plumbing) that seek to minimise impacts on original fabric and fittings. Existing conduits should be used where possible

Landscape and setting

- Maintain the relationship between Buildings B26-28 and the airing court.
- Avoid new works and additions to the north of B26-B28 with the potential to impact upon views over the valley and hills (the views are an expression of the restorative/therapeutic approach to psychiatric care)

4.0 Place history

4.1 Chronology

The following historical chronology draws on from the detailed history included in the 2021 CMP. Emphasis on the major phase of development 1890s-1910s (when B26, B27 and B28 were built)

Table 1 Chronology

1865-1880s	Land at Sunbury was officially reserved by the government for an Industrial School in 1865, following the completion of the Sunbury train station to the Melbourne-Echuca line in 1859¹³, and the establishment of Industrial Schools in Victoria under the <i>Neglected and Criminal Children's Act (1864)</i>. A site of approximately 1,000 acres (400 hectares) was temporarily reserved for an industrial school to the south-east of Sunbury township. Early buildings (1865-1866) for the Industrial School were highly regimented and followed a military-style block plan. Ten wards, four workshops and a kitchen were built at the site's high point. A hospital was built part-way down the slope, and a farm complex was established at the base of the cone, with ready access to arable land (the majority of these buildings are indicated in black at Figure 5). In 1879, the Industrial and Reformatory Schools Department took control of a facility in Ballarat and in exchange the Lunacy Department was given the site at Sunbury. The following year, 221 men and 253 women were moved to the site with approximately 40 patients per ward. By 1883, considerable dissatisfaction was expressed with the management of and conditions at the Sunbury site, triggering a major government enquiry.¹⁴
1888-90	Concept plans for a new asylum at Sunbury were prepared by architect Henry Bastow of the Public Works Department (PWD, see Figure 5 and Figure 6). The concepts were an outcome of the Zox Commission (discussed further at Section 4.2). The first phase of the new development was approved in 1890.
1890s	The Female Refractory Ward (B25), an administration block (B29), hospital wards (including B28), admission and special wards (B27 and B31) were constructed in the first half of the 1890s (1891-94). Sunshades (rotundas) were constructed in the airing courts to the north of the new asylum buildings in 1896-97 (buildings B34-B37).
1906-08	New infirmary wards (B26 and B32), a kitchen (B42) and a staff mess room (B44) were constructed, broadly following the symmetrical plans prepared by the PWD in 1888/89.
1930s	The site was sewered, and its name was changed to the Sunbury Mental Hospital (1933).
1930s-60s	Additions to the Mental Hospital site during the 1930s included a Hall/Chapel (N3) and Single Male Quarters (N4) were constructed.

¹³ David Moloney, *City of Hume: Heritage Study of the Former Shire of the Bulla District*, 1998, pp. 133-136.

¹⁴ Nigel Lewis, Richard Aitken, *Caloola Centre Sunbury Conservation Analysis, Prepared for the Urban Land Authority*, March 1992 p.10

	A nurse's home (staff hostel, N6) and Hostel for Female Artisans (N5) were constructed (1949-51). Following the transfer of the last psychiatric patient (in 1968), the complex was renamed the Sunbury Training Centre.
1985	The Sunbury Training Centre was renamed the Caloola Centre.
1992	Community Services vacated Caloola on 31 October 1992. This was followed by a process of options analysis to identify how best to dispose of the site by the Urban Land Authority.
1994	It was announced that areas at Caloola – including the purpose-built asylum – were to be adapted as the Sunbury campus of Victoria University of Technology (VUT, later VU). Works for the adaptation of the buildings were undertaken during 1994/95.
1995-2011	VU occupied the site for 13 years and maintained responsibility for it following the closure of the campus. The campus was briefly occupied by Hume Grammar School (c. 2009-10). As noted at Section 1.2, in 2008 VU initiated plans for disposal of Caloola. Hume City Council lodged an application to rezone the site in 2011.
2017-25	The Minister for Planning commissioned the Victorian Planning Authority (VPA) to prepare a masterplan for Jacksons Hill. The masterplan was gazetted on 8 November 2018 (it is a Reference Document at Clause 72.08 of the Hume Planning Scheme, an outcome of Amendment C232hume). The Government purchased part of the site on 3 December 2018.

4.2 Purpose-built asylum

Buildings B26-B28, their setting and outbuildings constitute part of a major upgrade to Jacksons Hill that was initiated in the late-1880s and constructed in increments from the early-1890s to the 1910s (see historical drawings included in Appendix B). The upgrade was an outcome of the Royal Commission on Asylums for the Insane and Inebriates (1884-86) that was chaired by Ephraim Lamen Zox, member of the Legislative Assembly for East Melbourne (generally referred to as the Zox Commission). The Commission undertook a comprehensive review of the then asylum system in Victoria and was critical of the large institutional complexes then in operation. Its report concluded that the prevailing 'block plan' model, characterised by vast monolithic buildings housing large numbers of patients, was fundamentally flawed.

The Commission stated that:

A great error has been committed in the erection of enormous buildings on the 'block plan' and that the 'cottage system should have been in the past and certainly should be in the future, more

generally adopted. The erection of the huge piles of buildings at Kew, Ararat, and Beechworth has added a permanent tax to the country without any equivalent advantages [...].¹⁵

The Commission also examined conditions at Sunbury Asylum and recommended the construction of additional accommodation that would better reflect contemporary approaches to the treatment and management of patients. In response to these findings, Henry Bastow, Chief Government Architect of Victoria's Public Works Department (PWD), prepared a master plan for a new purpose-built asylum precinct at the northern end of the Sunbury site in 1888 (Figure 5).

As seen in the concept block plan, there was a significant departure from earlier institutional planning principles. Rather than concentrating patients within a single large building, the new plan adopted a pavilion or cottage model, comprising a series of smaller accommodation units connected by covered walkways. This approach was intended to provide improved access to light, air and outdoor space, while also allowing for the more effective classification and supervision of patients.

The new buildings were arranged in a symmetrical crescent formation that responded to the topography of the volcanic cone on which the complex was situated.¹⁶ This arrangement took advantage of the expansive views looking north over the Jacksons Creek valley, as well as natural drainage while creating a coherent institutional landscape. Following a detailed survey of the site in 1889, more developed concept plans were prepared for the purpose-built asylum (Figure 6). These drawings were subsequently forwarded to Dr Frederick Norton Manning, Director of the Tarban Creek Asylum in New South Wales for comment and review. Dr Manning was one of Australia's foremost authorities on asylum reform.¹⁷

The concepts evident in the 1889 plan were not fully realised. While the original proposal envisaged development across three distinct tiers, only the central tier was ultimately constructed. The plans of these buildings were approved in 1890 and construction commenced in 1891.¹⁸ The works that were undertaken involved substantial modification of the site topography, including extensive excavation and earthworks involving cut and fill for benching (Figure 7).

The central Administration Block opened in 1897-98 as did four of the wards – two arranged symmetrically to either side of the Administration Block, including B27, B28, B30 and B31. The two infirmary wards (male and female) now known as B26 and B32 were added in 1906 (see Figure 10).

Associated works that constituted part of this initial phase of development included the formation of enclosed airing courts to the north, with timber sunshades/ shelters. The sunshades were constructed to provide patients with protected outdoor spaces for recreation and therapeutic exercise.

The 1908 block plan (Figure 9) indicates that the new precinct was integrated within a carefully designed landscape setting consisting of lawns, established garden beds with pathways and ornamental plantings located within the airing courts. The block plan also indicates the extent of fencing that was introduced at the complex. A ha-ha wall defined the northern boundary.

¹⁵ Royal Commission on Asylums for the Insane and Inebriate, First Progress Report, n.d., n.p. as cited in Nigel Lewis, Richard Aitken, *Caloola Centre Sunbury Conservation Analysis, Prepared for the Urban Land Authority*, March 1992, p. 10-11.

¹⁶ Nigel Lewis, Richard Aitken, *Caloola Centre Sunbury Conservation Analysis, Prepared for the Urban Land Authority*, March 1992 p. 11, 13.

¹⁷ Nigel Lewis, Richard Aitken, *Caloola Centre Sunbury Conservation Analysis, Prepared for the Urban Land Authority*, March 1992 p.11,15.

¹⁸ Nigel Lewis, Richard Aitken, *Caloola Centre Sunbury Conservation Analysis, Prepared for the Urban Land Authority*, March 1992 p.11.

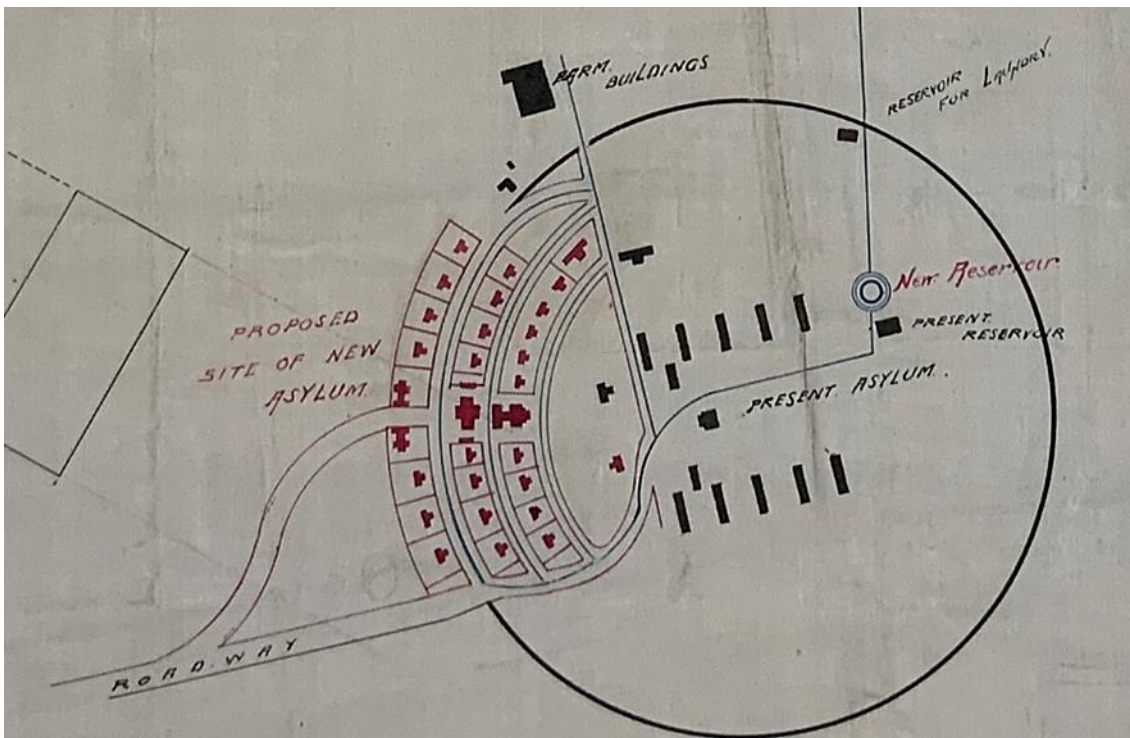


Figure 5 Concept block plan, 1888, of the proposed purpose-built asylum at Sunbury (north is at right)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.21

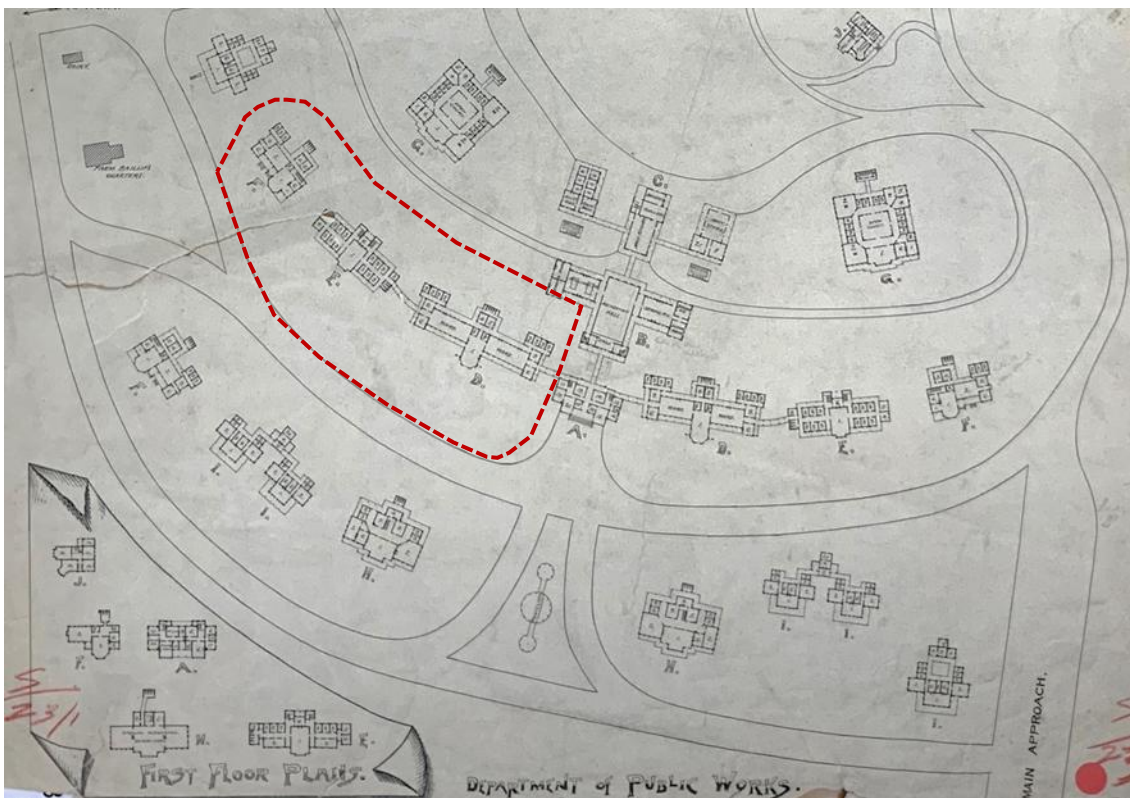


Figure 6 Concept plan (part) for the purpose-built asylum, Public Works Department, 1889 (north is at bottom):
the study area, approximate extent, is indicated
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.26

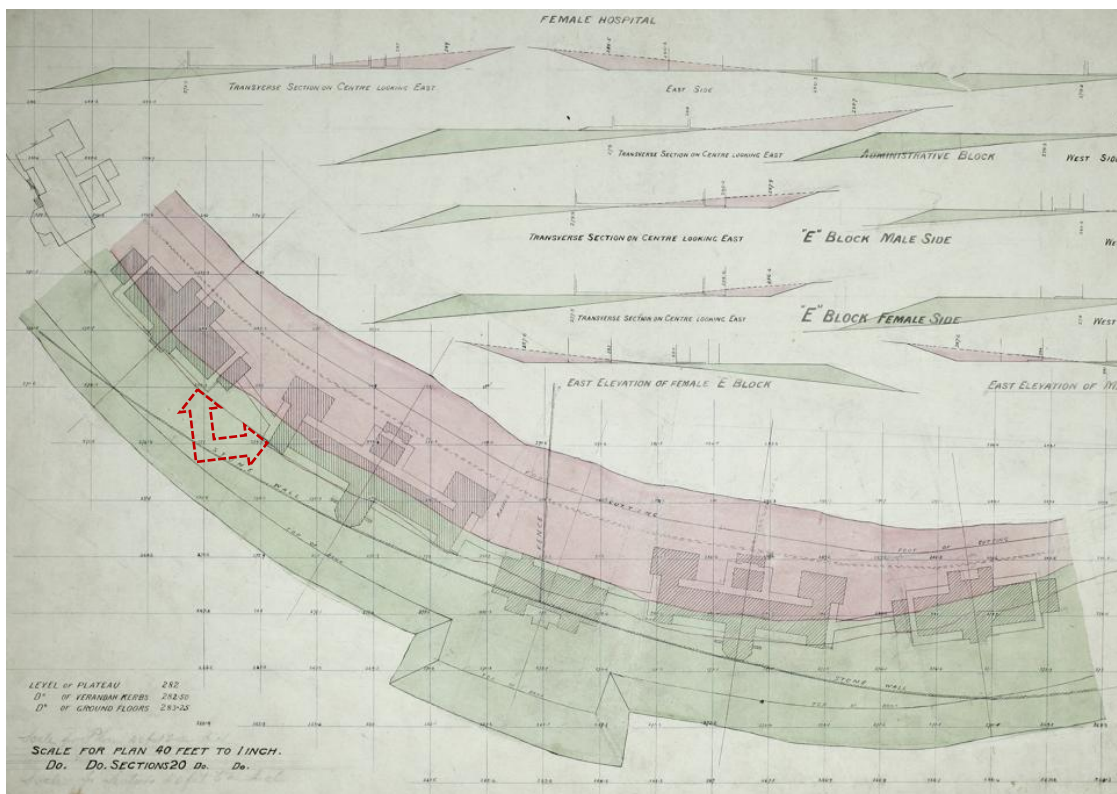


Figure 7 Cut and fill plan for the purpose-built asylum, 1892 (cropped): blocks plans of buildings B27 and B28 are indicated – north is at bottom
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.39



Figure 8 Early twentieth century photograph of the purpose-built asylum: from left, buildings B29, B30 and B31
Source: Victorian Collections, Sunbury Family History and Heritage Society Inc, Identifier: P0894

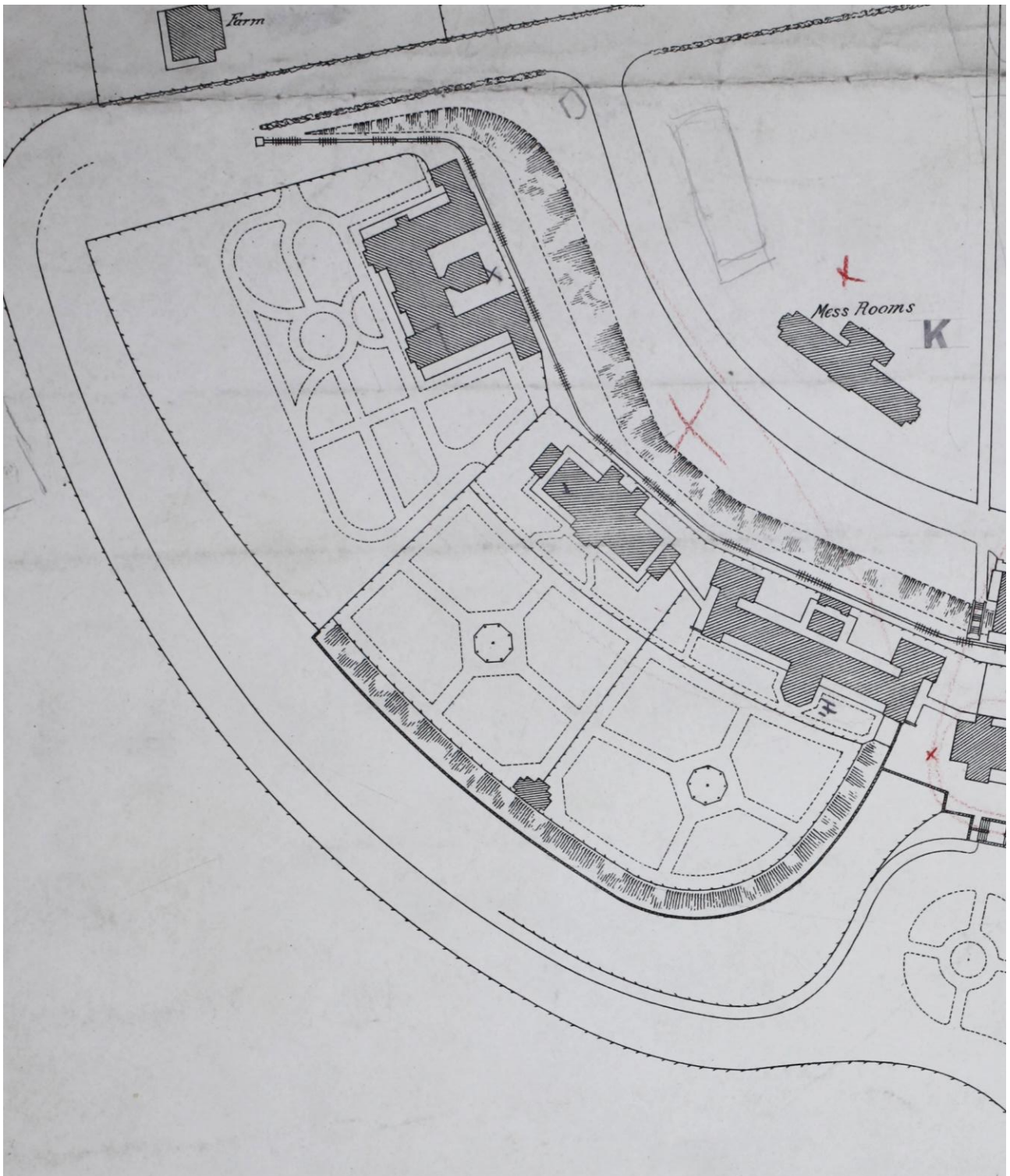


Figure 9 Sunbury Lunatic Asylum General Block Plan, 1908 cropped to the study area (north is at bottom): note the extent of the fencing within the complex
Source: PROV VPRS 3686/P0017/1140

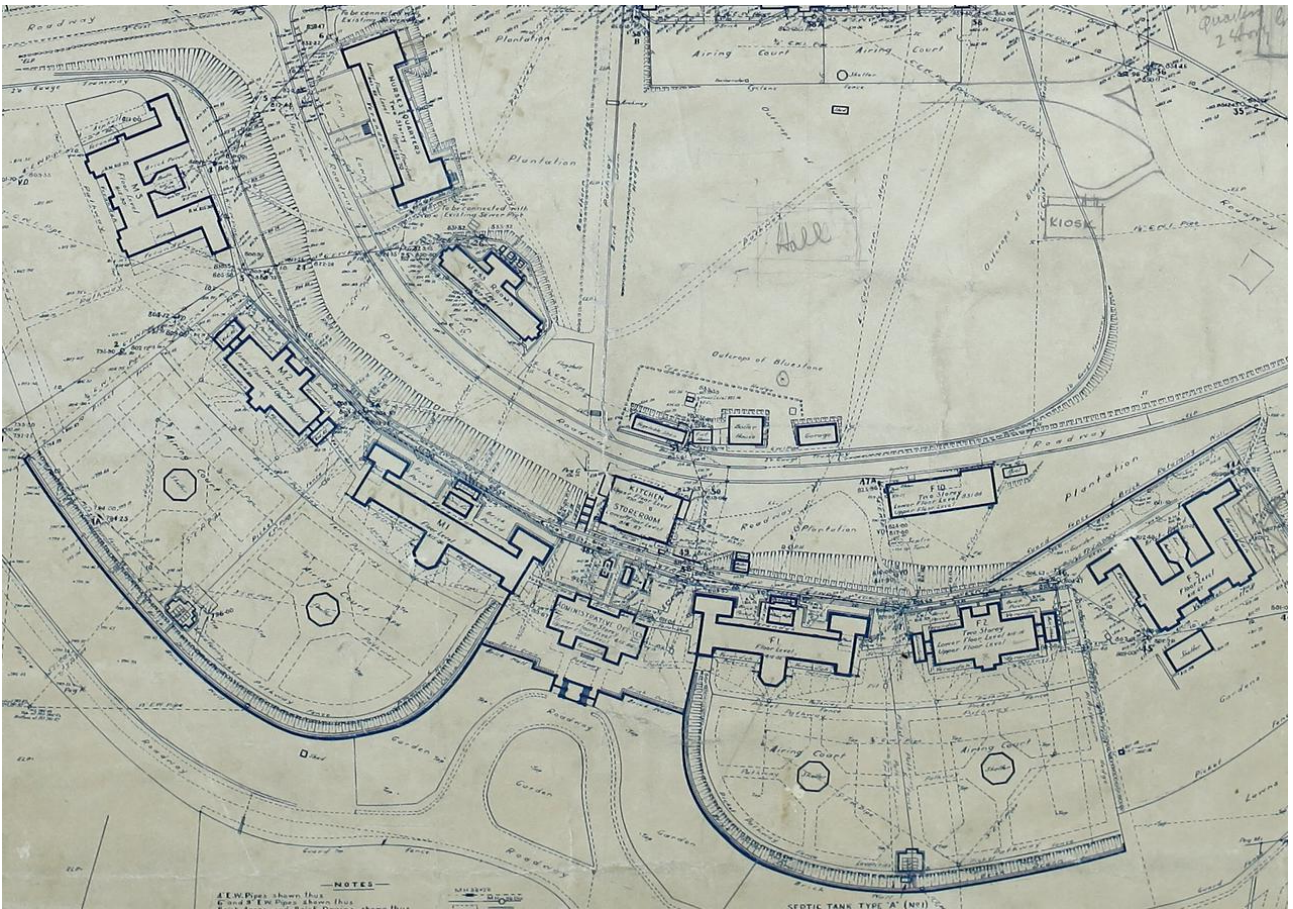


Figure 10 Locality plan for sewerage, 1938, showing the purpose-built asylum: note the symmetrical arrangement of the buildings to either side of the central Administration Block – north is at bottom
Source: Sewer plan, 1938, PROV

5.0 Physical analysis

A physical analysis of the study area and the buildings and elements within it is at Appendix C. This analysis builds on the 2021 CMP, which identifies the study area as being of 'core' (or primary) significance.

As noted above, the CMP was not required to include detailed analysis of the various buildings at Jacksons Hill. For that reason, a core objective of Appendix C is to identify built elements, planning arrangements, landscape treatments and decorative finishes that are original and provide evidence of the approach to therapeutic care. Alterations are noted, where known; including works undertaken by VU in 1994-95.

The analysis concludes with an assessment of the relative levels of significance and the implications of the levels of significance.

5.1 Summary

The study area is located on the northern slopes of Jacksons Hill, an extinct volcanic cone whose elevated setting was a key factor in the planning and design of the asylum. The buildings were arranged to follow the contours, creating an ordered institutional landscape that maximised sunlight, air circulation and expansive views across the surrounding landscape. These qualities were components of contemporary therapeutic treatment philosophies.

The airing court to the north of buildings B27 and B28 were important components of the therapeutic environment. These enclosed outdoor spaces enabled patients to spend time outdoors within controlled and supervised surroundings. Historically bound by tall timber fences, the courts provided access to fresh air, natural light and views while supporting patient management and segregation practices. Although many original pathways and planting schemes have been lost, the spatial relationship between the buildings and airing courts remains evident.

A major adaptation program was undertaken in 1994-95 following the closure of the psychiatric hospital and the site's redevelopment by VU. While the buildings largely retained their original external form and character, significant internal modifications were made to accommodate educational uses; new services, accessibility upgrades and teaching facilities.

5.1.1 *Elements of primary significance*

While each building contributes to the significance of the heritage place as a whole, the degree of significance varies within and around B26-28 and their settings. Elements, areas and attributes of primary significance are directly expressive of the principles of therapeutic care and generally retain high levels of integrity to their original condition. They include:

Landscape setting

- Airing court
- Ha-ha wall
- Octagonal timber sunshades (B36 and B37)

Female Infirmary Wards (B26)

- External presentation and details throughout as completed in 1906, including integrated verandahs and walkways
- Interior: The original dining room, day ward and infirmary wards, including planning arrangements, and original finishes, details and decorative treatments, including:
 - Timber-framed multi-pane glazed screens
 - Pressed metal linings

- Timber trusses
- Decorative timber cornices with motifs
- Original fireplaces, some of which retain timber mantelpieces
- Three original four-panelled timber doors with observation slits to the south of the day ward

Female Admission and Special Wards (B27)

- Original (1896) external presentation and details throughout, including integrated verandahs and walkways
- Interior: The planning arrangement throughout, the original day room (ground floor) and dormitory on the first floor including original finishes and decorative treatments, including:
 - Timber lined ceilings and pressed metal ceiling vents in the central rooms
 - Flag stone flooring and timber skirtings in the hallways to both primary levels
 - Timber framed four-panelled doors and timber architraves around the windows

Male Hospital (B28)

- Original (1896) external presentation and details throughout, including integrated verandahs and walkways
- Interior:
- Central day room, including:
 - Original plan form, volume and decorative details
 - Timber trusses, metal tie-rods and timber lining boards in herringbone arrangement
 - Pressed metal circular ceiling vents
- Former wards to the east and west of the day room, including:
 - Original plan form, volume and decorative details
 - Timber roof trusses where retained (east wing)
 - Timber lining boards in herringbone arrangement within the east wing

Graphic representations of the levels of significance at the study area are at Figures 40-43 of Appendix C.

6.0 Proposed works

6.1 Conservation works

Comprehensive packages of conservation works will be delivered for buildings B26, B27 and B28 and the two sunshade structures (B36 and B37). All of the historic buildings have been neglected and exhibit the cumulative effects of long-term vacancy, deferred maintenance and exposure to water ingress. This has resulted in a significant backlog of conservation and repair works, including works required to stabilise and protect original fabric, address deteriorated roofs, rainwater goods, joinery, masonry, and internal finishes and make the buildings safe for ongoing occupation. The delivery of conservation works is therefore a fundamental component of the proposal and is necessary both to arrest further deterioration and to enable the sustainable adaptive reuse of the buildings.

At the time of writing, it was not possible to predict with certainty the full quantum of conservation works that will be required – it is anticipated that the preparation of a detailed schedule of conservation works will be conditioned on permit (see Section 0). Assumptions, general principles and a tentative list of works are identified below.

Overall, general repair works to the significant heritage buildings on site will include the following –

- Brick masonry walls
 - Repointing and mortar repairs to brick masonry walls as required
- Timber fenestration
 - General repair works to the existing timber doors and windows – make-good to match existing. Retention, repair and servicing of original timber windows, including sash adjustments, draught sealing, glazing repairs, reweighting and replacement of sash cords where required
 - General repair work as required for the stained-glass windows
- Timber flooring and floor structure
 - The timber flooring within the heritage buildings, where original and in good condition, will be retained
 - Works in some rooms may include strengthening of the existing floor joists or alterations for the introduction of the bathrooms and amenities
- Roof areas
 - Removal and reinstatement of the existing slate tiles following the installation of sarking for compliance and waterproofing purposes
 - General cleaning works of the existing slate tiles to remove efflorescence
 - Flashing: repair and replace flashing to match existing
 - Guttering: the existing gutters will be cleaned and checked for compliance – as noted, the rainwater goods are to be inspected and redesigned in concert with a hydraulics engineer to ensure that they comply with standards
- Timber elements (including cupolas, half-timber detailing to gable ends and timber soffit boards)
 - Repair of damaged timber elements either by using the splicing repair method, or replacement of timber member where necessary – replacement elements to match the existing materials and detailing

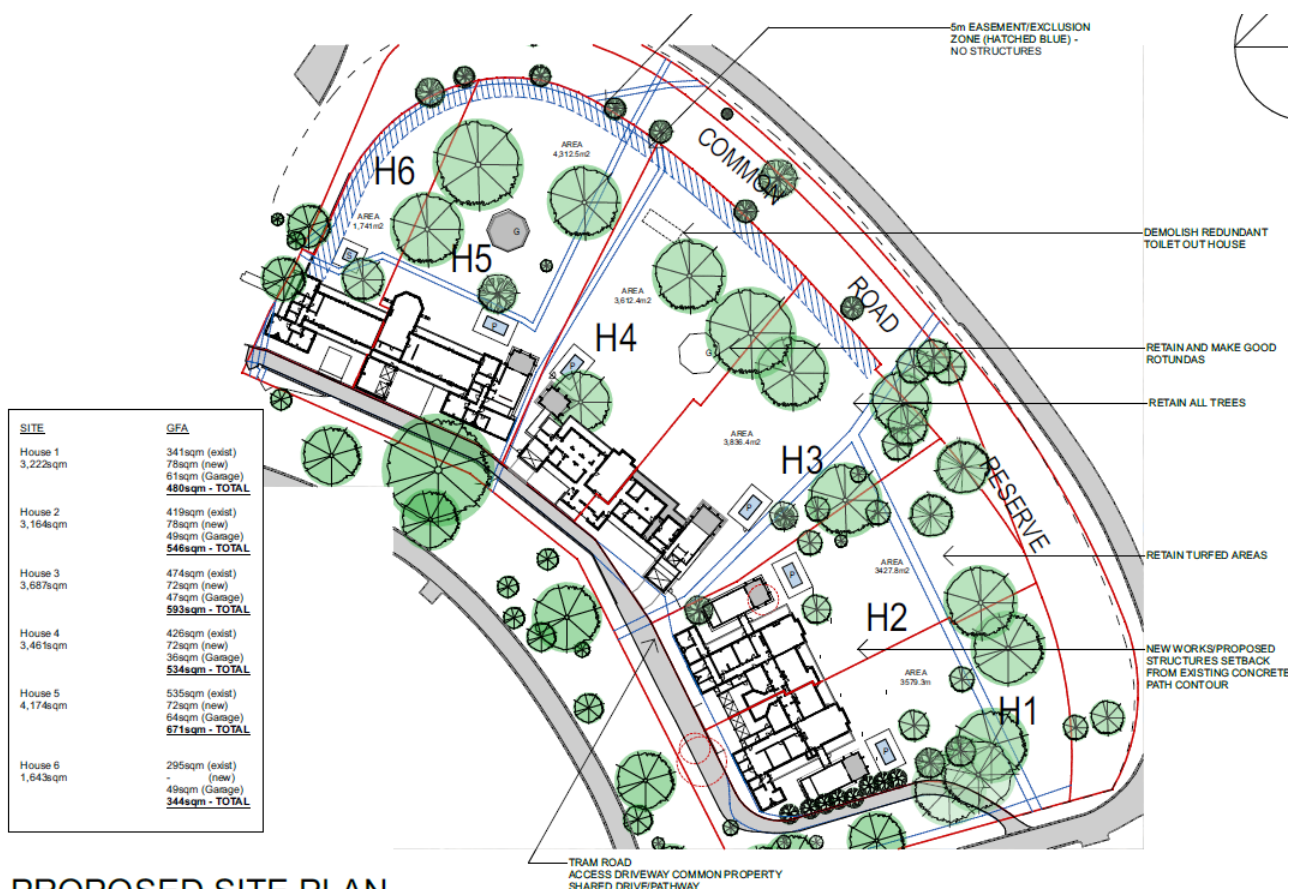
- Some of the timber cupolas to buildings B26 and B27 are deteriorated as a result of lack of maintenance. Further to inspection, damaged members are to be replaced to match the existing
- Detailed inspections are to be undertaken to inspect the timber rafters, half-timber detailing to the gable end of the roofs and the timber soffit boards. Timber members that are damaged are to be replaced and repaired as per the specifications outlined in the detailed schedule of conservation works being prepared for the site
- Verandah
 - Review of the existing verandah flooring and areas where the tessellated tiles have subsided in some locations
 - The tessellated tiles will be carefully salvaged and the substrate to the verandah repaired as per the review and details of the structural engineers
 - The tessellated tiles will be reinstated following the repair works to the verandahs

6.2 Adaptive reuse works

A general overview of the proposed reuse works at the site includes the following (Figure 11):

- Adaptation of buildings B26-B28 for residential use, with each building divided into two dwellings. The works will seek to retain significant spaces, evidence of original planning arrangements and important decorative finishes while introducing the facilities required for contemporary residential occupation.
- Construction of single-storey pavilions for Houses 1-5 to provide supplementary living accommodation. The pavilions are sited to the sides of the historic buildings (as far as possible) and are of demonstrably contemporary design.
- Introduction of swimming pools (H1-H5) and a hot tub (H6) and associated landscape works within private open space areas, designed to support the residential use of the place.
- Provision of two parking spaces for each dwelling, located to the rear or less prominent parts of the study area.
- Landscape improvements within the study area.
- The proposal also anticipates the introduction of discreet modern roof interventions to B26 and B28, including skylights and solar panels.

The detailed list of the proposed works in each of the buildings B26, B27 and B28 for the proposed dwellings are included below.



PROPOSED SITE PLAN

Figure 11 Proposed site plan (cropped)
Source: Group Architects

6.2.1 Building B26

Demolition works at building 26 include removal of the intrusive cold rooms and associated walkways introduced to the south of the building in 1994-95 to introduce two double garages in this location for Houses 1 and 2.

The proposal includes installation of a fire-separation wall within the former day ward to divide the building into two separate residences. The installation of the fire separation wall requires the removal of a bay of the pressed metal ceiling in between two timber trusses. The pressed metal ceiling panels will be carefully removed and reused for repair works in other areas of the building. The timber flooring and structure will also be removed to accommodate the footing of the fire separation wall.

House 1

Proposed works within the eastern section of building B26 include:

- Conversion of the former infirmary ward to a family and media room. The works will retain the original timber trusses, decorative detailing and pressed metal ceilings within this space. The works will also include partial enclosure of the timber and glazed partition to provide privacy between the living space and the master bedroom to the west.
- Introduction of light weight partition walls within the rear eastern former infirmary ward to introduce two bedrooms, study area and three wet areas to the south accommodating a WC, bath and a laundry. New plasterboard ceilings may be introduced within these areas for the purposes of introduction of new services including light fittings, mechanical ventilation and HVAC ducts.

- Conversion of the western portion of the former day ward into a master bedroom and introduction of walk-in wardrobes within the previous altered three former single patient rooms. The timber doors for the former patient rooms will be retained and remain locked along the master bedroom side and new light weight wall be introduced for the proposed wardrobes.
- Partial demolition of walls within three rooms in the south-east for adaptation as a guest bedroom. Wall nibs will be retained.
- Partial demolition of the external east wall below the verandah roof to accommodate the new link connecting to the pavilion to the east.

House 2

Proposed works within the western section of B26 include:

- Conversion of former dining room to the north-west into a family and media room. The works will retain the original timber trusses, decorative detailing and pressed metal ceilings within this space. The works will also include partial enclosure of the timber and glazed partition to provide privacy between the living space and the master bedroom to the east.
- Introduction of opening in the west wall of internal hallway, providing access to the link to the pavilion. The works will also include partial demolition of the external west wall below the verandah roof to accommodate the new link connecting to the proposed pavilion to the east.
- Conversion of the former kitchen and storeroom into two bedrooms. These works will require construction of a light-weight partition wall and an opening between the former store and scullery. New plasterboard ceilings may be introduced within these areas for the purposes of introduction of new services including light fittings, mechanical ventilation and HVAC ducts.
- Partial demolition of walls of two of the former attendants' rooms to the south and introduction of new partition walls to convert wet areas in this location consisting of a WC, bath and laundry. Wall nibs will be retained.
- Conservation of other two former attendants' room into a guest bedroom and a bathroom. Wall nibs will be retained.

6.2.2 Building B27

The works proposed at B27 include the demolition of the 1935 dining room for the construction of a new pavilion in its location providing contemporary living space for proposed House 3.

The proposal includes removal of the doorways connecting to the eastern hallway from the former Day Room on the ground floor and Associated Dormitory on the first floor respectively for the introduction of a fire-separation wall to divide the building into two separate residences. The installation of the fire separation wall requires infilling of the doorways and sections of the timber ceiling panels.

House 3

Proposed works within the eastern section of building B27 to convert into House 3 include:

- Partial demolition of walls for introduction of square openings between four former single rooms on ground floor to convert them into a media/games room and a guest bedroom respectively. The demolition will retain nibs and spandrels of the original walls.

- Removal of the existing bluestone flagstones within the ground-floor hallway for the introduction of a new substrate. The bluestone flagstones will be reinstated following the introduction of the new substrate.
- Construction of a lightweight partition wall in the first-floor dormitory to the north to introduce a new ensuite bathroom for the proposed master bedroom.
- Conversion of the first-floor rooms into bedrooms and introduction of two new bathrooms on the first floor.

House 4

Proposed works within the western section of building B27 to convert into House 4 include:

- Demolition of the internal layout and introduce two large roller door opening to the south wall of the 1935 toilets in the south-west corner to accommodate a double garage.
- Removal of the later enclosure of the former verandah opening along the west elevation on the ground floor to accommodate the glazed link to the new pavilion.
- Introduction of openings within the western hall on the ground floor and within the former single rooms on the ground floor to convert these spaces into a kitchen and dining area.
- Conversion of the former day room on the ground floor into a family/ media room. The timber ceiling in the southern bay of this room may be removed to accommodate the proposed ensuite in the master bedroom on the first floor.
- Construction of a light-weight partition wall within the first-floor central associated dormitory to divide this space and introduce a new ensuite for the proposed master bedroom. A new plasterboard ceiling may be introduced in this ensuite area for the reticulation of new services.
- Construction of a lightweight partition wall in the first-floor dormitory to the north to introduce a new ensuite bathroom for the proposed bedroom. Two bedrooms with ensuites are proposed within the first-floor rooms.

6.2.3 Building 28

The doorway of the west wall of the central former day room in building B28 will be removed and infilled for the introduction of a fire-separation wall to divide the building into two separate residences. The installation of the fire separation wall also requires removal of sections of the timber ceiling panels.

House 5

Proposed works within the eastern section of B28 include:

- Demolition of the 1950s addition to the south-east for the construction of the new pavilion.
- Demolition of the internal fit-out of contemporary toilets within the central wing to introduce a double garage with roller doors along the east elevation.
- Removal of one of the windows along the south elevation and demolition of the brick masonry below the windowsill to introduce a new entrance door.
- Construction of a light-weight partition wall within the central day room to introduce an ensuite for the proposed master bedroom. A new plasterboard ceiling may be introduced in this ensuite area.
- Conversion of the existing rooms in the eastern wing of B28 to accommodate three bedrooms with three wet areas consisting of a WC, laundry, bathroom and an ensuite for the guest bedroom

House 6

Proposed works within the western section of B28 include:

- Partial demolition of one bay of the verandah to the west of B28 that connects to the Administration Building (B29). This bay is proposed to be demolished for the construction of the new property fence.
- Construction of a new steel framed double carport to the south, adjacent to the central wing and introduction of a fenced enclosure adjacent to the carport for services.
- Removal of one window along the south elevation and partial demolition of the brick masonry wall to introduce a new entrance door to the proposed residence.
- Removal of a window and demolition of the brick masonry below the sill of the window to introduce a double door along the north elevation to connect to the open verandah and the garden.
- Conversion of the west ward into an open kitchen, dining and living area.
- Partial demolition of internal walls within the south-west rooms to convert this space into a bedroom.

Solar panels

The proposal includes the installation of solar panels to the rear (southern) roof planes of Buildings B26 and B28, facing Tram Road.

6.3 Pavilions and pools

The proposal includes the construction of five new pavilions to provide contemporary living spaces for the residences. The pavilions accommodate open kitchen and dining areas, together with terraces oriented towards the north. They are designed as lightweight contemporary structures with low-pitched roofs concealed behind parapets. The materials palette comprises curved metal cladding in a gun metal grey finish and clear glazed doors.

Pavilions for Houses 1 and 2 are proposed as freestanding structures located to the east and west of building B26 respectively and connected to the heritage buildings via glazed links. The pavilion for House 3 is proposed in the location of the 1935 dining room. The pavilion for House 4 comprises a smaller glazed terrace that extends via a glazed link from the west elevation of B27. The pavilion for House 5 is to the east of B28, setback from the east elevation by approximately 1440mm.

The proposal also includes the construction of five swimming pools, together with associated pool surrounds, fencing and landscape works, for Houses 1 to 5. The pools are located within the private open space areas adjoining the new pavilions. In addition, a small sauna is proposed within the private open space area to the north of House 6, east of the ha ha wall.

6.4 Landscape works

The proposed landscape works at the site include the following:

- Introduction of 1.8 m high fencing to define the proposed subdivided residential allotments for the six dwellings. The southern sections of the fencing will comprise solid timber 'lap and cap' fencing to provide privacy, while the northern sections will comprise timber posts with wire mesh infill panels.
- Removal of the brick paving and the brick-lined drain which are in a poor condition, to the south of the heritage buildings. The brick paving will be carefully removed and salvaged for reinstatement following the installation of new services and substrate.
- The concrete paving and pathways to the north and within the northern airing courts are proposed to be removed and replaced with gravel finish to reference the historic ground treatments.

6.5 Compliance and service upgrades works

Compliance and service upgrades will be required to enable residential use in buildings B26-B28. Described below is a general methodology that has been identified for undertaking these works. Further detailed investigations will be undertaken to develop detailed design documentation. The detailed documentation is anticipated to be submitted to Heritage Victoria for endorsement as a condition of the permit.

6.5.1 Structural

Structural compliance works associated with the proposed change of use may include targeted interventions to improve the connection and overall stability of existing building elements, while minimising impacts on significant heritage fabric. These works may involve the introduction of notional tie provisions between structural elements, including diaphragm connections between the existing roof and floor structures and the masonry walls, to improve load transfer and restraint. The condition and stability of chimneys and parapets will also be reviewed, together with the lateral capacity of the proposed building configuration, to identify whether discreet strengthening works are required to satisfy contemporary structural performance and safety requirements.

The structural compliance works associated with the proposed adaptive reuse will include the introduction of new fire- and acoustic-rated party walls between the proposed dwellings. These interventions are necessary to satisfy contemporary building code requirements relating to fire separation, acoustic performance, and occupant safety, while facilitating the subdivision of the buildings into independent residences.

6.5.2 Ventilation

Subfloor ventilation

As noted at Section 1.1.1, several locations within B26-B28 have poor or inadequate sub-floor ventilation.

It is proposed to remove the timber flooring within B26 and B28 and the ground floor of B27 to inspect the existing subfloor conditions and provide for adequate sub-floor ventilation (see also Section 6.5.4).

Timber that is in sound condition will be salvaged for reuse.

Mechanical ventilation will be introduced in areas where passive ventilation cannot be achieved.

New vents and grilles

New fans, vents and grilles are required for the proposed new kitchens (B27) and bathrooms (throughout). As far as possible, existing openings will be used, generally located in areas of little/no significance.

Details of the new vents and grilles require further investigations and will be developed in consultation with the heritage architect.

6.5.3 Roof compliance works

The proposed works include review of the existing rainwater management systems for buildings B26-B28. As part of the development of the detailed service documentation, a hydraulics engineer will review the existing gutters and downpipes with respect to compliance and functional adequacy.

The works will include repairs to existing rainwater goods where damaged and causing water ingress. The works will also require the introduction of new gutter and downpipes in some locations to address the compliance requirements. Detail design and drawings of the proposed rainwater goods will be provided as part of a permit condition for endorsement by the Executive Director.

To ensure that roof areas are waterproof, new sarking will be installed below the existing slate roofs. The works will include careful removal of the existing slate tiles, which will be salvaged and reused wherever possible. In areas where the slate tiles are broken, second hand slate tiles are proposed to be installed to match the existing.

6.5.4 Service upgrades - Plumbing, mechanical and electrical

As noted above and in the *Services Install and Distribution – Methodology Plan* prepared by Nine in Six, the existing timber flooring is proposed to be temporarily removed to facilitate inspection of subfloor areas and delivery of associated subfloor ventilation works. In response, the services strategy has been developed to accommodate, wherever practicable, new sewerage, mechanical and electrical services within the subfloor void.

- New sanitary drainage will be routed primarily through accessible subfloor areas created as part of the broader subfloor remediation works. Ground-floor branch drains will be concealed beneath floors and coordinated with other hydraulic services. For upper-floor wet areas, compliant drainage falls will generally be achieved by locally raising bathroom floors or utilising dropped ceilings below. Where required, sanitary pipework may run within purpose-built bulkheads or ceiling voids before discharging through selected vertical stacks positioned within less significant areas.
- Stormwater services will be coordinated with sewer infrastructure and, where practicable, installed within common trenches.
- Hot and cold-water pipework will be distributed through concealed routes, including subfloors, service risers, bulkheads and new lightweight partitions. These routes will be coordinated with sewer, stormwater, mechanical and electrical services to reduce duplication and limit new penetrations.
- Electrical cabling will generally be distributed beneath floors and routed vertically through new partitions and service zones. Lightweight service walls may be introduced to avoid surface-mounted conduits and reduce disturbance to solid masonry walls. Localised ceiling voids and bulkheads may accommodate lighting, controls and electrical infrastructure, while representative areas of original ceiling fabric will be retained.
- Mechanical services, including HVAC and ventilation, will be integrated into concealed subfloor areas, ceiling voids, bulkheads and service zones wherever possible.

7.0 Assessment

Set out below is an assessment of heritage impacts addressing works for the adaptive reuse of buildings B26-28 to private residences with associated gardens, amenities and infrastructure. The assessment is structured around the considerations at Section 101(2) of the *Heritage Act, 2017* for which the Executive Director must have regard in determining permit applications:

- (a) The extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object;
- (b) The extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object.

7.1 The extent to which the cultural heritage significance of the place or object is affected by the proposal [s. 101(2)(a)]

Section 101(2)(a) of the Act requires that the Executive Director evaluates the detrimental impact (or 'harm') that a permit application may engender on the heritage values identified for a place against the benefits that would be derived from the programme of works proposed.

According to the guiding document by Heritage Victoria *Principles for considering change to places in the Victorian Heritage Register*,¹⁹ the determination of impacts of a proposal starts from Principal 1 'Understand why the place is significant'. The other three 'principles' are as follows: *Principle 2*, A cautious approach; *Principle 3*, Protect significant settings and views; *Principle 4*, Respectful change and new built form.

Values that attach to the Jacksons Hill (H0937) are historical, architectural, aesthetic, social and archaeological, as addressed below.

As per the CMP of 2021, the study area is part of the purpose-built asylum 'zone', an area of primary significance to Jacksons Hill (see also Section 3.0).²⁰ Accordingly, for the purposes of this assessment, a primary consideration is the potential for impacts in the context of that area (or zone).

7.1.1 Historical significance

As summarised from the VHR statement of significance, the purpose-built asylum is of historical significance:

- for its demonstration of attitudes to mental health care (therapeutic care);
- for the large and architecturally impressive buildings in a curved detached pavilion arrangement that demonstrate changes in the accommodation and treatment of mentally ill patients in the late nineteenth century; and
- for its association with PWD architects, notably Henry Bastow and Chief Architect George Watson, as well as the noted landscape designer, Hugh Linaker, who was responsible for the grounds from 1912.

A guiding principle of the approach to change at the study area has been to minimise, as far as possible, physical change to the original building envelopes. This approach was adopted because it is recognised that the purpose-built asylum (including the study area) demonstrates high levels of consistency in terms of the architectural style and materiality of the primary buildings. Further, the planning of and spatial relationships within the purpose-built asylum

¹⁹ *Principles for considering change to places in the Victorian Heritage Register*, https://www.heritage.vic.gov.au/data/assets/pdf_file/0015/612402/Principles-for-considering-changes-to-places-in-the-Victorian-Heritage-Register-3.pdf, December 2022.

²⁰ Jacksons Hill CMP, Lovell Chen, 2021, p. 107.

are variously expressive of principles associated with therapeutic modes of care for psychiatric patients. The application of this rationale to the building interiors has resulted in emphasis being placed on the conservation of spaces and attributes of primary significance (see Appendix C and Section 5.1.1).

While the adaptation of the study area for residential use will result in physical change – including the subdivision of the buildings and airing courts, the introduction of modern amenities and compliance upgrades – the application of the principles referenced above have enabled an approach that is appropriately responsive to the site’s historical significance.

Externally, the relationships between the primary buildings and their setting will continue to be understood. Internal areas and planning attributes of primary significance will likewise be conserved, while noting that there is a requirement for a greater level of intervention in areas of lower levels of significance. New works, including the single-level pavilions, swimming pools and new fencing, are of low-scale and do not require substantive demolition.

On balance, it is considered that the historical values of the purpose-built asylum (including the study area) will not be unreasonably impacted by the proposed works. Critically, the asylum buildings will continue to demonstrate attitudes to mental health care provision of the late nineteenth century as designed by notable architects of the PWD.

7.1.2 Architectural/aesthetic significance

As summarised from the VHR statement of significance, the purpose-built asylum is of architectural and aesthetic significance for a range of reasons, including:

- the innovative design, planning and detailing of the red brick and timber buildings, including the use of buttresses and steep roofs in the former wards;
- the high levels of consistency and integrity in the institutional buildings of the 1890s-1910s;
- the capacity of the site to demonstrate the principal planning, spatial and architectural characteristics of progressive approaches to care for psychiatric patients, including pavilion-style planning, integrated networks of corridors, verandahs and walkways and programmatic and spatial diversity; and
- the site’s capacity to demonstrate the principal qualities and characteristics of institutional complexes of the period, including formal planning, a generous landscape setting, the use of sunken walls (ha ha walls), airing courts and a diverse range of building types to cater for the patient and staff population.

The guiding principle of minimising physical change to the original building envelopes will contribute significantly to the protection of the site’s architectural and aesthetic values. Demolition of external fabric and elements is generally limited to later additions and alterations, including works introduced by VU. It is also noted that a major programme of external conservation works will be delivered, addressing backlog maintenance and enhancing the presentation of the significant buildings.

As related to the airing courts, the extant elements that demonstrate their original planning, sense of enclosure, use and character will be retained and conserved. As far as possible, new fencing within the airing courts will reinstate original alignments and details. The sunshades will also be retained and conserved (discussed further below).

The new pavilions continue the cottage-style planning morphology that was foundational to the modern asylum. As far as possible, they are located to the sides of the primary buildings.

Having regard to the above, it is considered that the architectural and aesthetic qualities of the purpose-built asylum will continue to be protected and conserved.

7.1.3 Social significance

As related to social value (Criterion G), the VHR entry for Jacksons Hill notes the following:

Caloola is of social significance especially to past patients and their families as a reminder of past practices in mental health care.

While it is possible that former patients and their families value Jacksons Hill for the reasons suggested above, it is noted that this has not been tested by analysis. It is for this reason that the CMP recommends the wording be amended as follows:

The Caloola complex has the potential to embody meanings and values of importance to a community (or communities), including the Sunbury community and former patients and their families.²¹

The proposed works affect part of the large registered heritage place. In this regard, it follows a pattern whereby areas within Jacksons Hill have been repurposed/adapted in recent decades. These programmes of localised reactivation – including areas of new residential development, the establishment of the Sunbury and Macedon Ranges Specialist School in the former Industrial School complex and adaptation of the Female Refractory Ward for community arts use – do not appear to have impacted substantively on the potential for communities and groups to retain their associations with the heritage place. Large parts of H0937 remain publicly accessible and/or visible from the public realm. It is considered that the adaptation of the study area for residential use will continue this pattern.

7.1.4 Archaeological potential

As noted, Jacksons Hill is identified as both a registered place and a registered archaeological place in the VHR entry for Jacksons Hill. The statement of significance notes that:

The Caloola site is of archaeological significance for its potential to contain historical archaeological features, deposits and relics that relate to the construction and use of the Industrial School and the Lunatic Asylum.

Based on analysis of the documentary record, the area of greatest archaeological potential is associated with the former Industrial School Farm Compound Site located to the north-east of the property. This area is recognised through its inclusion on the Victorian Heritage Inventory (H7822-0099) and falls outside the study area for this submission.

A detailed archaeological survey has not been undertaken for the study area. Nevertheless, the archaeological potential of the study area is considered to be relatively low, consistent with the extent of historical ground disturbance undertaken associated with the development and operation of the asylum complex. As noted at Appendix C and Section 4.0, PWD drawings indicate that the original landform and ground levels were substantially altered during construction of the purpose-built asylum. These works substantially modified the natural topography and are likely to have removed or disturbed any earlier archaeological deposits within the affected areas. Subsequent infrastructure and landscape changes, including ground disturbance associated with the removal of the tramline and the construction and sealing of Tram Road, have further diminished the likelihood that intact archaeological remains survive within the study area.

Notwithstanding, an Unexpected Finds Protocol will be submitted for consideration and endorsement by the Executive Director prior to the commencement of sub-surface works. If any significant archaeological deposits are identified during works, a programme of recording and reporting will be undertaken in accordance with Heritage Victoria guidelines (see also Section 0).

²¹ *Jacksons Hill (former Sunbury Mental Hospital) Conservation Management Plan*, Lovell Chen, December 2021, Ch. 4.

7.2 Summary of physical impacts

7.2.1 Internal alterations

Building 26

Internally, the alterations to B26 have been guided by the objective of retaining and conserving those spaces that most clearly express philosophies of therapeutic care. Particular emphasis has been placed on preserving the former dining room, day room and infirmary wards, which collectively demonstrate the planning principles, spatial hierarchy and design attributes that support the building's heritage significance.

One of the main impacts within B26 and an area of primary significance relates to the former day room at the north of the building. The adaptation of B26 into two residences requires the introduction of a fire-separation wall through this space, resulting in its division into two master bedroom suites. The subdivision of the day room has, however, been carefully designed to minimise the loss of significant fabric. The fire separation wall requires the removal of only a limited section of the pressed metal ceiling – the affected panels will be salvaged and retained for use in conservation and repair works elsewhere within the building. The balance of the pressed metal ceiling finishes, the timber trusses and associated decorative detailing will be retained, enabling a continued appreciation of the architectural character and significance of the former day room.

The original timber-panelled doors with observation slits to the former patient rooms in the day room will remain in situ, preserving evidence of an aspect of the original institutional function (observation). Similarly, the timber-framed glazed partitions within the day room will be retained, with only limited and reversible enclosure works undertaken to provide privacy between adjoining residential spaces.

The proposal introduces two bedrooms and a study through the use of lightweight partition walls in the former infirmary ward, to the south. These new elements have been designed to avoid removal of significant fabric, including the original timber roof trusses, which will remain intact. The lightweight partition walls will be sleeved around the timber trusses, ensuring there are no connections or impacts to the original heritage fabric. Where service upgrades necessitate the installation of localised plasterboard ceilings, the original pressed metal ceilings and timber trusses will be retained above. This approach allows the historic fabric to remain protected and capable of future reinstatement, while accommodating the functional requirements of residential use.

The adaptation of the smaller former patient rooms in the south-east corner involves the consolidation of spaces to create functional accommodation. Nibs will be retained to enable an appreciation of the original planning arrangement.

Existing fireplaces that survive from the original building will also be retained and conserved. While a number have already been enclosed as part of the 1994-95 works, those that remain visible will continue to contribute to an appreciation of the building's original character and level of amenity.

Overall, the works to Building B26 have been carefully designed to balance the requirements of a viable residential use with the conservation of significant heritage fabric. Although a degree of change is unavoidable, the proposal retains the key spaces, details and planning relationships that convey the building's original function and significance, while ensuring that future interventions remain largely reversible.

Building 27

The proposed works to Building B27 have been developed to facilitate its adaptive reuse as two residences while retaining the key spaces, planning relationships and architectural elements that contribute to its heritage significance. The principal intervention within the interiors involves the construction of a fire-separation wall on the eastern side of the central day room, creating the division required for two independent dwellings. To achieve compliance with contemporary building regulations, the existing door openings between the day room and eastern hallway on both levels will be infilled and localised sections of the timber-lined ceilings will be removed to accommodate the new fire-

rated construction. While these works will result in some loss of original fabric, the intervention has been limited to the minimum extent necessary to achieve statutory compliance and secure a viable ongoing use for the building.

Within the eastern and western sections of the building for the Houses 3 and 4 respectively, the proposed alterations include the selective consolidation of former patient rooms on both levels to create functional residential accommodation. The new openings between rooms have been designed as square openings that retain wall nibs and spandrels, ensuring that the historic planning arrangement remains legible. New bathrooms are proposed within the first-floor accommodation areas. While their introduction necessitates localised removal of sections of the timber-lined ceilings and limited intervention to the floor structure to accommodate plumbing, waterproofing, and building services, the works have been designed to minimise impacts and will avoid chasing into the original walls. Where new plasterboard ceilings are required, the original timber ceilings will be retained above wherever practicable, preserving the historic fabric and allowing for potential future reinstatement.

The proposal also includes the temporary lifting of the bluestone flagstones within the ground-floor and first-floor hallways. The ground-floor flagstones are presently laid directly on sand and ground surfaces and do not satisfy contemporary building and performance requirements. To address this issue, the flagstones will be carefully recorded, lifted, salvaged and stored while a new compliant substrate is installed. Following completion of these works, the original flagstones will be reinstated in their original locations.

Within the western section of the building (House 4), the adaptation works include the introduction of an ensuite within the first-floor master bedroom located in the former central dormitory. Accommodating the associated plumbing and services requires the removal of timber-lined ceilings within a single bay of the central dormitory on both levels. However, the intervention has been carefully contained, with the original ceilings retained throughout the remainder of these significant spaces. As a result, the overall volume, character, and appreciation of the former dormitories will remain readily apparent.

Building 28

The proposed internal works to Building B28 have been designed to retain the building's original planning arrangement, while accommodating the requirements of a contemporary residential use. As with building B27, the principal impact to a significant interior space is the introduction of a fire-separation wall along the eastern wall of the central former day room. This will require the infilling of an existing doorway to achieve compliance with fire and building standards. Localised sections of the timber-lined ceiling will also be removed to accommodate the fire-rated construction. While this intervention will result in some loss of original fabric, it has been confined to the minimum extent necessary and retains the majority of the significant volume, detailing and spatial qualities of the former day room.

The proposal also includes the introduction of an ensuite bathroom for the master bedroom within the central day room. To accommodate new services particularly electric fittings, a plasterboard ceiling will be introduced within the ensuite, noting that the original timber-lined ceiling and decorative timber roof trusses will be retained above the new works and throughout the remainder of the space.

The main external alteration to Building B28 relates to the adaptation of the western residence. Two existing window openings, located on the north and south elevations respectively, are proposed to be converted into doorways to provide functional access to the dwelling and its associated landscaped areas. These works have been designed to utilise existing openings where possible, thereby minimising the extent of intervention to the external masonry walls. The overall form, scale and architectural character of the building will remain readily identifiable, and the alterations will have a limited effect on its external presentation.

7.2.2 *Solar panels*

Solar panels and skylights are proposed to the rear roof planes of Buildings B26 and B28, facing Tram Road. These works have been carefully designed to balance the requirements of introduction of sustainability strategies while maintaining the heritage significance of the site. The proposed solar panels have been limited to discrete areas of the roofs of the heritage buildings or are proposed to the roofs of the new pavilions. By concentrating the solar panels in less prominent roof locations, the proposal seeks to minimise their visibility from the public domain. Views to the principal elevations of the heritage buildings and presentation of the heritage buildings from the northern airing courts will be maintained.

7.2.3 *Car parking*

Car parking areas have been carefully sited and designed to minimise heritage impacts and avoid intrusion into areas of primary significance. Garages and carports are generally located to the rear (south) of the buildings, within previously altered areas, later additions or locations of limited heritage value. This approach retains the visual primacy of buildings B26-B28, preserves key views across the airing courts and surrounding landscape, and avoids unnecessary intervention to significant heritage fabric.

For Houses 1 and 2, the garages are accommodated through the removal of the cold room additions and associated walkways dating from the 1994-95 works. Located in a previously altered area at the south (rear) of building B26, the garages have been designed as modest contemporary structures that remain subordinate to the heritage building.

Car parking for House 3 is incorporated within the new pavilion and requires no intervention to significant heritage fabric, while also maintaining the setting and principal presentation of building B27. For House 4, parking is accommodated within the 1935 toilet addition, a utilitarian structure identified as having little or no heritage significance, resulting in negligible heritage impact. Similarly, the garage for House 5 is located within an area of building B28 altered during the 1994-95 works and occupied by later toilet facilities, avoiding impacts on significant spaces and fabric.

House 6 is provided with a detached double carport located west of the amenities block. The carport is a lightweight, and low-scale structure that is clearly contemporary in character. Its siting avoids intervention to significant heritage fabric and ensures that heritage buildings and landscape elements remain the dominant visual features of the study area.

Overall, the proposed car parking arrangements have a low heritage impact and represent an appropriate balance between contemporary residential requirements and the conservation of the cultural heritage significance of the place.

7.2.4 *Sunshades (B36 and B37)*

While the objective is for retention and adaptation of the two sunshade structures, the extent to which that is achievable has yet to be confirmed.

If a permit is issued, the expectation is that a condition will be attached requiring that a detailed audit of fabric be prepared for B36 and B37, and that the recommended approach to future management is based on the outcomes of the audit.

7.2.5 *Pavilions and swimming pools*

Pavilions

The introduction of small single-storey pavilions for units H1-H5 relates to the broader principle of seeking to minimise alterations to the exteriors of buildings B26-B28. The spatial limitations of H6 mean that a pavilion is not possible for that unit.

The pavilions function as a link between the building interiors and their garden settings. This approach was adopted in preference to, for instance, dropping and/or consolidating window openings to form doorways. The additions also minimise the requirement for interventions to the interiors of the historic buildings.

During design development a range of options were explored for the siting, scale, and form of the pavilions. Earlier concepts proposed larger structures to the north of B26-B28 (Figure 12). These options were discounted because they would have obscured principal elevations, interrupted significant views to and from the heritage place (as promoted in the CMP), and diminished the prominence of the historic buildings within the former asylum precinct.

Through design iterations, the pavilions have been reduced in scale and, as far as possible, located to the east and west of the heritage buildings where they are connected to the historic buildings by lightweight glazed links. Physical intervention to the significant fabric is limited to the removal of sections of brick masonry walls and some windows to accommodate the link connections. The exception to this arrangement is the pavilion for H4, which is located to the north of building B27 because of spatial limitations.

Accommodation of the pavilions for H3 and H5 to the east of B27 and B27 respectively requires demolition of later additions. At H3, the proposal is for replacement of the 1935 dining room with a new pavilion form. This intervention is necessitated by site constraints, including the easement to the east of the building, which precludes the construction of a suitably located pavilion while retaining the 1935 addition. Its removal enables the pavilion to be positioned in a manner that avoids impacts on significant views and respects established spatial relationships and patterns of development within the precinct. Demolition to accommodate the pavilion for H5 is limited to a brick addition introduced in the 1960s.

The construction of detached pavilion-scale forms connected by walkways to the primary buildings is consistent with the planning morphology of the purpose-built asylum precinct. In terms of architectural character, roof profile and materiality, the pavilions adopt a demonstrably contemporary language that sits comfortably relative to the historic buildings. It is an approach that will ensure that the additions are identifiable as contemporary interventions while maintaining the legibility of the heritage fabric.

Swimming pools

The swimming pools to H1-H5 and the hot tub for H6 form part of the broader strategy to establish a viable and sustainable residential use for the site. They are consistent with contemporary expectations for premium residential accommodation and support the long-term occupation and maintenance of the heritage buildings.

The pools have been carefully located within private open space and designed to minimise visual prominence, ensuring they do not detract from the appreciation of the heritage buildings, airing courts, landscape setting or significant views. Pool fencing has been kept to the minimum required for compliance, and plant will be consolidated at the rear of the pavilions.

As is the case with the pavilions, the pools do not require the removal of significant heritage fabric.

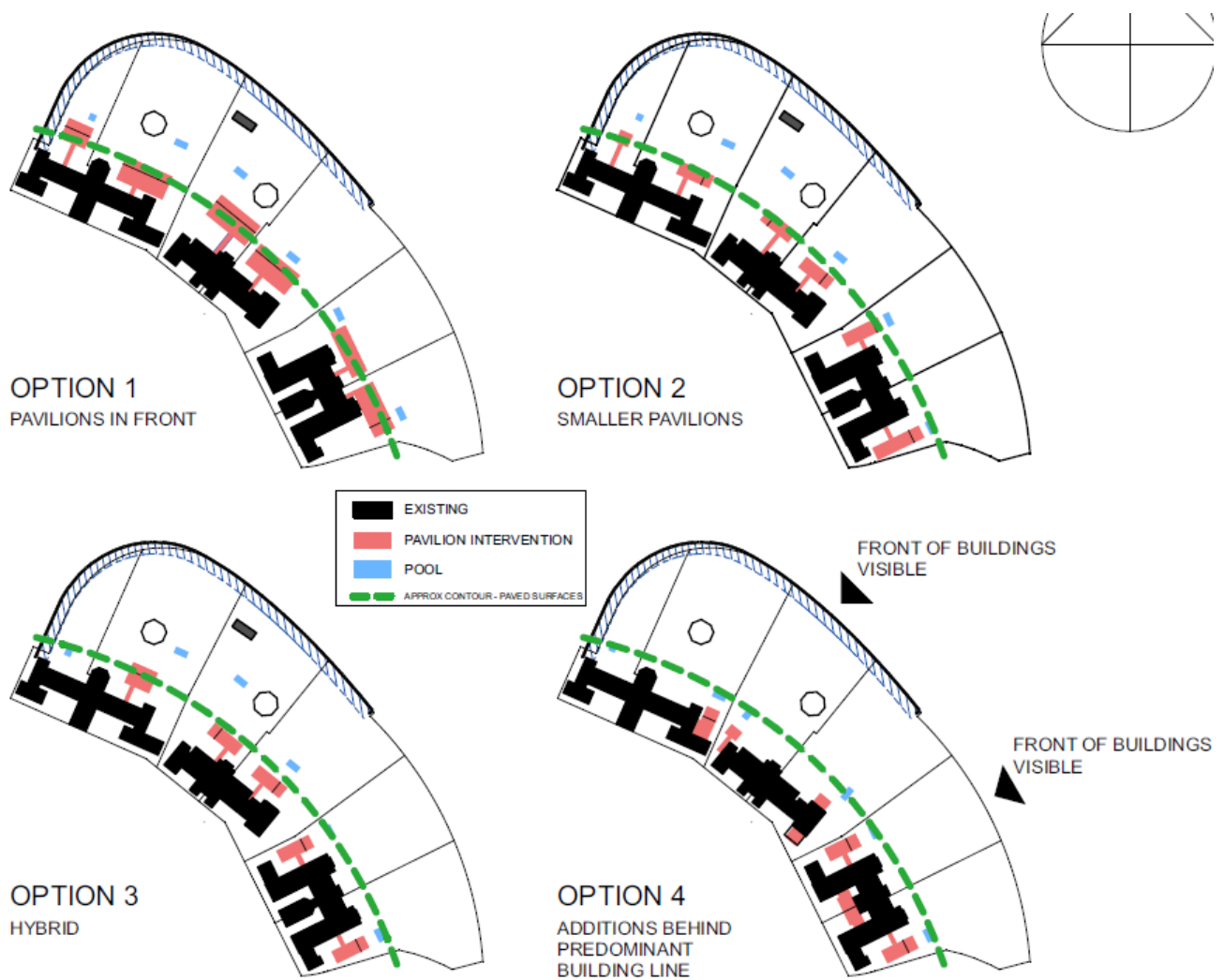


Figure 12 Concepts for the siting and size of the proposed pavilions (cropped)
Source: Group Architects

7.2.6 Landscape works

Fencing

The proposal includes the installation of new 1.8m high fencing to define the private open space areas associated with the six dwellings. The fencing has been designed to balance contemporary residential requirements for privacy and security with the heritage significance of the former asylum landscape. Within the southern portions of the site, where a greater degree of privacy is required between adjoining residences and service areas, the fencing will comprise solid timber 'lap and cap' construction. In the northern parts of the site, particularly within areas that remain visually connected to the former airing courts, the fencing will adopt a more visually permeable form consisting of timber posts with wire mesh infill panels. This approach reduces visual bulk and maintains a greater appreciation of the landscape setting and historic spatial relationships.

The design and arrangement of the fencing have been informed by historic precedents at Jacksons Hill. As shown on the 1908 General Block Plan (Figure 9), extensive timber fencing formed an integral component of the purpose-built

asylum precinct, defining airing courts, regulating movement and facilitating the classification and supervision of patients. Fencing was therefore a characteristic and functional element of the historic landscape.

While the fencing introduces a new layer of subdivision associated with the adaptive reuse of the site, its scale, materiality and alignment have been designed to respond to the heritage values of the place. The works are readily distinguishable as contemporary interventions, drawing upon established historic patterns of enclosure.

Curtilage for historic buildings

Proposed alterations to ground plane treatments within the study area are limited to the curtilage of the historic buildings. At the rear (south), the intent is to retain the brick paving, which may date to the interwar period. As noted at Appendix C, the brick paving and brick-lined drain are generally in a poor condition, with uneven surfaces, displaced bricks and vegetation growth are indicative of a lack of ongoing maintenance; it is also noted that the drain does not meet contemporary standards. Works in these areas will include the removal and salvage of the brick paving; introduction of services and a new substrate; and reintroduction of the brick treatment.

To the north of the historic buildings, it is proposed to replace the extensive areas of concrete paving (1960s) with a gravel finish to reference earlier known conditions (see, for instance, Appendix C, Figure 10).

Note: If a permit is issued, it is understood that it will include a condition requiring preparation of landscape documentation for consideration and endorsement by the Executive Director.

7.2.7 Compliance and service upgrade works

The approach to introducing new services (mechanical, electrical, hydraulic and fire protection servicing requirements), delivering compliance upgrades and addressing structural engineering requirements prioritises the retention and protection of significant heritage fabric while enabling the buildings to meet contemporary performance, safety, and amenity requirements. Across all disciplines, new services will be concealed, wherever practical, within subfloor spaces, lightweight wall cavities, new partitions, and ceiling voids.

The proposed interventions are generally targeted, reversible where practicable, and are necessary to address existing deficiencies while supporting the long-term occupation and to adapt the buildings for residential use. Overall, the methodology seeks to balance modern servicing requirements with heritage conservation objectives through careful planning, coordinated service routing and minimisation of physical impacts.

Structural engineering

Structural works will be limited in scope and will focus on discrete strengthening measures, tie provisions and fire-separation requirements. The introduction of tie provisions, diaphragm connections between roof, floor structures, and masonry walls will improve the overall structural stability of the buildings and ensure compliance with building standards. The review and potential strengthening of chimneys, parapets and lateral stability systems may require localised intervention to existing fabric. Where strengthening is required, works will be designed to minimise impacts and removal of original fabric. Design responses will be developed in concert with the appointed Heritage Architect.

In building B26, where no suitable fire-separating walls currently exist, new party walls will be constructed within selected locations. It is anticipated that these walls will comprise reinforced masonry blockwork approximately 140-190mm thick, supplemented by insulation and acoustic treatments contained within lightweight framed linings of approximately 150mm on either side. Detailed design development will seek to reduce physical impacts on significant decorative finishes and original building elements wherever possible.

In buildings B27 and B28, the preferred approach is to utilise existing masonry walls within the original building fabric as the primary fire-separation elements between dwellings. Where required to achieve acoustic, thermal or fire-performance objectives, supplementary lightweight wall linings incorporating insulation and acoustic treatments may be installed adjacent to the existing walls. The detailed design of these works will be informed by further investigation

of existing conditions and will seek to maximise retention of original fabric. Where the installation of additional linings would result in undue impacts on heritage values, alternative compliance pathways, including performance solutions, will be explored in consultation with the relevant building, fire, and acoustic consultants.

Ventilation

The approach to subfloor remediation works will advantage of existing subfloor voids and previously altered areas, avoiding extensive disturbance to significant walls, ceilings and decorative finishes. The proposal requires the temporary removal of all the existing timber flooring to enable inspection of subfloor conditions, address moisture issues, and undertake remediation works that will improve the long-term condition of the buildings. Where existing timber flooring is in good condition, it will be salvaged and reinstated. The introduction of mechanical ventilation will be limited within the sub-floor and new vents, grilles and exhausts for proposed bathrooms and kitchens will be introduced in discrete areas limiting to new walls, previously altered areas of areas of little/no significance.

Roof compliance works

Roof compliance works, including the installation of sarking beneath the existing slate roofs and upgrades to rainwater disposal systems, will improve the weatherproofing, durability and ongoing conservation of the buildings while retaining and reinstating original roofing materials wherever possible.

Service upgrades - Plumbing, mechanical and electrical

For the proposed service upgrade works, previously altered areas will be utilised in preference to interventions within significant heritage fabric, and penetrations through original masonry, timber framing, ceilings, and other heritage elements will be minimised and consolidated wherever possible.

The temporary lifting of timber flooring (referenced above) will provide the opportunity to introduce much of the services within the sub-floor areas, including new plumbing, electrical and hydraulics. False walls will be constructed within the new wet areas, ensuring new penetrations through significant building elements will be minimised and grouped wherever possible to limit impacts to heritage fabric. Risers will generally be grouped within these new walls or in service cupboards, with plant and hot water equipment located in discreet service zones.

It is noted that new plasterboard ceilings may be introduced within selected bathrooms and bedrooms for the introduction of new services. The extent of these works and the methodology for their installation will be further developed through permit condition documentation, including the Project Design Guidelines and construction-ready drawings. It is anticipated that any new plasterboard ceilings will be suspended from new support framing installed above the existing roof trusses, thereby minimising direct impacts on significant heritage fabric. The design approach will seek, wherever practicable, to retain and reveal the original spatial volumes and significant ceiling treatments, including pressed metal ceilings, with new ceilings limited to areas required to accommodate contemporary services, amenity and compliance requirements.

Note: If a permit is issued, it is understood that it will include a condition requiring preparation of detailed services and structural documentation for review and endorsement by the Executive Director.

Detailed service designs will continue to be refined in consultation with architects, engineers and heritage consultants, ensuring that all future works remain consistent with the principles of conservation, reversibility and minimal intervention.

7.3 Impact on reasonable or economic uses [s. 102(2)(b)]

The following has regard for the Heritage Victoria guidance note, *Reasonable or Economic Use: Relevant Matters for the Consideration of Section 101 (2) (b) of the Heritage Act 2017*.²²

7.3.1 Reasonable use

The study area was constructed from the 1890s as part of a purpose-built asylum to provide care for those experiencing psychiatric disorders. The asylum ceased to be used for its original purpose in the late-1960s and subsequently served as a training college for medical professionals ('Caloola'). Following the closure of Caloola in the 1980s, the study area was adapted for use as a tertiary educational campus for VU. The campus closed in 2011. The study area (and the purpose-built asylum generally) has been disused since that time.

Looking to the future, there is no realistic prospect of the purpose-built asylum being required for healthcare purposes. This recognises that approaches to care have evolved considerably – the buildings, setting and associated infrastructure do not align with contemporary or emerging standards. As was demonstrated by the experience of VU, the prospect of the complex being repurposed for an alternative institutional function is also remote.

Since 2011, limited maintenance has been carried out at Jacksons Hill, and the buildings are generally in a very poor condition, a consequence of neglect as well as the effects of vermin infestation and storm water ingress. Evidence of vandalism and graffiti are present throughout with security provisions having generally been ineffective as a preventative mechanism – most windows at ground level are boarded up.

Measures to address the condition of the buildings are identified as high priorities in the CMP of 2021 (see Section 3.1, Policy 7). The identification of sustainable and appropriate uses for significant buildings is also identified as a priority (see Section 3.1, Policy 10), noting that future uses should be compatible with the assessed values of the place:

In this case [Jacksons Hill], it is considered that a degree of pragmatism and flexibility should be applied. While it might be preferred that the site continues to be used for the provision of care for those in need of educational and/or medical support (consistent with historic precedent), it should be recognised that these may not be achievable or realistic outcomes. Adaptation of the study area for a tertiary educational facility has failed, and the majority of the buildings have been vacant for sustained periods. Further, the site is located close to a regional town, not in a high density urban or even peri-urban area. It should also be recognised that whatever use, or combination of uses, is identified for the study area, costs associated with conservation and adaptive re-use works will be significant.²³

Physical impacts required for adaptation of B26-B28 for residential use, as described above, include changes for code compliance (i.e. works to address inadequate stormwater goods and upgrades to roof areas to meet NCC standards) and the delivery of backlog maintenance. Physical alterations are generally limited to internal areas, many of which have previously been modified. Alterations to original external building fabric are limited and localised, including connections to the pavilions and adaptation of windows to doors in H6.

It is considered that adaptation of the redundant former institutional buildings to private residences at Jacksons Hill is reasonable. There is no realistic prospect of the original (or other institutional use) being re-established for the subject site. Furthermore, works to enable adaptation for residential use are respectful of the significance of the place and will result in minimal impact on its cultural significance.²⁴ Refusal of this submission would risk continued disuse of the

²² Heritage Victoria Guidance, *Reasonable or economic use*, May 2026.

²³ *Jacksons Hill (former Sunbury Mental Hospital) Conservation Management Plan*, Lovell Chen, December 2021, p. 133.

²⁴ See *Burra Charter*, 2013, definition of compatible, Article 1.11.

heritage assets, and further physical deterioration potentially necessitating greater investment and a corresponding level of intervention (see also discussion below).

7.3.2 *Economic use*

As noted, the buildings at the study area have been disused since at least 2011. It can reasonably be observed that a factor in this sustained period of disuse are costs associated with the delivery of works to address maintenance and conservation of the historic fabric, as well as costs associated with adaptation. As noted in the CMP, there is an urgent need to establish a consistent and regular approach to the maintenance of physical fabric and landscape elements at the study area.

Without a considerable investment, there is very limited prospect of B26-B28 and their associated outbuildings and setting functioning economically.

The approach to adaptation for residential use is one that will see the properties positioned at the upper end of the market, with the objective of generating returns to cover upfront investments in conservation and maintenance. This is also the reason for the inclusion of discreetly scaled pavilions for dining/entertainment and swimming pools for each residence.

The works will enable the sustained economic use of the B26-B28. It is also noted that the ha-ha wall and Tram Road will form a part of the common land and will be maintained by a body corporate. Further, while not of direct relevance to this submission, it is possible that the successful adaptation of the study area may have a catalytic effect on the balance of the purpose-built asylum (including buildings B29-32). That is to say, the economic benefits of the adaptation of buildings B26-B28 may permeate through other parts of Jacksons Hill.

Based on the experience of the past 15 years, if this permit were to be refused there is limited potential for the study area to be put to economic use.

8.0 Permit conditions

As noted at Section 2.3.2, Heritage Victoria provided a summary of draft permit conditions to the project team on 17 April 2026.²⁵ The conditions were supplied in anticipation that buildings B30-B32 would be adapted for residential use. Notwithstanding the shift to B26-B28, the intent and breadth of the conditions have application to the study area and provide insight into Heritage Victoria's expectations.

The draft conditions are as follows:

GENERAL

1. The permission granted for this permit will expire if one of the following circumstances applies: the permitted works have not commenced within two (2) years of the original date of issue of this permit or are not completed within four (4) years of commencement of the permitted works. Commencement of the permitted works begins with onsite physical works.
2. The Executive Director, Heritage Victoria (Executive Director) is to be given five working days' notice of the intention to commence the approved works in accordance with the Staging Plan required at condition 12.
3. Should further minor changes in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged in accordance with the permit condition for endorsement by the Executive Director. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
4. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items must immediately cease. The Executive Director must be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.
5. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director.
6. The Executive Director must be informed when the approved works have been completed.

ENGAGEMENT OF CONSULTANTS

7. Prior to the commencement of any of the works approved by this permit, a suitably qualified and experienced Heritage Consultant, approved in writing by the Executive Director must be engaged to advise and assist as necessary with the preparation of the documentation where any intervention to heritage fabric within the extent of registration is involved and to provide relevant conservation advice to the permit holder during the carrying out of those works. In particular the heritage consultant must help fulfil conditions 11, 12, 13, 14, 15, 16, 17, 18, 21, 24, 25, 26, 27, 28, 29 and 30 of this permit.

²⁵ Correspondence (email), from Nicola Stairmand, Heritage Victoria to Adam Mornement, Lovell Chen, 17 April 2026.

8. Prior to the commencement of any of the works approved by this permit, a Structural Engineer with experience in the management of heritage buildings and structures approved in writing by the Executive Director must be engaged to advise and assist as necessary with the preparation of the documentation where any structural intervention to heritage fabric is required and to provide relevant advice to the permit holder during the carrying out of those works. In particular the structural engineer must help fulfil conditions 12, 13, 14, 15, 16 and 22 of this permit.
9. Prior to the commencement of any of the works approved by this permit, a Project Arborist with experience in the management of heritage trees approved by the Executive Director is to be engaged to assess and provide advice on the condition of the existing trees and recommendations for their protection and future maintenance. In particular the Project Arborist must help fulfil conditions 18, 19, 20 23 and 27 of this permit.
10. Prior to the commencement of any of the works approved by this permit, a Landscape Architect with experience in the management of heritage landscapes approved in writing by the Executive Director must be engaged to prepare the construction ready landscape plans under condition 17.

RECORDING

11. Prior to commencement of any of the works approved by this permit an archival quality photographic survey is to be prepared to record the heritage place. The survey must record the existing condition of the place which are to be visually and/or physically impacted by the development including but not limited to:
 - Long and short range views of the buildings and structures in the context of the heritage place within its setting (inside and outside the Haha wall), from the north, south, east and west.
 - Views to and from the heritage place from key external vantage points.
 - Key interior spaces and details.
 - External details including all building elevations.
 - The landscape, including structures and the Haha wall.

The survey is to be prepared in accordance with the Heritage Council/Heritage Victoria Technical Note entitled "Specification for the submission of archival photographic records" (available on the Heritage Council website or from Heritage Victoria on request). Two copies of the completed photographic survey are to be produced and submitted to the Executive Director for approval in writing prior to commencement of any of the works approved by this permit.

DOCUMENTATION

12. Prior to the commencement of any of the works approved by this permit a Staging Plan which provides the order in which the approved works will be commenced and completed must be submitted to the Executive Director for approval. Once approved, the Staging Plan will be endorsed and will then form part of the permit. Each stage of the works will require specific approvals from the Executive Director prior to the commencement of the works, as detailed in the conditions that follow. The Executive Director is to be given five working days' notice of the intention to commence each stage of the approved works. The Staging Plan must include but not be limited to all the works in conditions 13 – 24 and 29-30 of this permit.

13. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 12, a Heritage Protection Plan must be submitted to the Executive Director for approval. A Heritage Protection Plan for multiple stages can be provided. Once approved, the Heritage Protection Plan will be endorsed and will then form part of the permit. The Heritage Protection Plan must include a sequencing program for the approved works, details of any temporary infrastructure and services required, protection methods for the heritage place during the undertaking of the works allowed for under this permit, and a work site layout plan. The Heritage Protection Plan must include the following (as relevant to the stage):
- A dilapidation report (including images) to record the condition of the heritage buildings prior to the commencement of works approved by this permit
 - Site establishment, set-down and staging activities, including no-go areas and elements to be protected during works.
 - Details of any temporary signage, hoardings or partitions proposed in and around the buildings during the period of works.
 - Location of plant and materials loading and unloading.
 - Waste disposal from the site (including excavation and the location and servicing of skips).
 - Details of protection methods during demolition and construction works to protect heritage buildings and structures, landscape elements and trees.
 - Details of how the project workforce will be informed of the sensitivity of working at a heritage place during site induction processes, including familiarisation with the archaeological Unexpected Finds Protocol endorsed at condition 33.
 - Notification requirements in the case of unexpected or emergency conditions which may affect a building, feature or archaeology of heritage significance within the site.
14. Prior to the commencement of each relevant stage of works identified in the Staging Plan at condition 12, final construction ready (marked as such) set of demolition plans, must be submitted to the Executive Director for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The demolition plans must address any necessary measures required in the Tree Management and Protection Plan endorsed at condition 19.
15. Prior to the commencement of each relevant stage of works identified in the Staging Plan referred to in condition 12 final construction ready (marked as such) architectural and relevant services drawings must be submitted to the Executive Director for approval. Once approved, they will be endorsed and will then form part of the permit. Drawings for multiple stages can be provided.
16. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 12, site services and infrastructure plans documenting all road works, civil, electrical and hydraulic works and infrastructure, and other physical infrastructure works as necessary to enable the development and its operation (such as signage) must be submitted to the Executive Director for approval. The plans must

be accompanied by a report by the Project Arborist endorsed at condition 9 showing they meet compliance with tree protection requirements specified in condition 19.

17. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 12 final construction ready (marked as such) set of landscape drawings must be submitted to the Executive Director for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The Landscape Drawings must show details of all proposed new works such as structures, landscape features, ground treatments and plantings. The planting plan must be consistent with the landscape character type of the significant landscape, including historically appropriate species. It must also include replacement planting approved for removal in condition 20.
18. Prior to the commencement of the relevant stage of works identified in the Staging Plan referred to in condition 12, Project Design Guidelines must be submitted to the Executive Director for approval. Once approved, the Project Design Guidelines will be endorsed and will then form part of the permit. The Project Design Guidelines must advise of the approach to changes to the place consistent with retaining original or early heritage fabric including but not limited to:
 - Options alterations to interior spaces such new wall openings.
 - Proposed locations of wet areas such as kitchens, laundries and bathrooms.
 - Retention or encapsulating of existing finishes including paint, varnish and the like. If removal of finishes is required, then an Applied Finishes Analysis will be required.
 - Approach to installation of services such a lighting.
 - Proposed location of exterior elements such as spas, plunge pools and the like.
 - Approach to new floor and wall finishes
 - New landscaping and fencing and approach to historic landscape structures.
19. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 12, a Tree Management and Protection Plan prepared by the Project Arborist endorsed at condition 9 must be submitted to the Executive Director for approval. Once approved, the plans will be endorsed and will then form part of the permit. The Tree Management and Protection Plan must be prepared in accordance with AS4970 *Protection of trees on development sites*. It must address all external works approved by this permit and must include regular inspections by the Project Arborist endorsed at condition 9. Should the Project Arborist identify non-compliant works which may have resulted in physical impact to trees identified for retention under the Tree Protection and Management Plan, any works which may perpetuate the impact must cease until the Project Arborist has notified the Executive Director and further actions as may be required have been agreed and implemented.
20. Prior to the commencement of each stage of works identified in the Staging Plan referred to in condition 12 a Tree Removal and Replacement Plan must be submitted to the Executive Director for approval. Once approved the plan will be endorsed and will then form part of the permit. The Tree Removal and Replacement Plan must identify historically significant trees in the landscape, consider any required succession

planting of significant trees and the removal of non-significant trees. Succession planting of significant heritage trees must be like-for like or similar.

21. Prior to the endorsement of the construction ready drawings at conditions 14-17, a report prepared by the Heritage Consultant endorsed at condition 7, reviewing the relevant construction ready plans for their compliance with conservation works must be submitted for the approval of the Executive Director.
22. Prior to the endorsement of the construction ready drawings at conditions 14 and 15, a report prepared by the Structural Engineer endorsed at condition 8, reviewing the relevant construction ready plans for their compliance with any necessary structural works documented at conditions * must be submitted for the approval of the Executive Director.
23. Prior to the endorsement of the construction ready drawings at conditions 14 - 17, a report prepared by the Project Arborist endorsed at condition 9, reviewing the relevant construction ready plans for their compliance with tree protection measures documented at condition 19 must be submitted for the approval of the Executive Director.
24. At the completion of the project, as-built architectural and relevant services drawings, and landscape drawings for the heritage buildings, structures and landscape, must be submitted to the Executive Director for written approval. This is to ensure these is a complete record of the project for future reference.

SUBDIVISION

25. Prior to commencement of any of the works approved by this permit, a plan of subdivision for the six individual house lots must be submitted to the Executive Director for approval. Once approved, it will be endorsed and will then form part of the permit.
26. Prior to the issue of a statement of compliance for subdivision, a Heritage Management Plan (HMP) must be prepared, to identify works required to achieve the ongoing and long-term maintenance and conservation of the significant buildings and features of the heritage place. The HMP must set out a proposed inspection and reporting regime at regular intervals to identify and document the required maintenance and conservation procedures necessary to retain the built fabric in good and safe condition. The draft HMP is to be submitted to the Executive Director for endorsement in writing.
27. Prior to the issue of a statement of compliance for subdivision, Legacy Design Guidelines are to be prepared to ensure future new works to the existing heritage buildings are appropriate for the heritage values of the place. The Legacy Design Guidelines should encompass principles to guide future works such as exterior painting, other external alterations (including window and door treatments, service installation, roof-mounted solar cells, antennae and the like), and new structures on the land (including car parking, bin enclosures, fencing, gates, out-buildings and services installation). In preparing the Legacy Design Guidelines reference should be had to the recommendations set out in the Conservation Management Plan. They must also set out that they are to be administered by the Owners Corporation/s formed to oversee the management of the subject buildings. The draft Legacy Design Guidelines are to be submitted to the Executive Director for approval. Once approved, they will be endorsed and will then form part of the permit.

28. Prior to the issue of a statement of compliance for subdivision, the Legacy Design Guidelines required under condition 27 and the Heritage Management Plan required under condition 26 are to be registered on the parent title (or part of the parent title as applicable) by way of a Covenant between the landowner and the Heritage Council of Victoria in accordance with section 134 of the Heritage Act 2017 (Heritage Covenant). On request of the permit holder, a draft Heritage Covenant will be provided by Heritage Victoria, and the permit holder must prepare the final version for written approval of the Executive Director before progressing notice with the Heritage Council and entering into the Heritage Covenant in accordance with sections 137 and 138 of the *Heritage Act 2017*. The owner must as soon as practicable after entering into the Heritage Covenant, apply for recording of the covenant to the Registrar of Titles in accordance with section 139A of the *Heritage Act 2017*. On receipt of the Title(s) showing the Heritage Covenant recorded the Executive Director will consider this condition satisfied.

INTERPRETATION

29. Within 12 months of the commencement of works approved by this permit (in accordance with condition 2), a Heritage Interpretation Plan prepared by the Heritage Consultant endorsed at condition 7 must be submitted to the Executive Director for approval. The Interpretation Plan must address the history of the three buildings in the context of the heritage place in its entirety. Once approved, it will be endorsed and will then form part of the permit. Following endorsement, the Interpretation Plan is to be implemented on site prior to the expiration of the permit.
30. Prior to the implementation of the on-site interpretation, a construction ready (marked as such) set of interpretation drawings documenting the works generally in accordance with the Heritage Interpretation Plan approved at condition 29 must be submitted to the Executive Director for approval. Once approved, the drawings will be endorsed and will then form part of the permit. After its approval the interpretation works are to be implemented on site prior to the expiration of the permit.

MANAGEMENT OF ARCHAEOLOGY

31. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
32. If any significant historical archaeological features, deposits and or artefacts are identified during any site works, a program of recording and reporting must be undertaken in accordance with Heritage Victoria's Guidelines for Investigating Historical Archaeological Artefacts and Sites (2015), and to the satisfaction of the Executive Director, Heritage Victoria. Any required project report must be submitted within 12 months of the completion of the archaeological investigations.
33. Prior to the commencement of any sub-surface works, an unexpected finds protocol must be submitted to the written satisfaction of the Executive Director and implemented to the written satisfaction of the Executive Director.

In addition to the above, it is anticipated that Heritage Victoria may also consider the following:

Prior to the commencement of any of the works approved by this permit, a comprehensive schedule of conservation works for the exteriors of buildings B26-B28 must be prepared by the Heritage Consultant (condition 7) and submitted to the Executive Director for approval. Priority

works identified in the schedule must be detailed and implemented consistent with the approved Staging Plan.

Prior to the commencement of any of the works approved by this permit, a condition audit of the sunshades (B36 and B37) must be prepared by suitably qualified consultants and submitted to the Executive Director for approval. The audit will include recommendations for the future approach to management of the two structures.

APPENDIX A

Victorian Heritage Register Entry, H0937





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CALoola (FORMER SUNBURY MENTAL HOSPITAL)



CALoola SOHE 2008



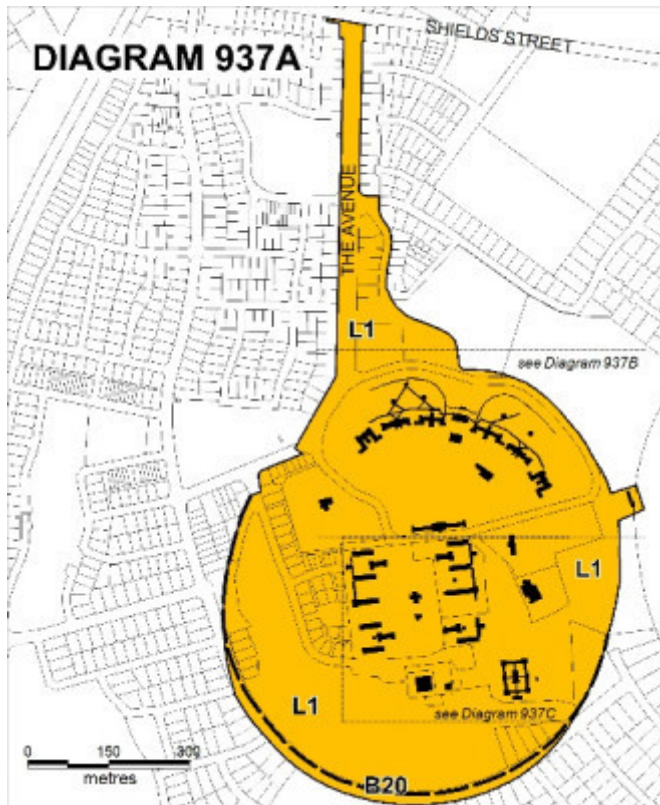
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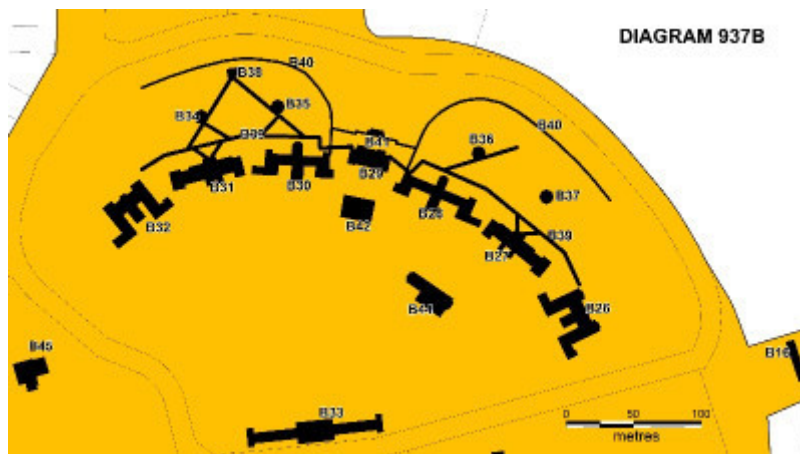
CALoola SOHE 2008



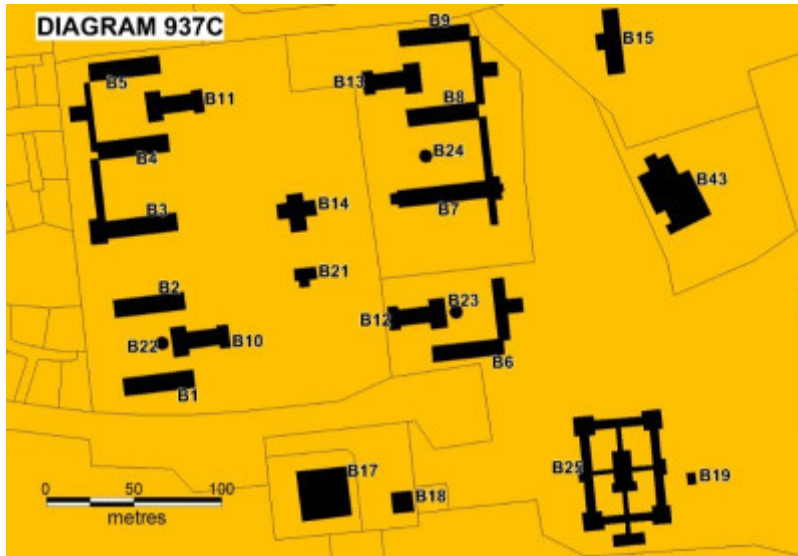
1 caloola former caloola
centre the avenue sunbury
rear view of property layout
apr1991



Caloola amended plan A.jpg



Caloola amended plan B.jpg



Caloola amended plan C

Location

THE AVENUE, THE HEIGHTS, HILLTOP COURT, OUTLOOK WAY, CIRCULAR DRIVE, GOLF LINKS DRIVE, BELLEVIEW DRIVE, HILLTOP COURT, SCHOOLHOUSE LANE, FLORENCE LANE, PEPPERCORN LANE, YORK PLACE AND BUCKINGHAM PLACE SUNBURY, HUME CITY

Municipality

HUME CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0937

Heritage Overlay Numbers

HO38

VHR Registration

August 20, 1982

Amendment to Registration

June 14, 2012

Heritage Listing

Statement of Significance

Last updated on - February 1, 2000

What is significant?

Caloola, Sunbury consists of buildings set in extensive grounds with plantings of mature trees and remnant farmland. Caloola commenced in 1864 as an Industrial School, was redeveloped in 1879 as a Lunatic Asylum, substantially enlarged in the period 1891 to 1914 and was maintained in use as a psychiatric hospital (1879-1968) and later a training centre for the intellectually disabled (1962-1992). Part of the site became a Victoria University campus from 1994 to 2011 and the remainder is in use by the Department of Education.

The Industrial School consisted of ten basalt buildings (nine extant), designed under the direction of Public Works Department Inspector General William Wardell and constructed in 1865-66, four workrooms, kitchen, hospital, basalt farm building, road and stone wall remnants which were used to house and train neglected children in the 1860s. Boys in the Sunbury Industrial School worked on the farm and in the tailoring and shoe-making workshops to maintain themselves whilst in the institution and were given some basic education. Major alterations were undertaken to the earlier basalt wards in the period 1908-12 when the buildings were linked.

The Industrial School at Sunbury is believed to be the earliest surviving example in Victoria; of the original twelve industrial schools: only one other, constructed in 1875-76, survives at North West Hospital, Parkville.

The purpose built Sunbury Lunatic Asylum, constructed mainly between 1892 and 1912, was designed and constructed mainly under the direction of the Chief Architect of the Victorian Public Works Department, George Watson. A site plan was prepared by the talented architect Henry Bastow in 1888. Its pavilion wards in brick with terra cotta roofing tiles conformed to international standards of asylum and hospital planning adopted in the later nineteenth century and were a departure from the single monolithic buildings constructed at Kew and Beechworth. Electric lighting was installed in the wards in 1905-6. A tramway was laid linking the rear of the wards with the kitchen (built 1906-7) in 1908. Telephone and fire alarm systems were installed to connect the 20 separate buildings of the asylum in 1911.

The landscape designed by prominent landscape designer Hugh Linaker dates principally from the inter-war period. The landscape also includes mature trees, mainly pines, cypress, oaks and elms and the remains of a drystone perimeter wall and a later brick ha ha wall.

How is it significant?

Caloola is of historical, architectural, aesthetic, archaeological and social significance to the State of Victoria.

Why is it significant?

The Caloola complex is of historical significance for its demonstration of attitudes to child welfare and mental health in its early industrial school buildings and asylum buildings, airing courts and gardens.

Caloola is historically significant for the former Industrial School buildings constructed mainly from 1865-66. The school operated from 1865 to 1879 as the first purpose-built Industrial School in Victoria. The buildings at Sunbury are demonstrative of the harsh conditions which characterised such schools for neglected or delinquent children. The former Industrial School hospital (1865) is amongst the earliest hospital buildings surviving in the state.

Caloola is of historical significance for its typical asylum landscaping and site planning, its airing courts (many of which retain early sunshades and privies) and a complete example of a sunken wall (or ha ha wall). Asylums were typically distant from population centres, with extensive grounds and ha ha walls to prevent escape.

Caloola is historically significant for its purpose built Sunbury Lunatic Asylum, constructed between 1892 and 1912. Caloola's large and architecturally impressive buildings in a curved detached pavilion arrangement demonstrate changes in the accommodation and treatment of mentally ill patients in the nineteenth century. The clear evidence of farming operations also demonstrates the policy of employing boys in industrial schools to train them in farm work and the later policy of involving physically able mentally ill patients in outdoor work.

Caloola is of historical significance for its physical fabric and spaces which demonstrate nineteenth century attitudes to the treatment of mental illness, including the padded cells, ripple iron cells and dormitory accommodation. The female refractory ward, originally designed for male criminally insane patients, demonstrates contemporary practices in dealing with female patients who were transferred from the general wards for disruptive behaviour.

The Caloola complex is of historical significance for their association with the talented Public Works Department architects from the 1860s, and particularly associated with Henry Bastow and Chief Architect George Watson, who were responsible for the design of the pavilion buildings from the 1890s to 1912. Its association with noted landscape designer, Hugh Linaker, who was responsible for the grounds from 1912, is also significant.

The Caloola site is of archaeological significance for its potential to contain historical archaeological features, deposits and relics that relate to the construction and use of the Industrial School and the Lunatic Asylum.

Caloola is of architectural significance for its institutional buildings of the 1860s and the 1890s. Its industrial school buildings of the 1860s are typical of the Public Works Department output of the 1860s, use local material, have simple classically derived detailing and gain much of their importance by the repetition of forms. Major alterations were undertaken to the earlier basalt wards in the period 1908-12 when the buildings were linked. The planning of these links is accomplished and contributed to the continuity of use of the site and represented changing attitudes to mental health.

The site at Sunbury is architecturally significant for its rare and intact examples of an industrial school and a late nineteenth century lunatic asylum. The site contains rare examples of hairpin fencing used to enclose airing courts for patients. Outdoor shelters or sunshades for patients are also uncommon in Victoria.

The Caloola complex is of architectural significance for its industrial school and asylum buildings. The earliest of the remaining buildings of the Sunbury Industrial School are architecturally significant as forming the earliest purpose built example of its type,. They are important for their bluestone construction and austere style which distinguished them from the later asylum buildings. The 1860s buildings which exhibit classically derived detailing are constructed of local basalt. The red brick and timber buildings of the principal phase of asylum expansion of 1891 to 1912 are of architectural significance for innovative design as a pavilion hospital grouping and include distinctive detailing.

Caloola is architecturally significant as a former lunatic asylum, one of several surviving in the state. It demonstrates typical characteristics such as formal planning, use of sunken walls (ha ha walls), airing courts and a diverse range of building types to cater for the patient and staff population. They gain their architectural significance from the unity of materials, overall cohesiveness of design, consistent and distinctive detailing (especially in the unusual use of buttresses and steep roofs in the former hospital wards), impressive site planning and spacious setting.

The Caloola complex is of aesthetic significance for the quality and range of its architecture and garden elements, consistent use of basalt, red brick and terra cotta tiles, its consistency of architectural styles and materials within the two major building phases, for its landscape planning and plantings and for its prominent siting on the hill with views to and from the site.

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Caloola is of social significance especially to past patients and their families as a reminder of past practices in mental health care.

The Caloola site is on the traditional land of the Wurundjeri people.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component. General Conditions: 3. If there is a conservation policy and plan endorsed by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by the Executive Director, Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan. General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

Public Safety and Security : The following public safety and security activities are permit exempt under section 66 of the Heritage Act 1995, a) public safety and security activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features; c) development including emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional.

Signage and Site Interpretation : The following Signage and Site Interpretation activities are permit exempt under section 66 of the Heritage Act 1995, a) signage and site interpretation activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of non-illuminated signage for the purpose of ensuring public safety or to assist in the interpretation of the heritage significance of the place or object and which will not adversely affect significant fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items; c) signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place;

d) signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place; Note: The development of signage and site interpretation products must be consistent in the use of format, text, logos, themes and other display materials. Note: Where possible, the signage and interpretation material should be consistent with other schemes developed on similar or associated sites. It may be necessary to consult with land managers and other stakeholders concerning existing schemes and strategies for signage and site interpretation. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Landscape Maintenance :

*The process of gardening, including mowing, hedge clipping, bedding displays, removal of dead shrubs and replanting the same species or cultivar, disease and weed control, and maintenance to care for existing plants.

* Repairs, conservation, and maintenance to hard landscape elements, buildings and structures, fountains and monuments, steps, paths, paths and gutters, drainage and irrigation systems, edging, fences and gates.

* Removal of dead or dangerous trees and vegetation, works to maintain fire safety and to conserve significant buildings and structures and emergency works, provided a report is submitted to the Executive Director within 21 days.

* Replanting the same plant species which conserves the significant landscape character and values including specimen trees, avenues, rows, shrubberies, flower beds, and lawns, provided a list and plan is submitted to the Executive Director for approval.

* Management of trees in accordance with Australian Standard; Pruning of Amenity Trees AS 4373-1996.

* Management of trees in accordance with Australian Standard; Protection of Trees on Development Sites AS 4970-2009

* Subsurface works involving the installation, removal or replacement of watering and drainage systems or services, outside the canopy edge of significant trees in accordance with AS4970 and on the condition that works do not impact on archaeological features or deposits.

* Removal of plants listed as noxious weeds in the Catchment and Land Protection Act 1994 *

*Vegetation protection and management of the possum and rabbit population.

* Repainting the same colour of previously painted surfaces

Fire management

The following fire management duties are permit exempt a) Fire management and fire fighting duties provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) Fire management activities such as fuel reduction burns, and fire control line construction, provided all significant historical and archaeological features are appropriately recognised and protected; Note: Fire management authorities should be aware of the location, extent and significance of historical and archaeological places when developing fire management and fire fighting strategies. The importance of places listed in the Heritage Register must be considered when strategies for fire management and management are being developed; c) Ecological burning programs; d) Emergency responses

Construction dates 1865, 1879, 1891, 1933, 1962,

Architect/Designer Watson, George W., Public Works Department,

Heritage Act Categories	Registered place, Registered archaeological place,
Other Names	SUNBURY MENTAL HOSPITAL, SUNBURY PRIMARY SCHOOL, SUNBURY SPECIALIST SCHOOL, Sunbury and Macedon Ranges Special School, SUNBURY HOSPITAL FOR THE INSANE, SUNBURY LUNATIC ASYLUM, FORMER VICTORIA UNIVERSITY, CALOOLA CENTRE, CALOOLA TRAINING CENTRE,
Hermes Number	1131
Property Number	

History

PLACE HISTORY

The following has been taken from City of Hume Report: Recommended Level of Significance: State

The former Asylum Reserve Sunbury is of State historical, architectural and scientific significance as:- a cultural landscape associated with Aboriginal occupation, (possibly) early exploration by John Batman, early pastoral settlement of Port Phillip, and the settlement and development of the locality during the latter nineteenth century; and for its extensive buildings and works associated with the former Industrial School and Asylum.

The former Asylum Reserve, of 426 hectares, is in two parts: the northern, 'Sunbury' or 'She-Oak' Hill section, upon which is situated the buildings and works of the Industrial School and Asylum; and the southern section, which potentially contains evidence of historical uses of the land.

The former Industrial School and Asylum complex on Sunbury Hill is a significant cultural site, representing a changing uses from the 1860s to the present. The continued successful adaptation of the site, from an Industrial School, to an Asylum, and now a University campus, with minimal disturbance to buildings represents an outstanding design achievement. The juxtaposition of buildings from the 1860s to the 1900s is rare.

The complex embodies important evidence of nineteenth century social and aesthetic values. It is of state significance for its demonstration of changing child welfare and mental health philosophies since the early years of the colony; for its early industrial school buildings; for the major works of public architecture carried out in the 1890s depression; for the quality and range of its architecture and garden elements; for its demonstration of nineteenth century landscaping and site planning principles; for its evidence of farming, which was an integral part of both the Industrial School system (and probably one of the reasons for the establishment of the institution at Sunbury), and of mental health philosophy from the late nineteenth century

The earliest of the remaining buildings of the Sunbury Industrial School which operated from 1865 to 1879 are significant as the earliest surviving example of this type of structure in Victoria. Their bluestone construction and relative austerity is expressive of the harshness of industrial school, and clearly distinguishes it from the later asylum buildings. The 1860s buildings exhibit classically derived detailing and are constructed of local basalt. They are typical examples of Public Works Department buildings of the era and are distinguished by the repetition of forms, which remain evident despite being partly obscured by Edwardian additions. The kitchen was the centrepiece of the circular drystone wall, remnants of which are significant for their interpretation of life at the Industrial School, and which became the basis of the overall curved site plan of the asylum complex and the impressive symmetry of its 1890s onwards.

The red brick and timber buildings of the principal phase of asylum expansion between 1891 and 1912 are of innovative design and include distinctive detailing, including 'medieval' elements such as buttresses and unusually steep roofs, and spacious site planning. They are amongst the most impressive late Victorian institutional buildings in the state, and quite probably, the nation. They are important examples of the architecture of the Public Works Department designed under the direction of George Watson.

The detached pavilion site planning of this period of expansion distinguishes Sunbury from other asylums in Victoria in which large monolithic buildings are dominant. Later buildings at the complex, some of which are of individual merit, draw their principal significance from their contribution to the overall complex. Functional elements of asylum design such as airing courts, sunshades, the particularly fine sunk (or ha ha) wall, privies, and padded and ripple cell enclosures provide important interpretation of the history of mental health care.

The site planning and landscaping are significant due to the demonstration of principles both of formal planning of the late nineteenth century and elements relating specifically to asylum planning. The asylum's landscaping is an important part of the complex, notably the remaining boundary and avenue planting, and individual species, mostly located in the airing courts of asylum buildings, farm windbreak plantings, plantings around the cemetery and former golf course area, and remnant indigenous vegetation near Jacksons Creek.

The site includes the whole of the land within the area bounded by the remaining drystone wall. This area includes: all early roads and pathways, the main drive, turning circle and loop road to the former Industrial School buildings; remnant evidence of the former tramway; and the laundry and its landmark chimney. Significant buildings within this area include all buildings constructed prior to the First World War, including the following which are not included in the Victorian Heritage Register:- the former Hospital (1912-13); and the former Medical Superintendent's Residence (1912-13). Other buildings include:- the former Nurses Home (1924-25); the former Female Workers Block (1926-27); the former combined Recreational Hall and Chapel (1939); the former Single Male Staff Quarters (1939); the former Nurses Home (1951-55); and the former Hostel for Female Artisans (1951) whose modern architectural style would appear to be unique within the study area.

The site also includes several highly significant buildings and sites outside or on the periphery of this area. The first, the remains of the water pumping plant on Jacksons Creek [see Site Report H/12], has not yet been considered for inclusion in the Heritage Register. As the buildings were situated at the top of a hill, this plant played a key part in their life until the provision of a town water supply in 1906. It was central to the difficulties and controversies regarding the provision of water to the site in the 1860s, 1880s and c.1900, and is a critical feature of the Industrial School and Asylum. Its boiler is also of technological significance. The second site is the area of farm buildings and associated bluestone paving, which expresses the central role of farming in both the philosophies and economy of both the Industrial School and Asylum, and probably one of the reasons for the establishment of these institutions at Sunbury.

The southern part of the site is significant primarily as a cultural landscape associated with Aboriginal, early pastoral, and nineteenth century settlement in the area. Archaeological investigation may reveal evidence of Aboriginal myrnong hillocks; settlement by the Page brothers, William Jackson or other pioneering squatters; Robinson Allison's patent brickworks and quarry; or some small gold-mining activity. The area contains important evidence of the *Eighnane* winery and orange grove and the Holden Quarry.

Hugh Linaker

Born 4 June 1872 Ballarat. His father had emigrated from England and his mother from Scotland: they were married in Ballarat in May 1868. They had nine children, of whom Hugh was the third. In July 1897, Hugh Linaker married Harriet Ann Wenmoth in Ballarat. Four children were born of the marriage: William, Hugh, Florence (m. Reginald Carew) and Madge (m. Bert Davis). All are now dead. Hugh was married a second time to Meta Carson: there were no children of the second marriage. Hugh died 10 October 1938 at age 66. He was cremated at the Necropolis, Springvale. His ashes were scattered in the garden of his home at Hawthorn. There is a headstone to him at Heidelberg Cemetery.

At the age of 14, Hugh Linaker was apprenticed as a gardener to the Ballarat Gardens. He was responsible for the layout of the Victoria Street gardens/plantation and was awarded a 20 guinea prize for his design. After 14 years at Ballarat, he was awarded the post of curator of the Ararat Gardens out of 96 applicants. He held this position from 1901 to 1912, when he became Head Gardener at Mont Park. In 193?, he was appointed Superintendent of Parks and Gardens for Victoria.

During his career Linaker was responsible for: the design and maintenance of the grounds of all mental hospitals in the State, approaches to the Shrine of Remembrance, redesign of Government House grounds, reducing the size of the private grounds to extend the public park which now includes the area occupied by the Myer Music Bowl and the Pioneer Women's Memorial Garden, Alexandra Park, Stawell, Herbert Gardens, Box Hill, Pioneer Women's Memorial, Melbourne, Stonnington, Malvern, Burnham Beeches for Nicholas family, Plantations for the model township of Yallourn, commissioned by Sir John Monash, Road Plantations, Geelong Road, Yarra

Boulevard beautification scheme, Yarra Bend National Park, and Ararat Botanic Gardens

Linaker's advice was sought by many country municipalities for the planning of public parks and gardens. He was a (founding?) member of the Tree Planters Association. In 1940 a memorial to Linaker was unveiled in Alexandra Park, Stawell. There is also a plaque to Linaker at the entrance to the Geelong Road.

(Source: Conversation with Elva Linaker 15 April 1994 wife (or widow) of Hugh's grandson, Hugh Linaker.)

Assessment Against Criteria

ASSESSMENT AGAINST CRITERIA

a. Importance to the course, or pattern, of Victoria's cultural history

Caloola is historically significant for the former Industrial School buildings constructed mainly from 1865-66. The school operated from 1865 to 1879 as the first purpose-built Industrial School in Victoria. The buildings at Sunbury are demonstrative of the harsh conditions which characterised such schools for neglected or delinquent children. The former Industrial School hospital (1865) is amongst the earliest hospital buildings surviving in the state.

Caloola is historically significant for its purpose built Sunbury Lunatic Asylum, constructed mainly between 1892 and 1912-13. Caloola's large and architecturally impressive buildings in a curved detached pavilion arrangement demonstrate changes in the accommodation and treatment of mentally ill patients in the late nineteenth century. The clear evidence of farming operations also demonstrates the policy of employing boys in industrial schools to train them in farm work and the later policy of involving physically able mentally ill patients in outdoor work.

Caloola is of historical significance for its physical fabric and spaces which demonstrate nineteenth century attitudes to the treatment of mental illness, including the padded cells, ripple iron cells and dormitory accommodation. The refractory ward, originally designed for male criminally insane patients, demonstrates contemporary practices in dealing with female patients who were transferred from the general wards for disruptive behaviour.

Caloola is of historical significance for its typical asylum landscaping and site planning, its airing courts (many of which retain early sunshades and privies) and a complete example of a sunken wall (or ha ha wall). The asylum was typically distant from population centres, with extensive grounds and ha ha walls to prevent escape.

b. Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

The site at Sunbury contains rare and complete examples of an industrial school and a late nineteenth century lunatic asylum. The site contains rare examples of hairpin fencing used to enclose airing courts for patients. Outdoor shelters or sunshades for patients are also uncommon in Victoria.

c. Potential to yield information that will contribute to an understanding of Victoria's cultural history.

The Caloola site has the potential to contain historical archaeological features, deposits and relics that relate to the construction and use of the Industrial School and the Lunatic Asylum.

d. Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Caloola is of architectural significance for its institutional buildings of the 1860s and the 1890s. Its industrial school buildings of the 1860s are typical of the Public Works Department output of the 1860s, use local material, have simple classically derived detailing and gain much of their importance by the repetition of forms. Major alterations were undertaken to the earlier basalt wards in the period 1908-12 when the buildings were linked. The planning of these links is accomplished and contributed to the continuity of use of the site and represented changing attitudes to mental health.

Caloola is architecturally significant as a former lunatic asylum, one of several surviving in the state. It demonstrates typical characteristics such as formal planning, use of sunken walls (ha ha walls), airing courts and a diverse range of building types to cater for the patient and staff population. They gain their architectural significance from the unity of materials, overall cohesiveness of design, consistent and distinctive detailing (especially in the unusual use of buttresses and steep roofs in the former hospital wards), impressive site planning and spacious setting.

e. Importance in exhibiting particular aesthetic characteristics.

Caloola is of aesthetic significance for its consistent use of basalt, red brick and terra cotta tiles, its consistency of architectural styles and materials within the two major building phases, for its plantings of mature trees and for its prominent siting on the hill with views to and from the site.

f. Importance in demonstrating a high degree of creative or technical achievement at a particular period.

n/a

g. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Caloola is of social significance especially to past patients and their families as a reminder of past practices in mental health care

h. Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

n/a

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended by amending Heritage Register Number 937 in the category described as Heritage Place/ Archaeological Place.

Caloola (Former Sunbury Mental Hospital)

The Avenue, The Heights, Hilltop Court, Outlook Way, Circular Drive, Golf Links Drive, Bellevue Drive, Schoolhouse Lane, Florence Lane, Peppercorn Lane and York Place, Sunbury

Hume City

EXTENT

1. All of the land marked L1 on Diagram 0937 held by the Executive Director.

2. All of the buildings marked B1-B45 on the Diagram 937A,B and C held by the Executive Director.

General: Landscape and mature plantings, airing courts, roads and pathways, tramway track, remaining stone wall and associated earthworks.

B1 Former Industrial School Ward

B2 Former Industrial School Ward

B3 Former Industrial School Ward

B4 Former Industrial School Ward

B5 Former Industrial School Ward

B6 Former Industrial School Ward

B7 Former Industrial School Ward

B8 Former Industrial School Ward

B9 Former Industrial School Ward

B10 Industrial School Workshop

B11 Industrial School Workshop

B12 Industrial School Workshop
B13 Industrial School Workshop
B14 Industrial School Kitchen
B15 Industrial School Hospital
B16 Farm Building and associated paving
B17 Reservoir
B18 Reservoir
B19 Toilet
B20 Drystone wall remnants and alignment
B21 Bathhouse
B22 Shelter/Sunshade (Industrial School)
B23 Shelter/Sunshade (Industrial School)
B24 Shelter/Sunshade (Industrial School)
B25 Female Refractory Ward (including hairpin fence and trellised rest house in airing court)
B26 Female Infirmary Wards
B27 Female Admission and Special Wards
B28 Male Hospital
B29 Administration Building
B30 Female Hospital
B31 Male Admission and Special wards
B32 Male Infirmary Wards
B33 Hospital
B34 Shelter/ Sunshades in Front Airing Court
B35 Shelters/Sunshades in Front Airing Court
B36 Shelters/Sunshades in Front Airing Court
B37 Shelters/Sunshades in Front Airing Court
B38 Privy in Front Airing Court
B39 Remnant Pathways in Front Airing Courts
B40 Sunken wall (ha ha) in front of Administration Building
B41 Front Entrance and Forecourt in front of Administration Building
B42 Asylum Kitchen
B43 Laundry
B44 Mess Room
B45 Former Medical Superintendent's House

Dated Thursday 14 June 2012

JIM GARD'NER
Executive Director

[Victoria Government Gazette No. G24 14 June 2012 pp.1211-1212]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

APPENDIX B

Historical drawings





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PURPOSE BUILT ASYLUM

Overall Site Drawings



Figure 1 1888 block plan of Lunatic Asylum, Sunbury
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.21

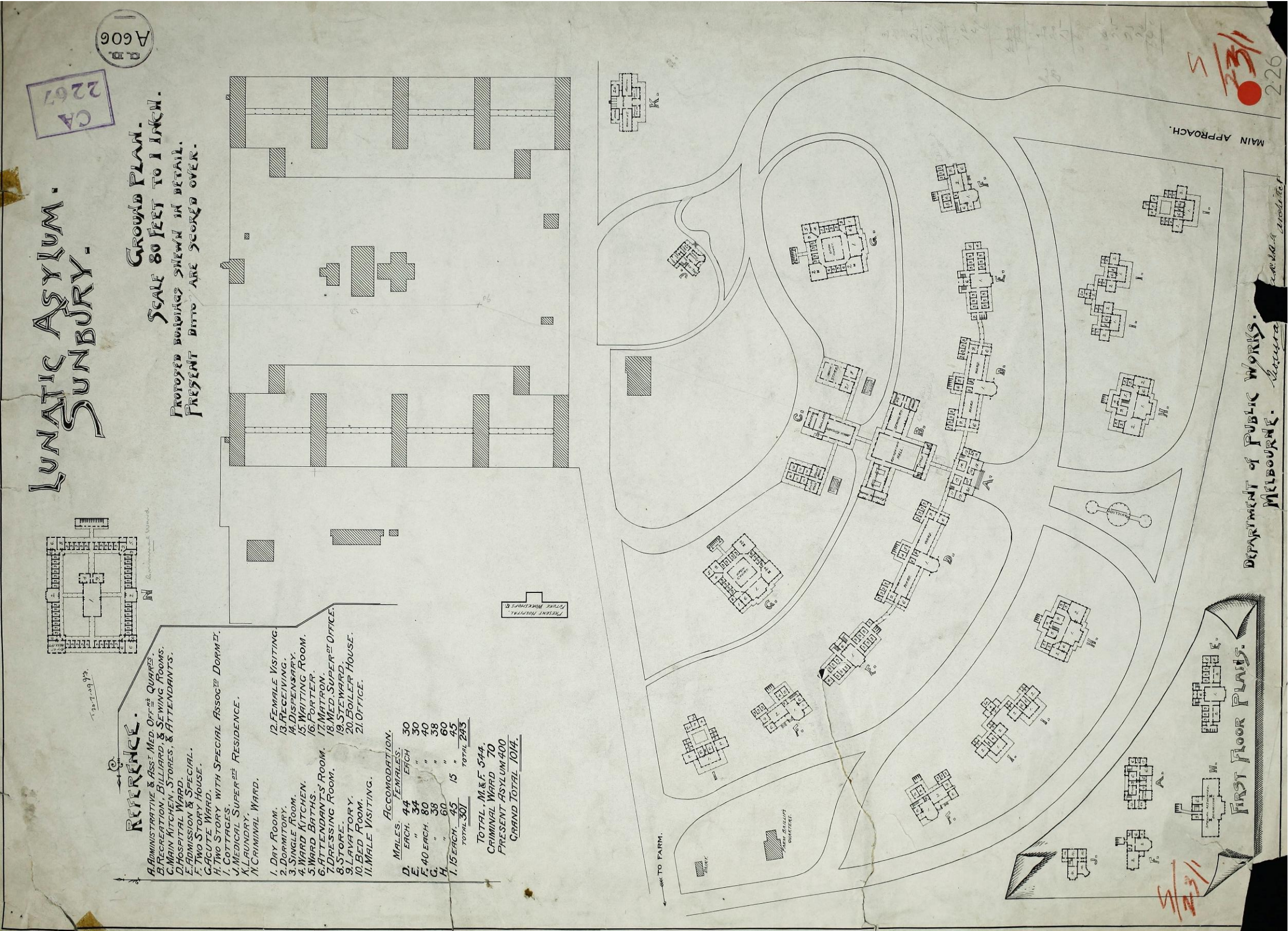


Figure 2 1889 Lunatic Asylum Ground Plan – Proposed building shown in detail present ditto are scored over (Scale 80 feet to 1 inch)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.26

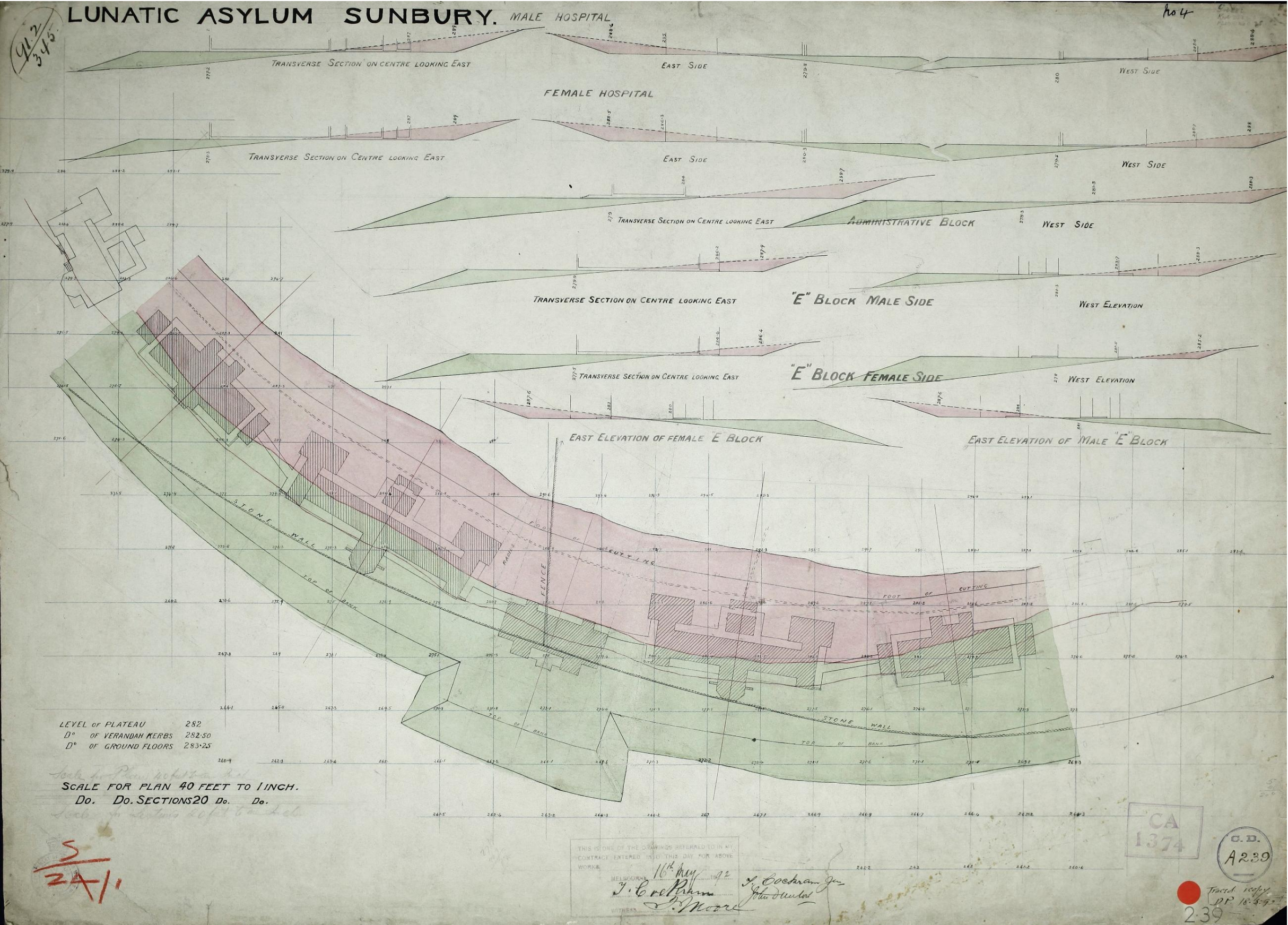


Figure 3 1892 plan showing cut and fill of land at the Lunatic Asylum, Sunbury
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.39

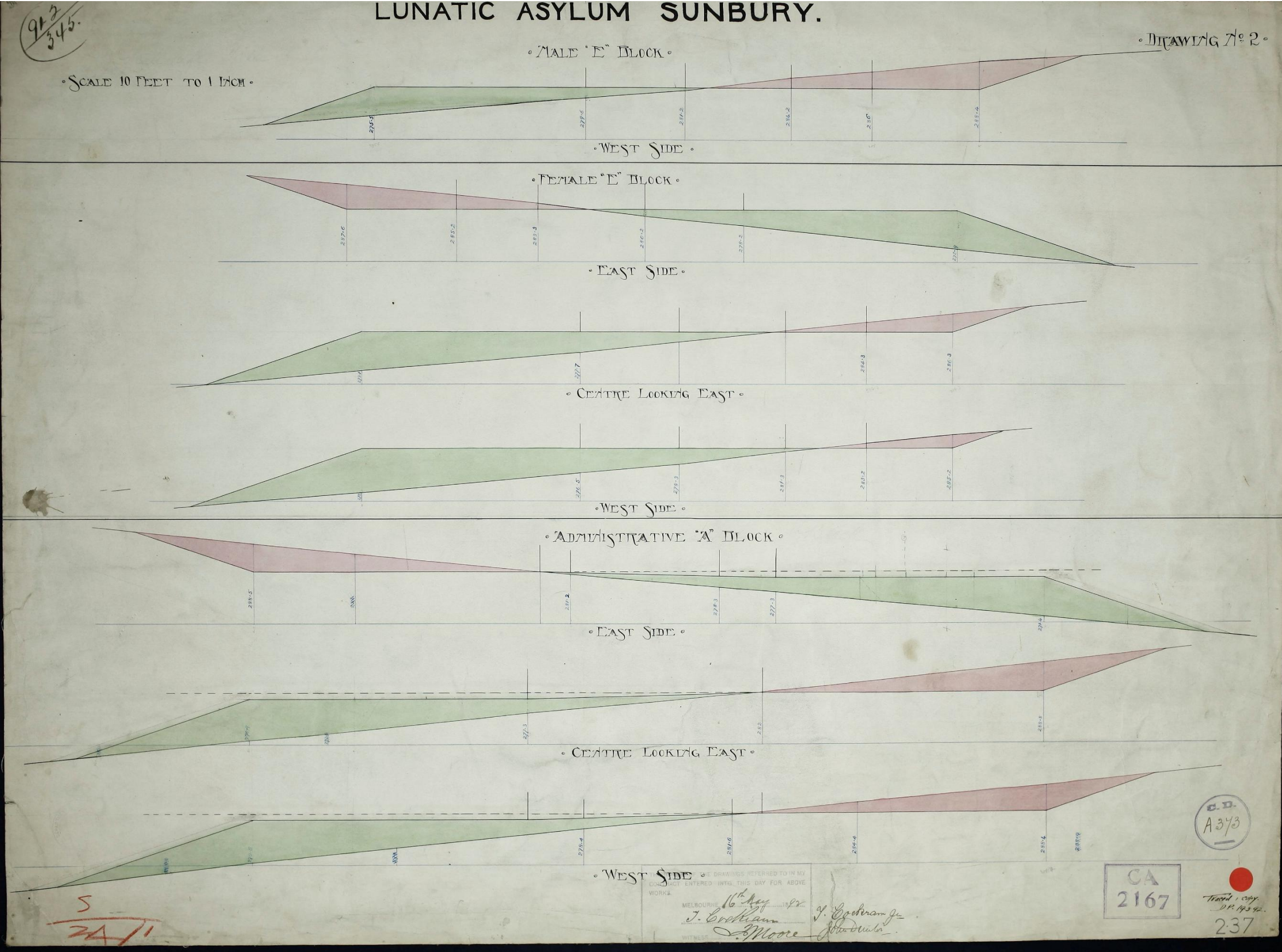


Figure 4 1892 sections showing cut and fill of land at the Lunatic Asylum, Sunbury
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.37



Figure 5 1895 plan of the Roadway, Tramway, Fencing, Drains, etc. at the Sunbury Lunatic Asylum (Scale 40 feet to 1 inch)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.65

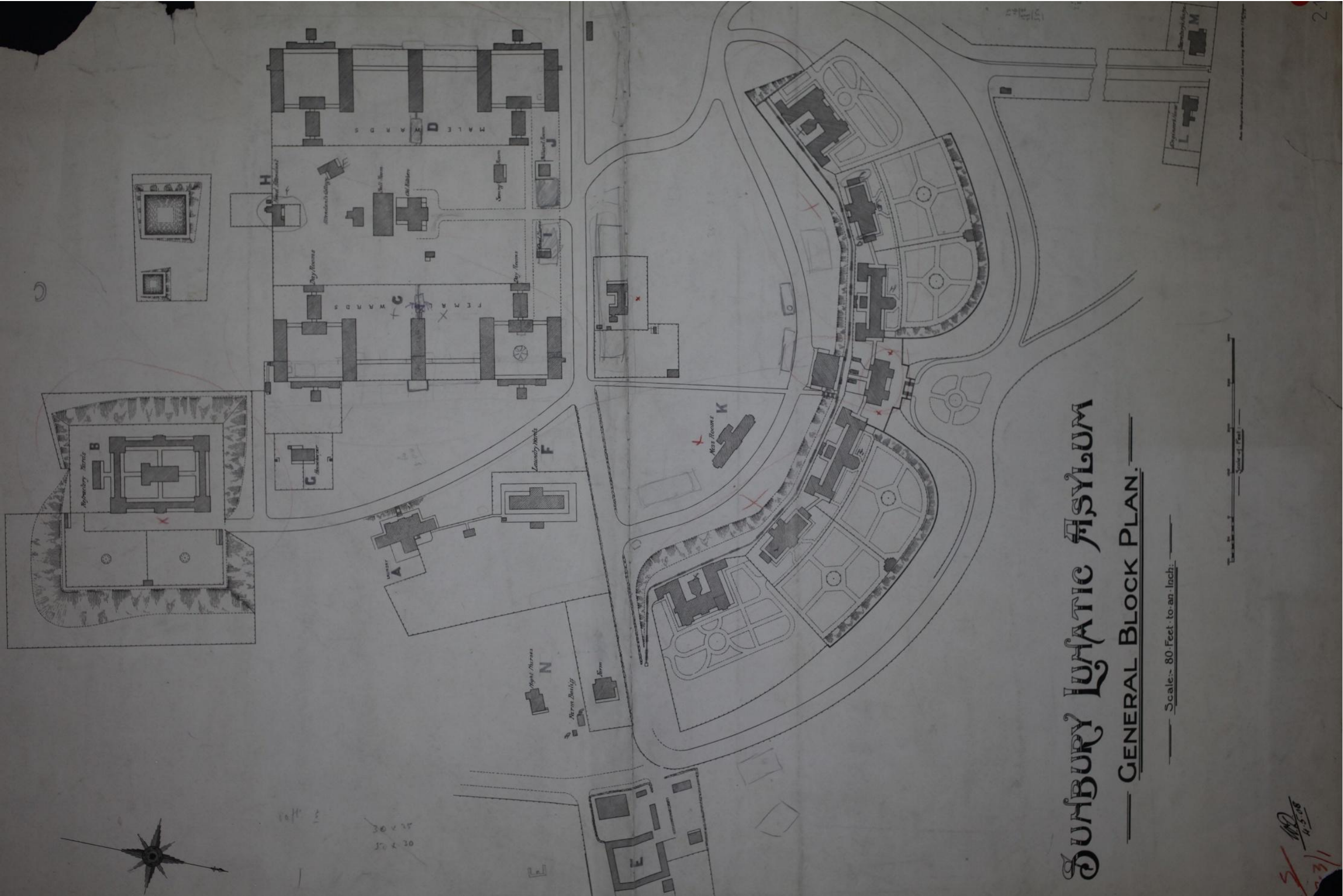


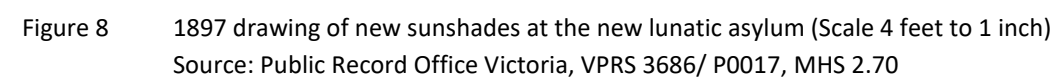
Figure 6 1908 general block plan of the Sunbury Lunatic Asylum.
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.144



Figure 7 1938 locality plan for sewerage for the Sunbury Mental Hospital
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.1

PURPOSE BUILT ASYLUM

Airing Courts, Sunshades and Fencing



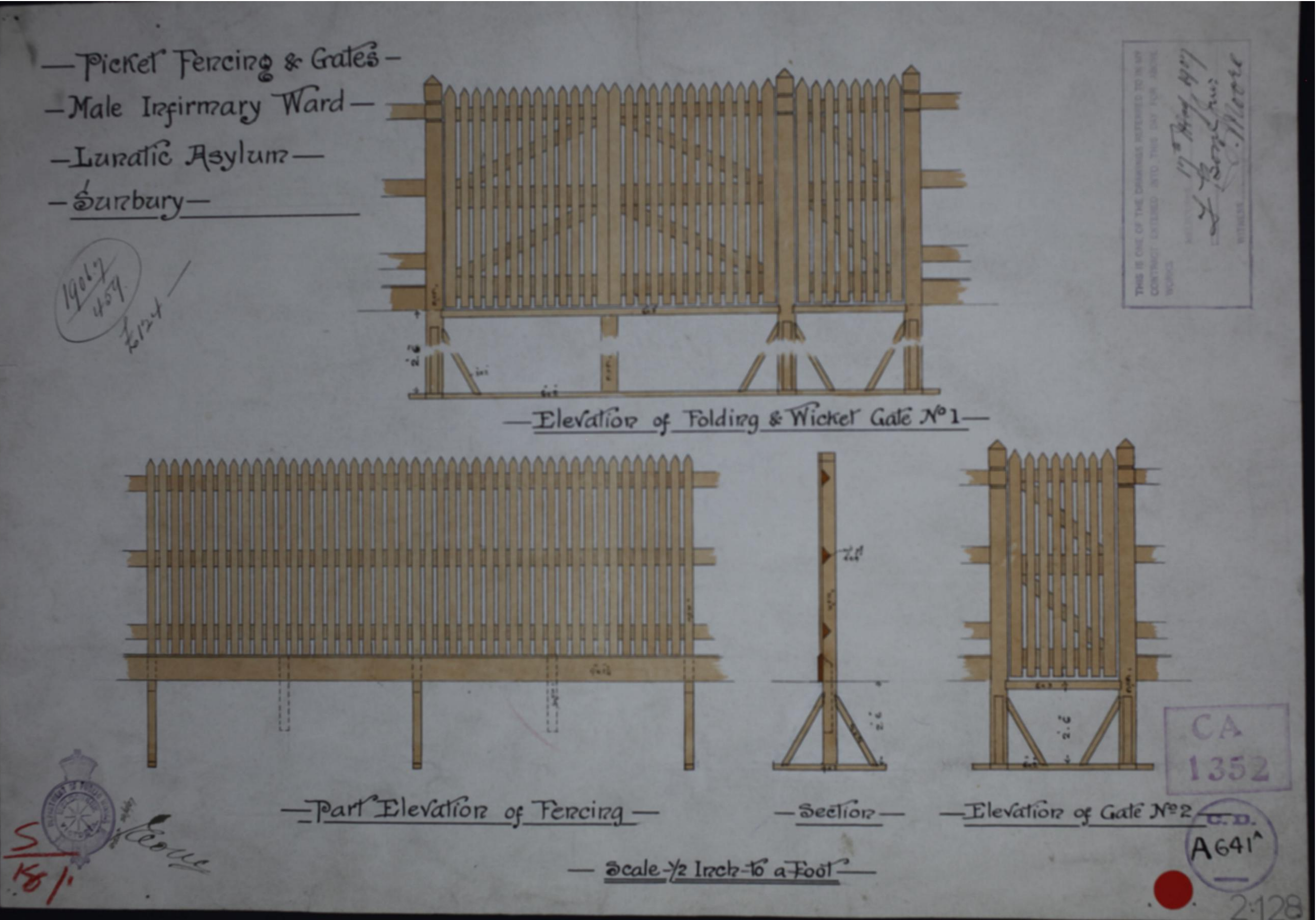


Figure 9 1907 drawing showing picket fencing and gates for the Male Infirmary ward (Scale ½ inch to a foot)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.128

Female Infirmary Wards (B26)

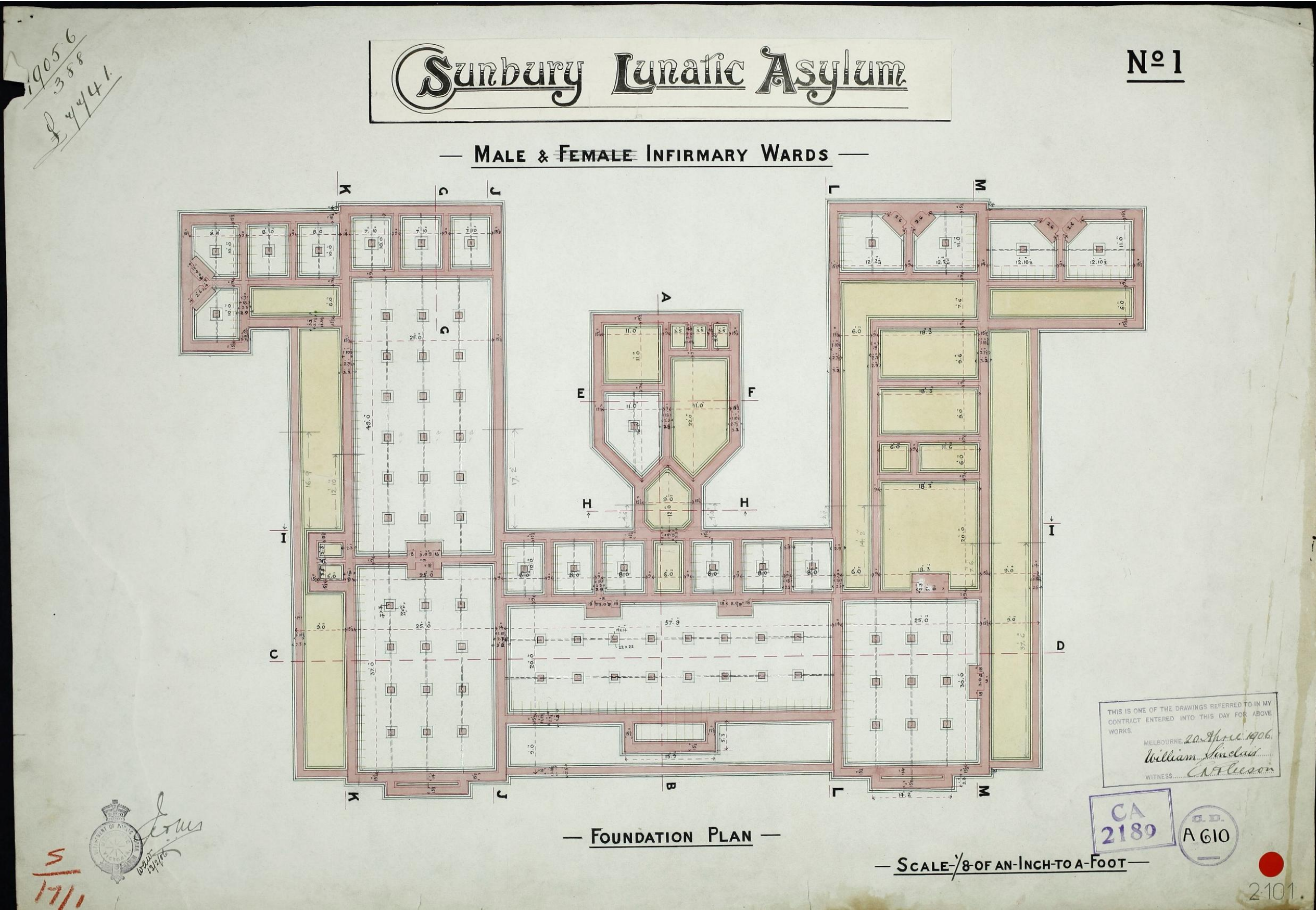


Figure 10 1906 foundation plan for the Male and Female Infirmary Wards
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.101

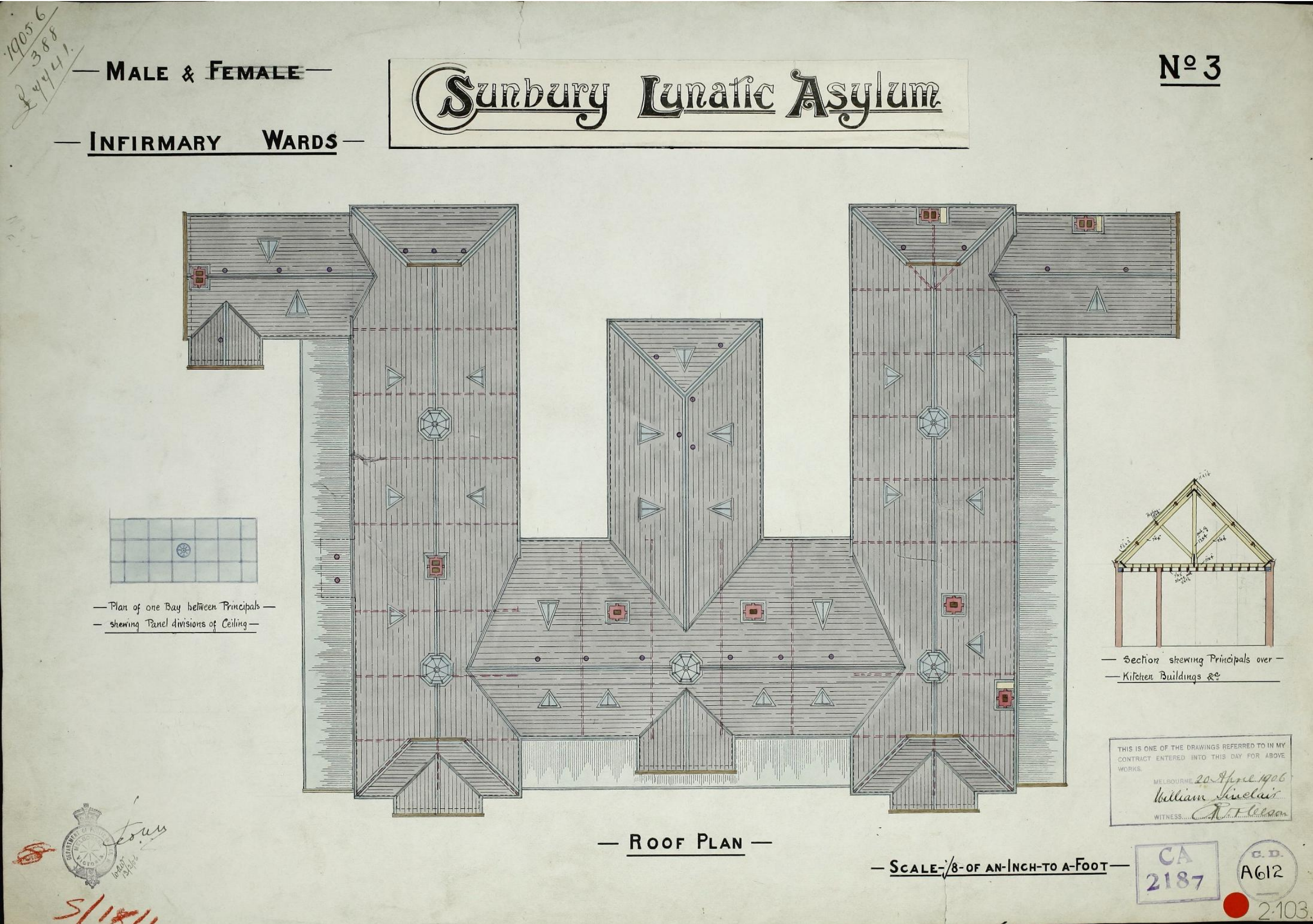


Figure 12 1906 roof plan of the Male and Female Infirmary Wards
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.103

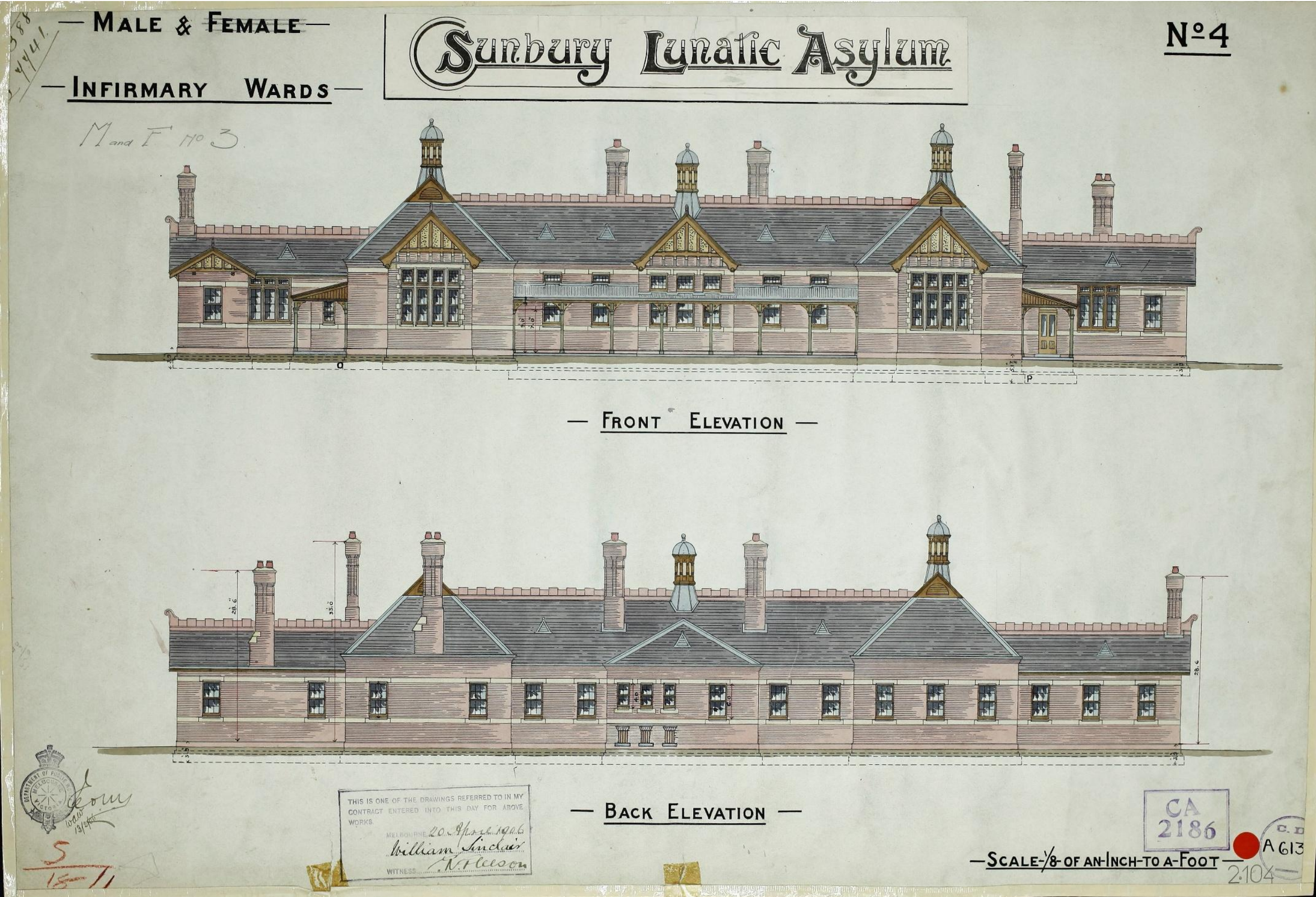
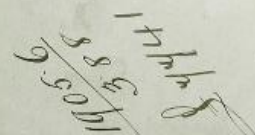


Figure 13 1906 front and back elevation of the Male and Female Infirmary Wards
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.104



Jacksons Hill

Female Admission and Special Wards (B27)

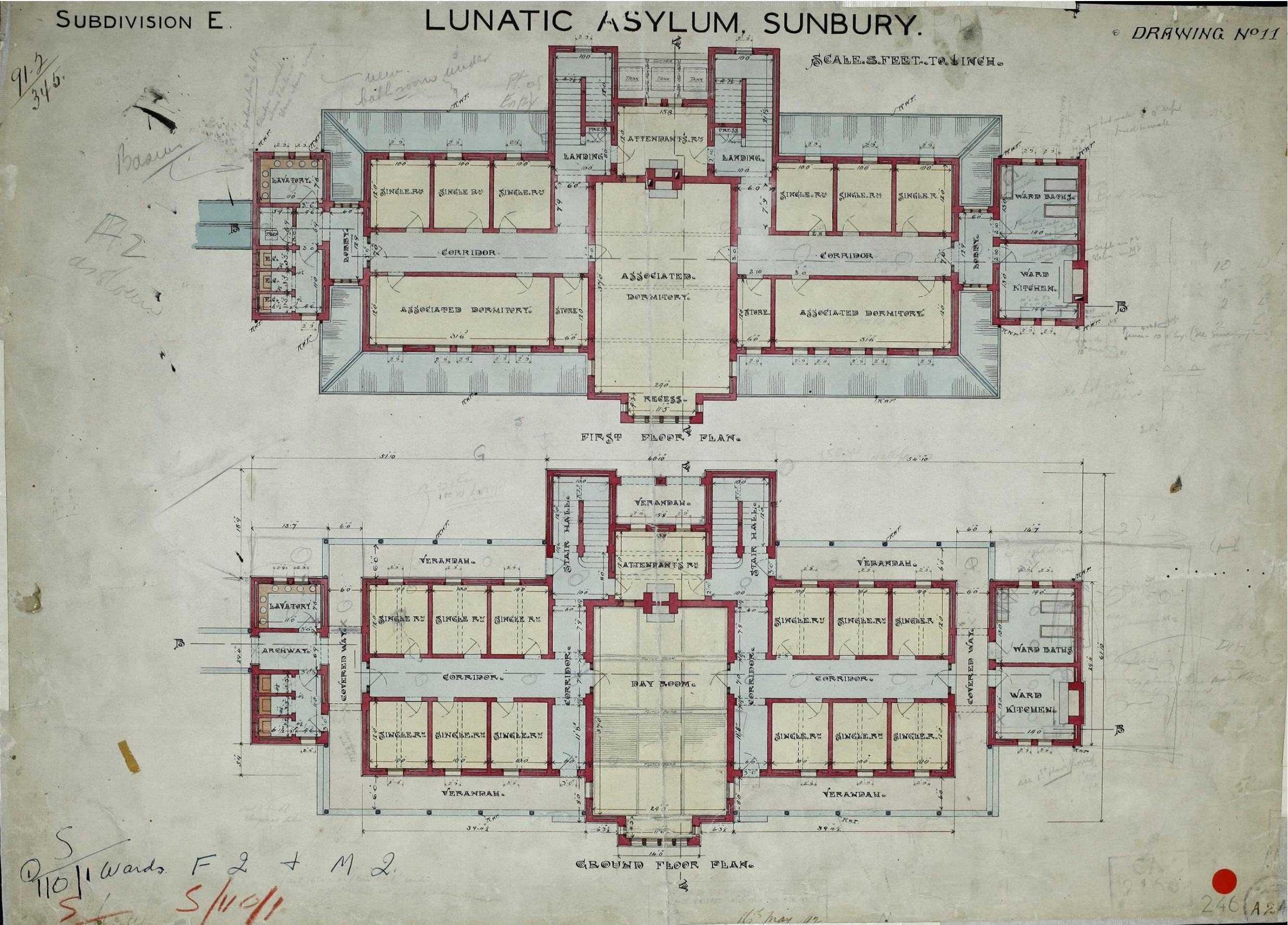


Figure 15 1892 ground and first floor plans of Female Admission and Special Wards (B27)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.46

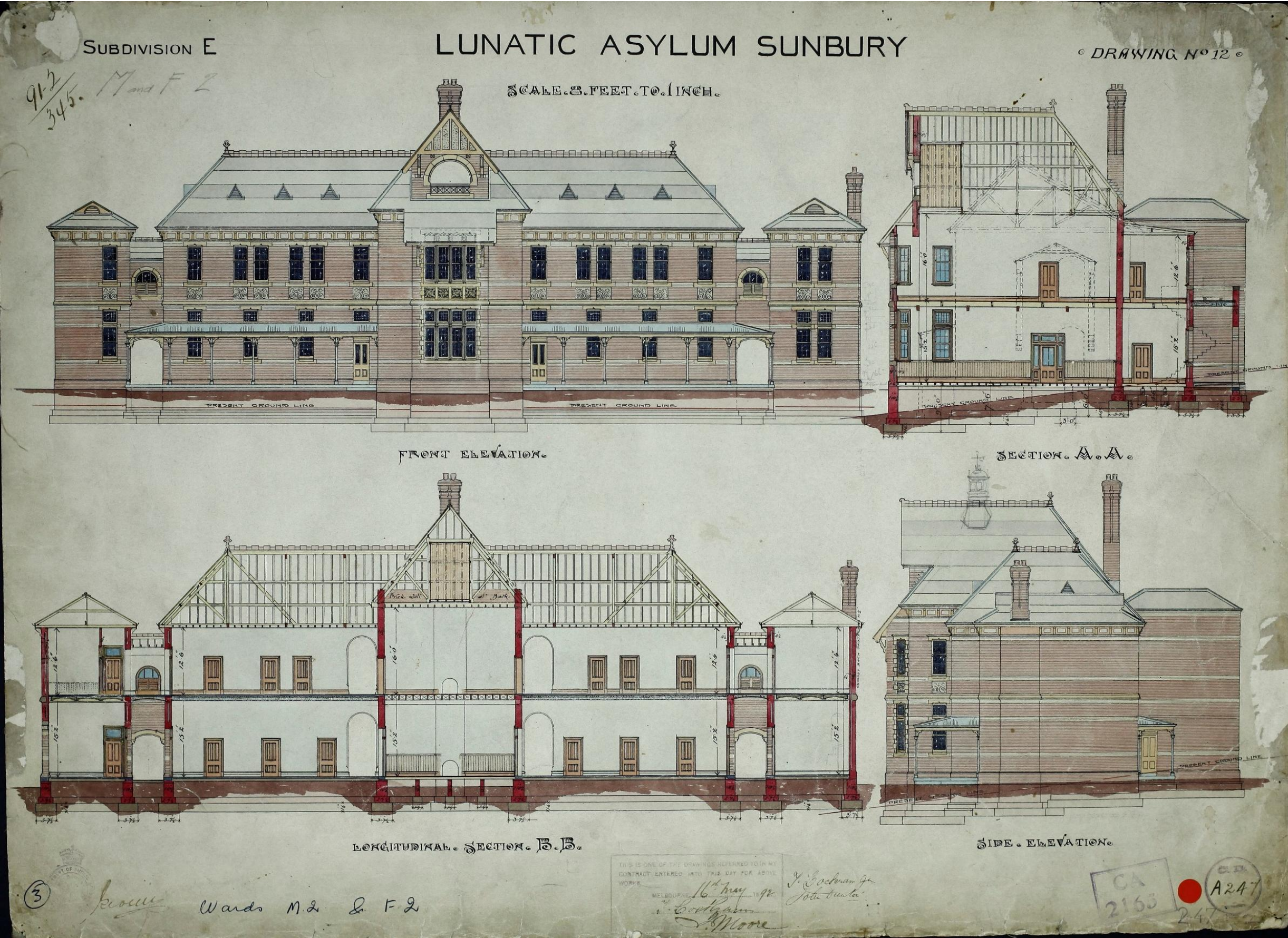


Figure 16 1892 front and side elevations and longitudinal section of Female Admission and Special Wards (B27)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.47

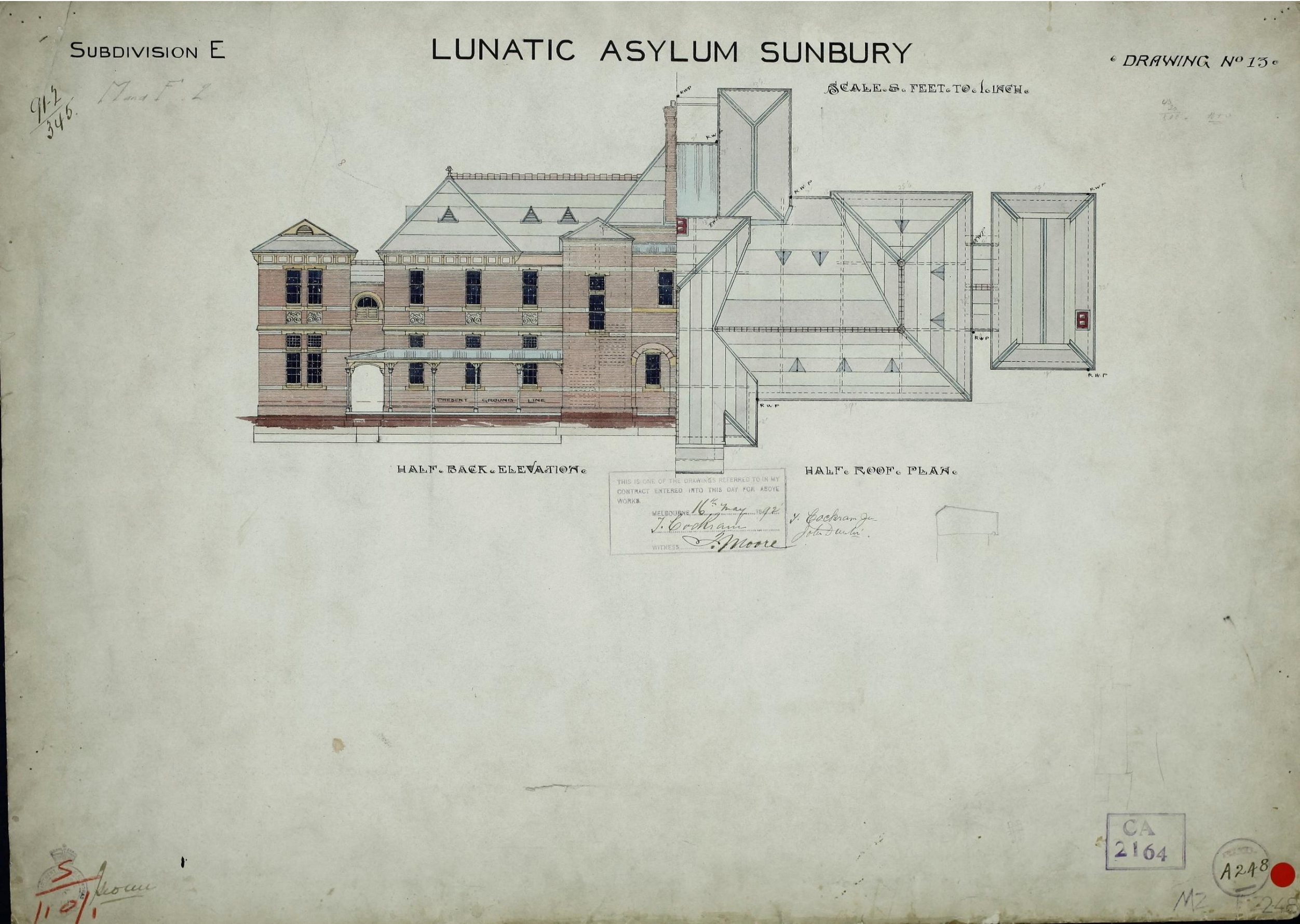


Figure 17 1892 half back elevation and half roof plan of the Female Admission and Special Wards (B27)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.48

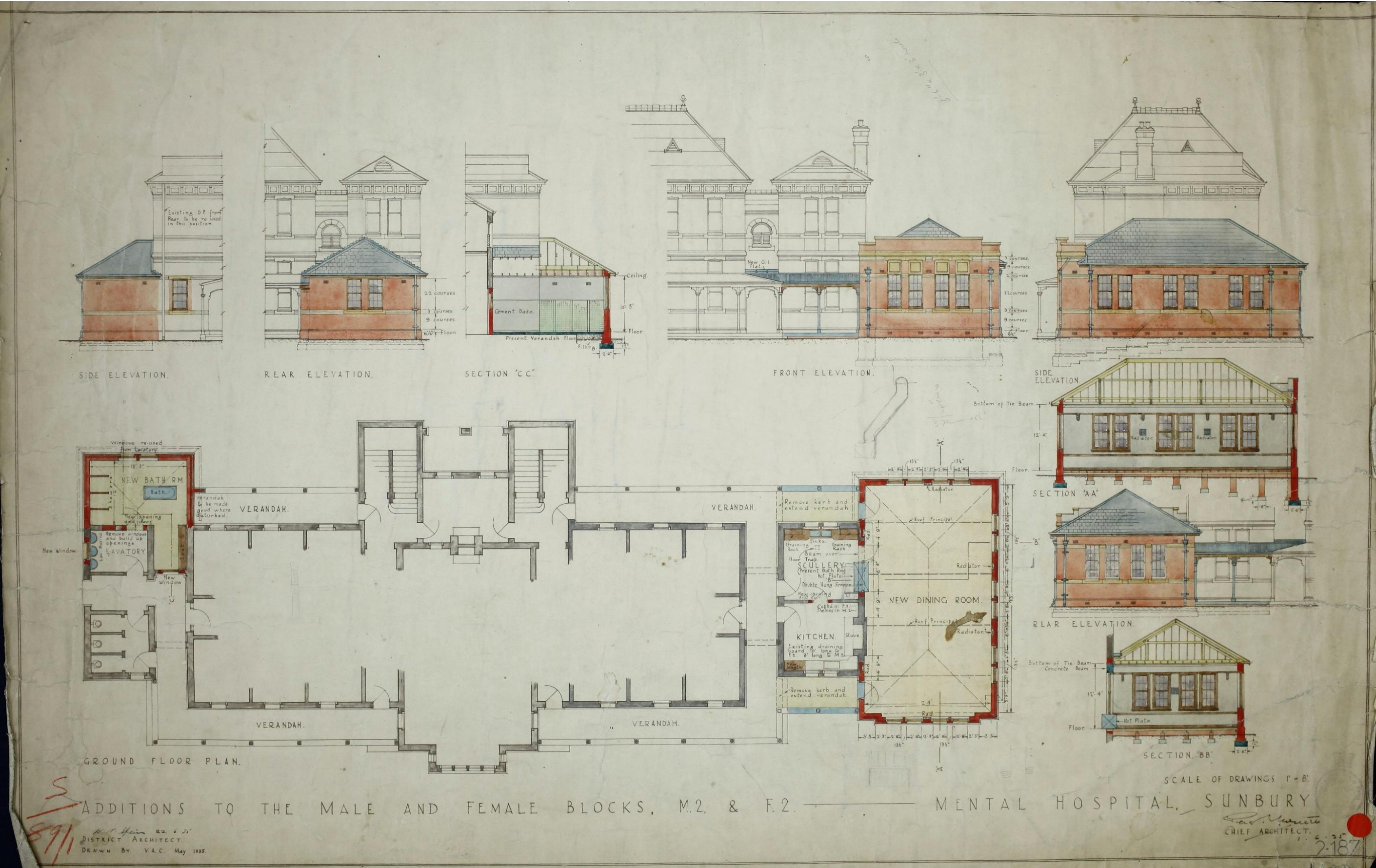


Figure 18 1935 drawings of the dining room and bathroom additions at the Female Admission and Special Wards (B27)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.187

Male Hospital (B28)

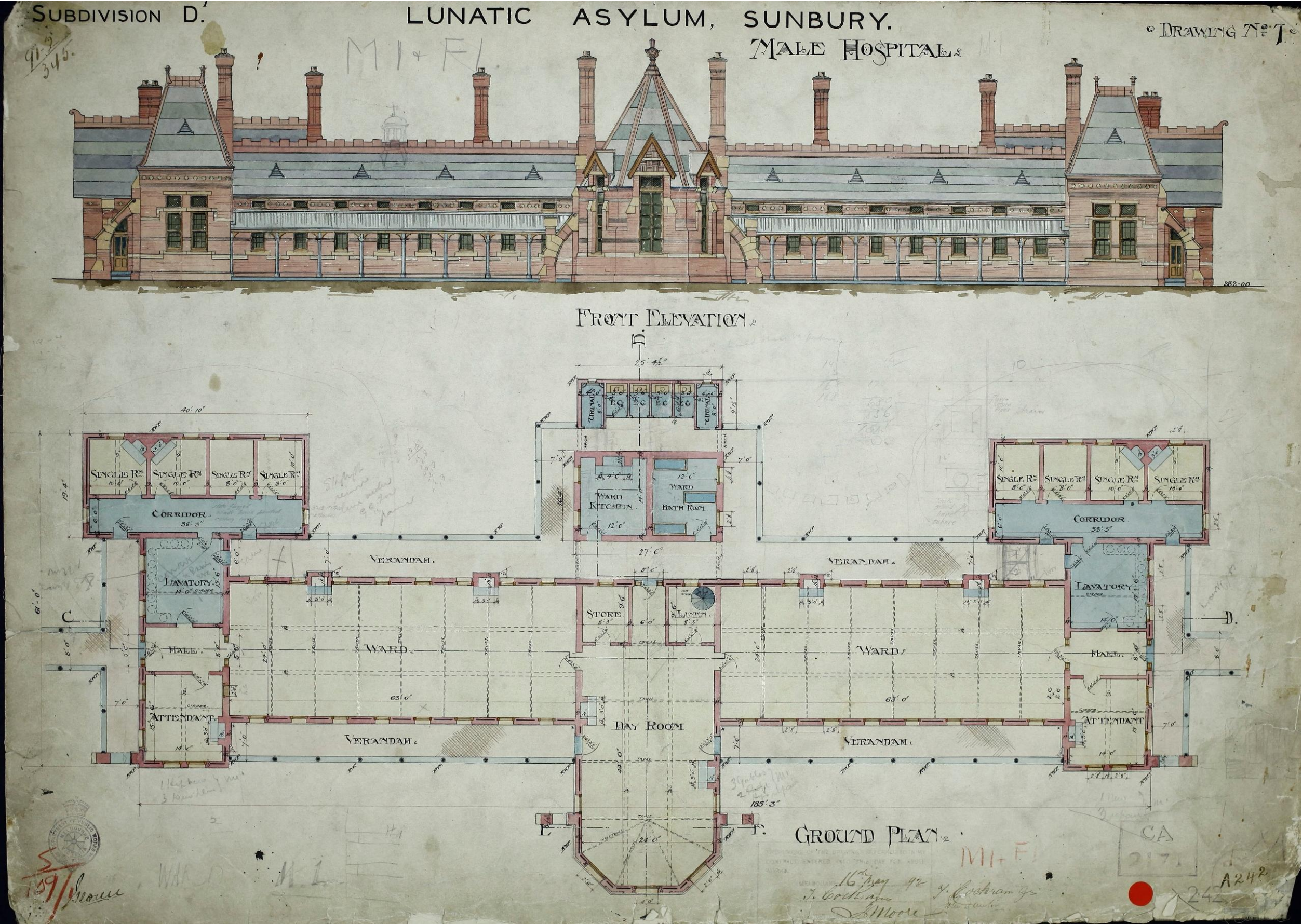


Figure 19 1892 ground floor and front elevation of the Male hospital (B28)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.42

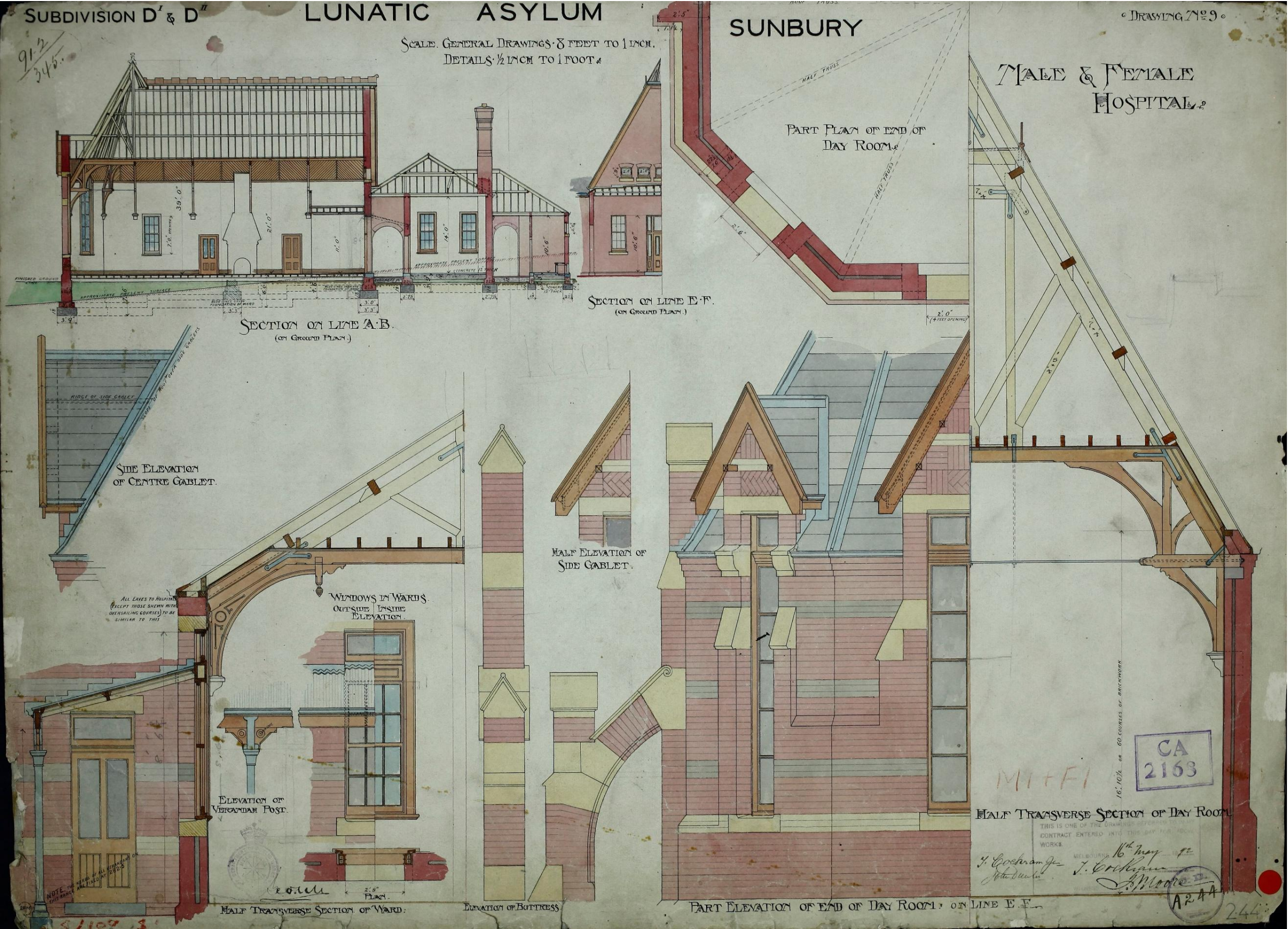


Figure 20 1892 section and details of the Male hospital (B28)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.44

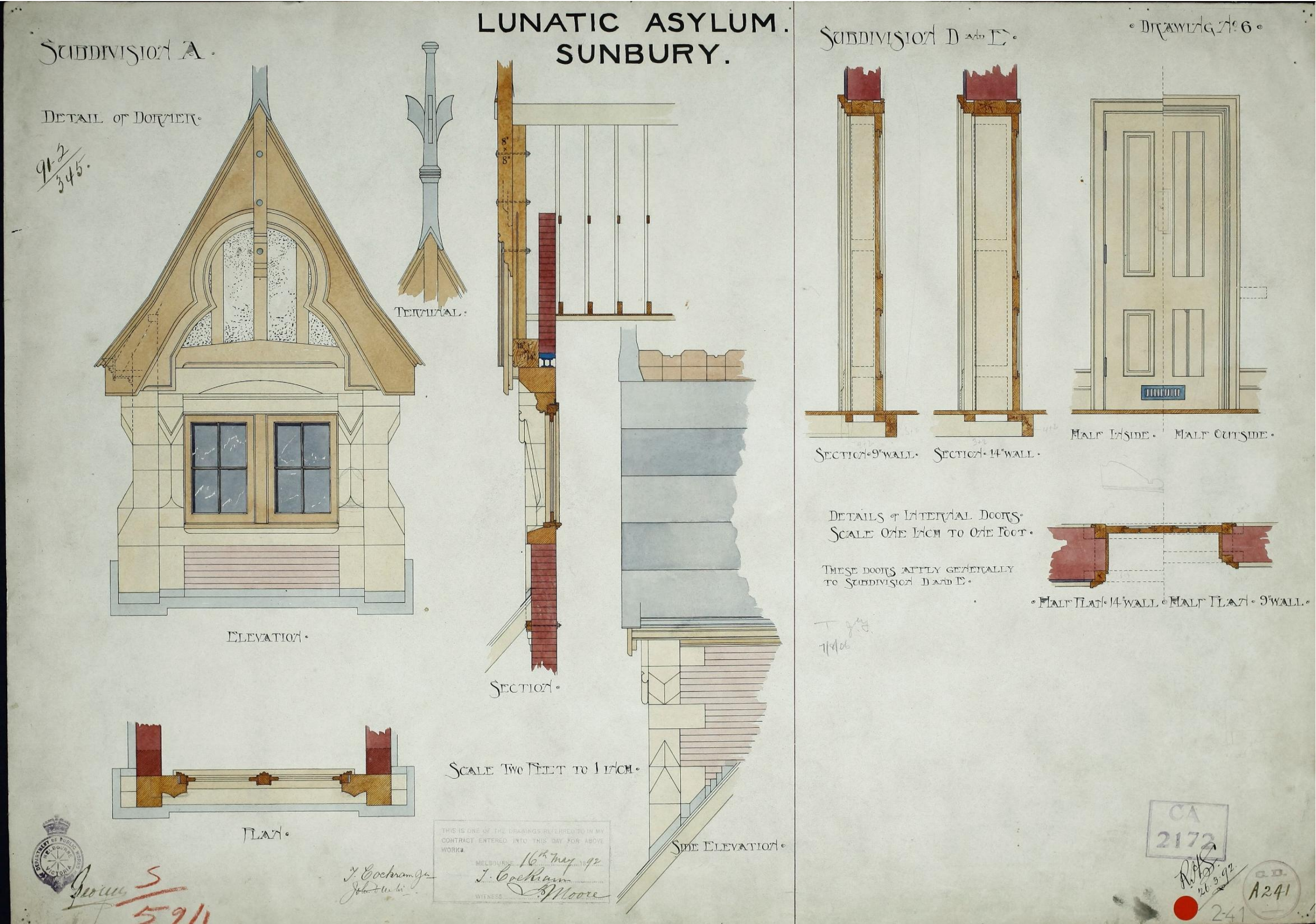


Figure 21 1892 details of the Male hospital (B28)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.41

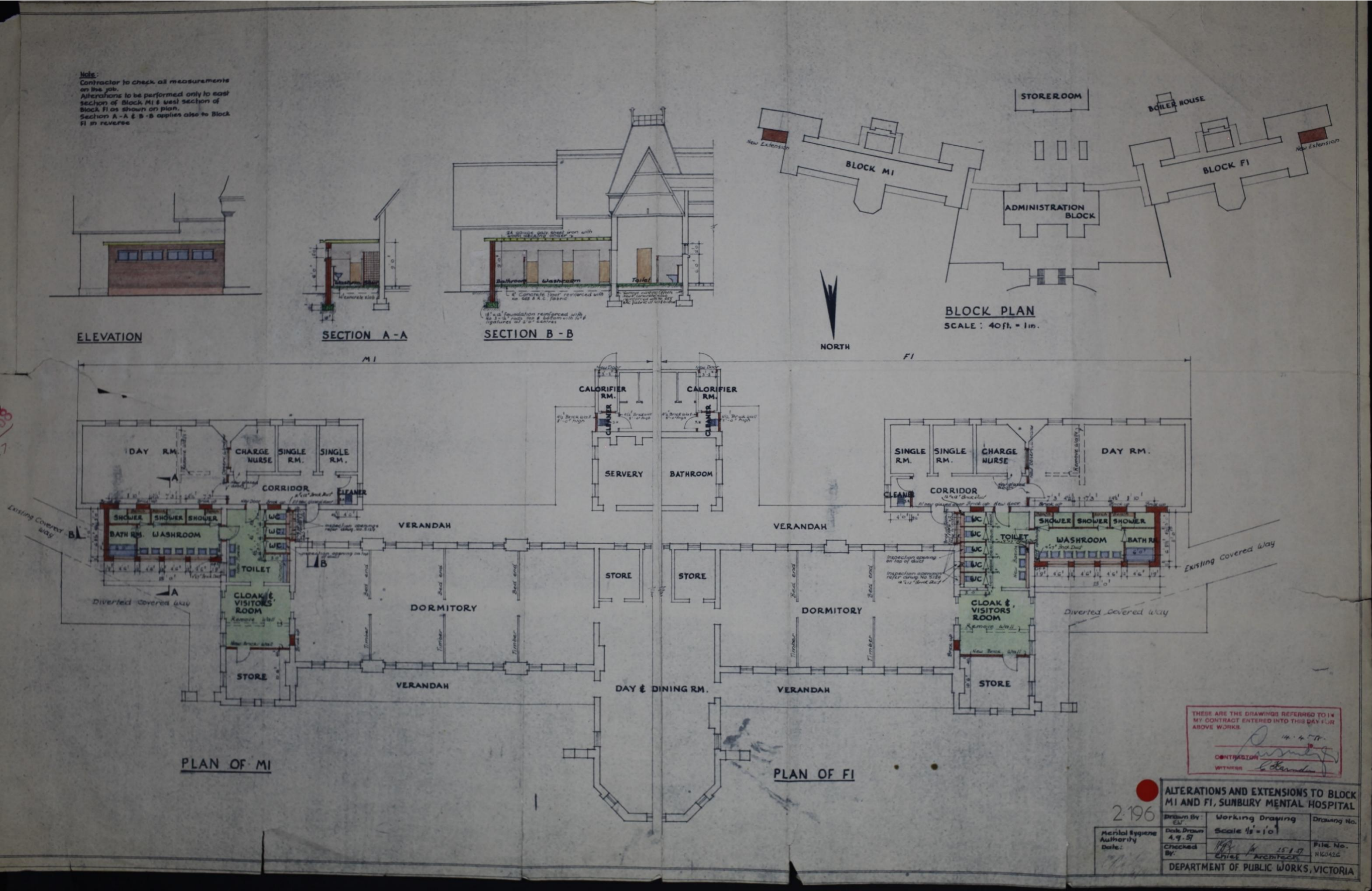


Figure 22 1957 drawing showing alterations and addition to the Male hospital (B28)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.196

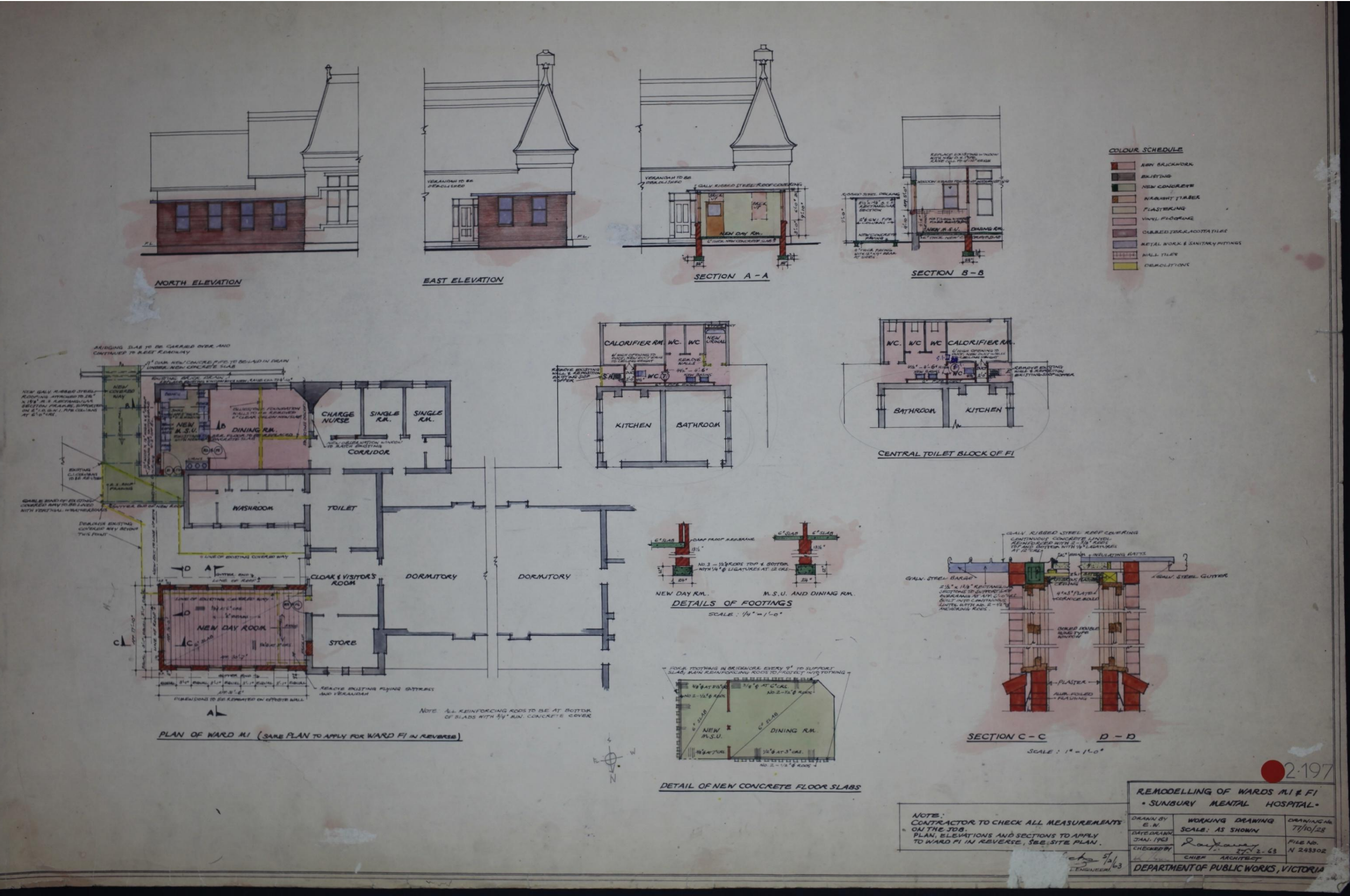


Figure 23 1963 drawing showing alterations and addition to the Male hospital (B28)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.197

APPENDIX C

Physical analysis and assessment of significance



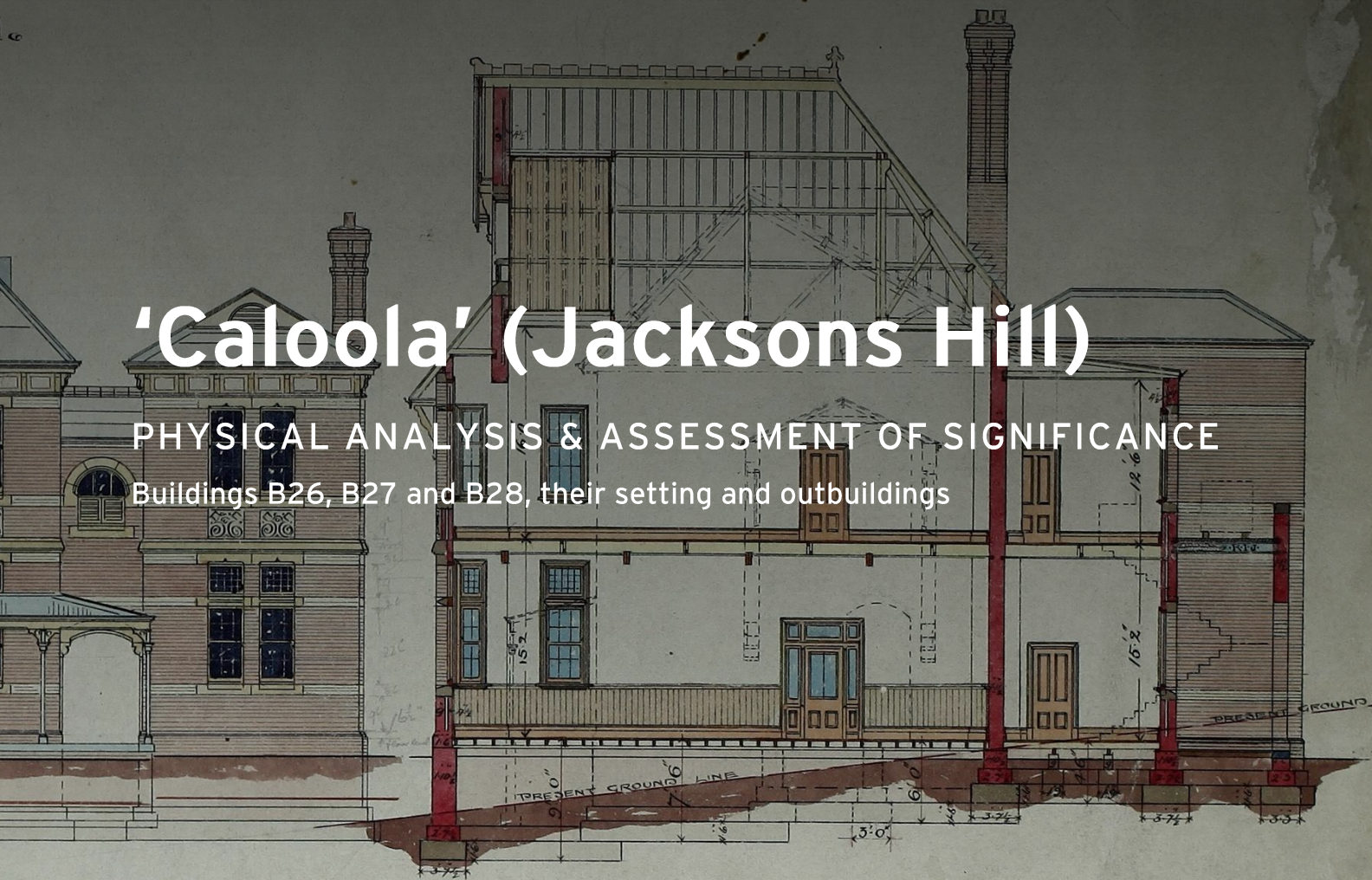


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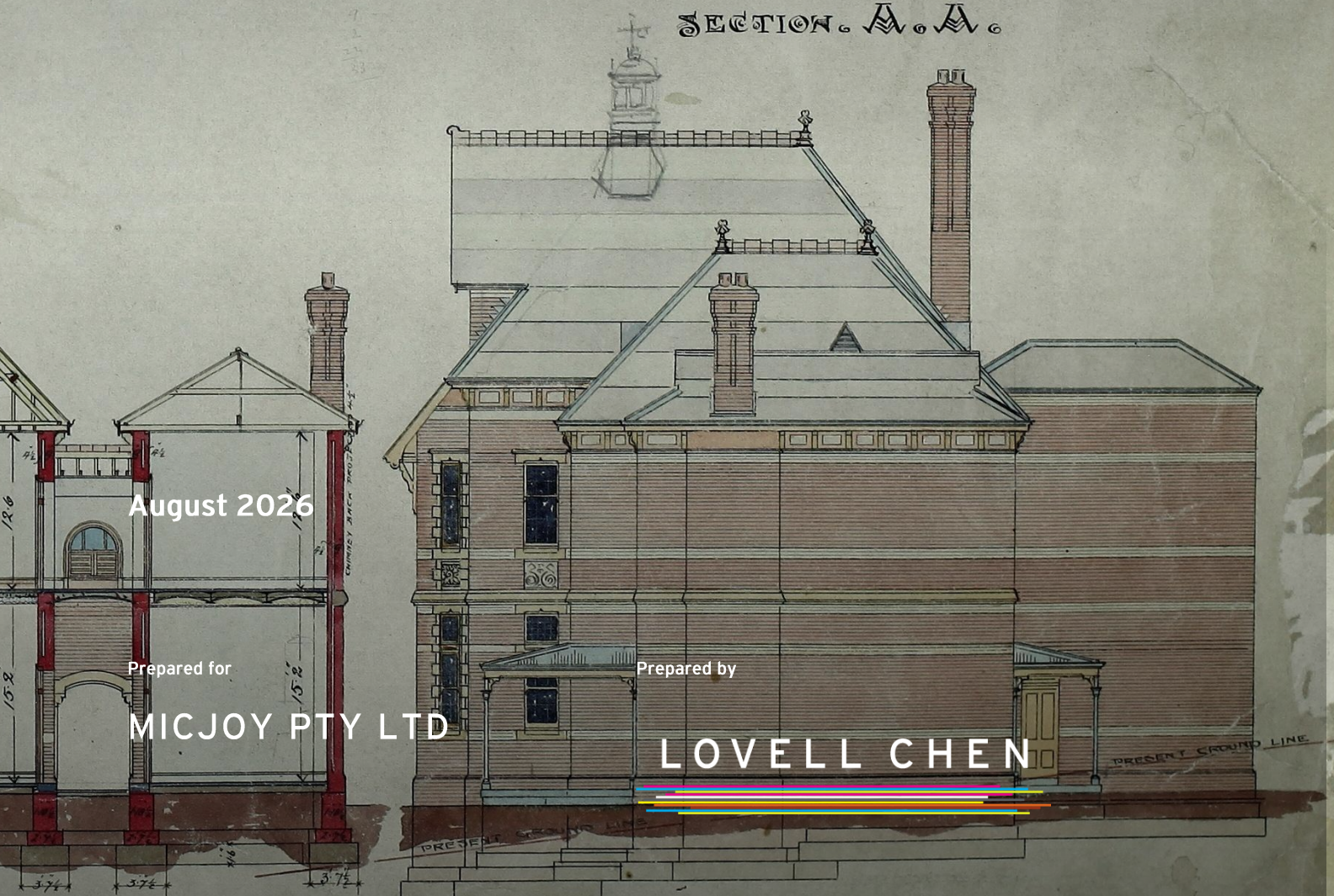
'Caloola' (Jacksons Hill)

PHYSICAL ANALYSIS & ASSESSMENT OF SIGNIFICANCE

Buildings B26, B27 and B28, their setting and outbuildings



SECTION. A. A.



August 2026

Prepared for

MICJOY PTY LTD

Prepared by

LOVELL CHEN

SIDE. ELEVATION.



ACKNOWLEDGEMENT OF COUNTRY

This report was prepared on the lands of the Wurundjeri Woi-wurrung people who have been custodians of this land for thousands of years. We acknowledge their stories, connection to land, water and culture which is embedded in Country. We pay our respects to their Elders past and present and acknowledge that this report includes a post-contact history that forms only a small part of the ongoing story.

Caloola (former Sunbury Mental Hospital) is located on the lands of the Wurundjeri Woi-wurrung people, who are, and have always been the custodians of this land. We pay our respects to the Elders past and present, and acknowledge the stories, traditions and cultures of all Aboriginal and Torres Strait Islander people.

Quality Assurance Register

The following register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our certified quality management system.



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Referencing

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Cover: North and west elevations and longitudinal and central section of the Female Admission and Special Wards (B27), 1892 (Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.47)

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1.0 Introduction

This document was prepared for Micjoy Pty Ltd. It addresses the Female Infirmary Wards (VHR reference B26), the Female Admission and Special Wards (B27) and the Male Hospital (B28), their associated airing courts and two outbuildings (shelters/sunshades, B36 and B37) which form part of the Caloola complex in Sunbury, Victoria. This is referred to below as the 'study area' (see Figure 1).

Caloola is included in the Victorian Heritage Register (VHR) as place H0937 and is of historical, architectural and aesthetic significance to Victoria.

Nomenclature: Caloola has been referred to by a variety of names over time, including Jacksons Hill and the former Sunbury Mental Hospital. For ease of understanding it is generally referred to below as Jacksons Hill.

1.1 Purpose of this document

The document builds on the 2021 Conservation Management Plan (CMP) for Jacksons Hill which identifies the study area and the majority of the buildings within it as being of 'core' (or primary) significance. As noted in the attached Heritage Impact Statement (HIS), the CMP was not required to include detailed analysis of the various buildings or landscape areas. For that reason, a core objective of this Appendix is to identify built elements, planning arrangements, landscape treatments and decorative finishes within the study area that are original and provide evidence of the approach to therapeutic care for those experiencing psychiatric disorders. Alterations, where known, are noted; including works undertaken by VU in 1994-95 (see Section 2.2). The analysis concludes with an assessment of the relative levels of significance.



Figure 1 Aerial view of the study area
Source: Nearmap, captured April 2026

2.0 Physical analysis

The following provides an overview of the physical characteristics, fabric and setting of the study area. The analysis also provides a basis for recommendations regarding conservation, repair, and adaptation, including the management of significant fabric and the retention of spatial and visual relationships.

2.1 Setting

The study area occupies the north and north-east slopes of the extinct volcanic cone. The land falls away from the crest of the hill, creating a prominent elevated setting for the buildings and associated landscape elements. This topography was a key determinant of the planning of the late nineteenth-century asylum complex, with the crescent arrangement of the buildings aligned to follow the contours.

The elevated setting affords a high degree of visibility to the buildings. Unlike many institutional complexes where buildings are viewed primarily from a single principal elevation, the sloping terrain allows views of the study area from multiple vantage points – that is the say, Buildings B26-B28 are read ‘in the round’. As a result, all elevations of buildings, together with the associated sunshades and landscape areas, contribute to the overall presentation of the place.

2.2 Works undertaken in 1994-95

An extensive programme of adaptation works was undertaken in 1994-95 to facilitate the reuse of buildings B26-B28 by Victoria University. The project formed part of the broader redevelopment of the precinct following the cessation of its original institutional use. While the buildings largely retained their original external form, scale and architectural character, significant alterations were undertaken within the interiors to accommodate contemporary educational functions and associated services.

The adaptation works sought to balance the retention of significant heritage fabric with the operational requirements of a tertiary education campus. As a result, each building was assigned a distinct function within the university and modified accordingly. New services, accessibility provisions, teaching facilities, and support spaces were introduced, with works focused primarily within internal areas.

Building B26, originally constructed as the Female Infirmary Wards, was converted for use as a culinary and hospitality training facility. The adaptation included the installation of commercial teaching kitchens, food preparation areas, training spaces and associated amenities. The building also accommodated a public restaurant.

Building B27, the former Female Admission and Special Wards, was adapted for Adult General Education purposes. Modern services including light fittings and mechanical equipment were installed in each of the buildings. Later metal skirtings have been installed within the rooms for reticulation of the new electric wiring. A lift has also been installed to the rear of the two central stairs in B27.

Building B28, the former Male Hospital, was adapted for Health Services use. The extent of change was similar to B27.

2.3 Existing condition

Investigative works and inspections of buildings B26-B28 were undertaken during 2026. This process revealed underlying (latent) conditions of building fabric, areas that have been concealed by works undertaken by VU and for reasons of protection against illegal entry and the full extent of works undertaken by VU.

A summary of the findings is provided below:

- Investigations identified subfloor ventilation deficiencies across several areas of the buildings. In many locations, subfloor clearances are inadequate, resulting in poor or non-existent ventilation beneath the floor structures.

- The timber flooring within Building B26 has been significantly altered as part of its adaptation as a culinary school. Floorboards have been removed in multiple locations to accommodate service trenches and sheet flooring. In the former kitchen, bar and restaurant areas, sections of the original timber flooring have been removed and replaced with concrete slabs.
- The timber flooring at ground-floor level within Building B27 and throughout Building B28 has generally been removed and/or modified to facilitate the installation of hydronic heating, as well as electrical and mechanical services.
- The slate flagstone flooring on the first floor of Building B27 was previously lifted to enable the installation of services and subsequently re-laid.
- Ineffective rainwater management has been a major contributor to water ingress and the ongoing deterioration of the buildings. Poorly configured gutters, downpipes and drainage systems have led to water-related damage. Inspections of the roof spaces also revealed that the roofs do not contain sarking, increasing their vulnerability to moisture penetration.

Repair and rectification works

The investigations have identified a range of works required to address deficiencies and support the long-term adaptive reuse of the buildings for residential purposes. These works include:

- Investigation of subfloor areas, requiring the temporary removal of timber floorboards throughout Buildings B26-B28. To achieve compliant subfloor clearances and accommodate new building services, excavation of approximately 100-300 mm of soil beneath existing floor levels will be required. Mechanical subfloor ventilation will also be introduced in locations where passive ventilation is insufficient.
- Upgrading and rectification of the rainwater disposal system, including gutters, downpipes and associated roof drainage infrastructure, following assessment by a hydraulic engineer. Roof works will include restoration and weatherproofing measures necessary to support the long-term use of the buildings. These works may involve the temporary removal of slate roofing, installation of sarking and reinstatement of the slate roof covering.
- Localised repair, conservation and, where necessary, replacement of timber elements affected by water ingress and deterioration, particularly within Building B27.

2.4 Landscape setting

2.4.1 *Archaeological potential*

Consistent with its inclusion in the VHR, Jacksons Hill is both a registered place and a registered archaeological place. The Statement of Significance notes that:

The Caloola site is of archaeological significance for its potential to contain historical archaeological features, deposits and relics that relate to the construction and use of the Industrial School and the Lunatic Asylum.

Based on analysis of the documentary record, the area of greatest archaeological potential is associated with the former Industrial School Farm Compound Site located to the north-east of the property. This area is recognised through its inclusion on the Victorian Heritage Inventory (H7822-0099) and falls outside the current study area.

A detailed archaeological survey has not been undertaken for the study area. Nevertheless, the archaeological potential of the study area is considered to be low due to the extent of historical ground disturbance undertaken associated with the development and operation of the asylum complex. Public Works Department drawings indicate that the original landform and ground levels were substantially altered during construction of the purpose-built

asylum. In particular, historical plans show that extensive cut and fill for benching was undertaken in 1892 for the construction of buildings B27 and B28. These works substantially modified the natural topography and are likely to have removed or disturbed any earlier archaeological deposits within the affected areas. Subsequent infrastructure and landscape changes, including ground disturbance associated with the removal of the tramline and the construction and sealing of Tram Road, have diminished the likelihood that intact archaeological remains survive within the study area.

2.4.2 Airing courts

History

The airing courts to the north of buildings B27 and B28 form an important component of the former therapeutic landscape of the asylum complex. Their design reflects late-nineteenth and early-twentieth-century approaches to institutional planning, where access to fresh air, sunlight and supervised outdoor recreation was considered beneficial to patient wellbeing. The placement of the ward buildings and associated airing courts took advantage of the site's elevated position, allowing patients access to expansive outward views while remaining within a secure and controlled environment. The 1908 general block plan (Figure 3) shows that the airing courts were enclosed by tall timber picket fences, creating defined outdoor spaces associated with each ward. Additional fencing to the north and south of the buildings reinforced the separation and management of patient movement within the broader asylum grounds.

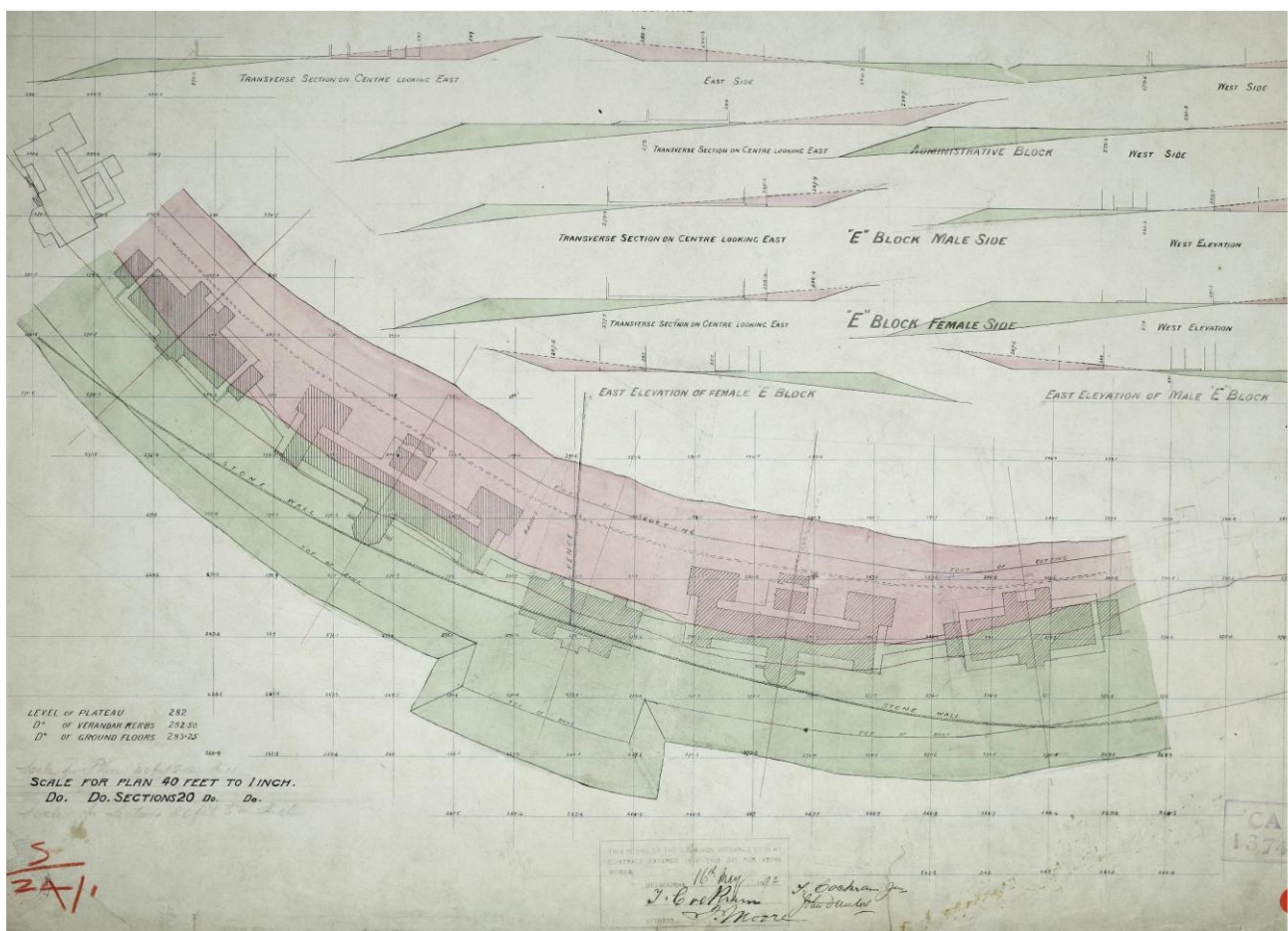


Figure 2 Plan, 1892, showing cut and fill of land for buildings B7, B28, B29, B30 and B31 (cropped)
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.39

Physical description

Historical planning

The 1908 general block plan (Figure 3) indicates that the airing courts associated with Buildings B27 and B28 were formally designed and symmetrically arranged. Each court was divided into four quadrants, defined by a network of pathways. Centrally located within each court were sunshades or shelters (Buildings B36 and B37), which acted as focal points within the landscape and provided protection from the elements for patients using the outdoor spaces.

In contrast, the airing court associated with Building B26 featured a less formal layout, comprising a series of garden beds connected by curved pathways.

Current configuration

The layout and treatment of the airing courts have been substantially altered over time, resulting in the loss of much of their original character and design intent. Evidence of the early pathway network, garden bed configuration and planting schemes has largely been removed. The sunshades/shelters (B36 and B37) are perhaps the most tangible remnants of the former arrangement. Today, the courts are predominantly open lawn areas, with few remaining features that reflect their original formal composition.

Extensive areas of concrete paving are evident within parts of the courts and are believed to date from the late-twentieth century. Despite these changes, a number of mature trees associated with the historic landscape setting survive within the study area. The majority of these specimens are remnants of the original (1890s) landscape treatment and contribute to the established character of the place. Their heritage value and contribution to the significance of the place should be further assessed through an arboricultural investigation, including consideration of species, age, condition and historical associations.

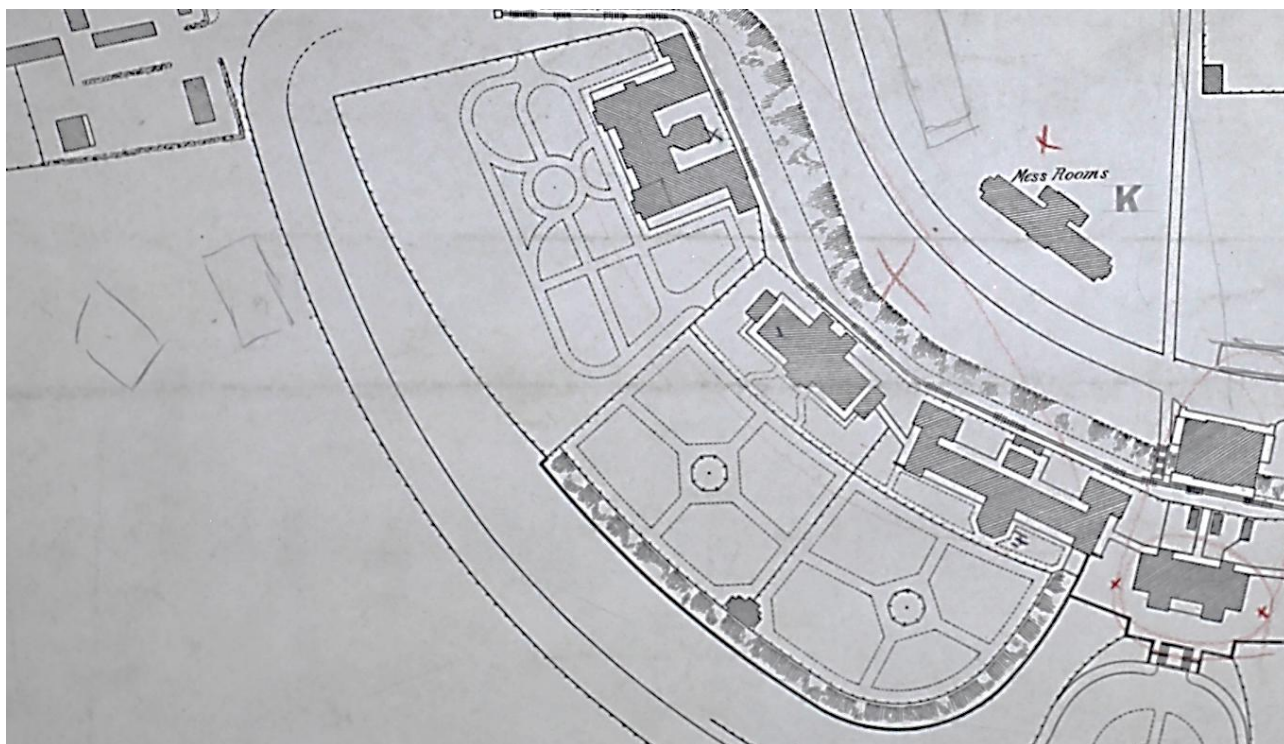


Figure 3 Detail of 1908 general block plan showing the layout of the airing courts and fencing in front of and around buildings B26, B27 and B28

Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.144



Figure 5 Photograph c.1920s of the rear of the Male Infirmary Ward (B32) showing the timber picket fence and the tramway, now the alignment of Tram Road
Source: Victorian Collections, Sunbury Family and Heritage Society, Identifier: P0861

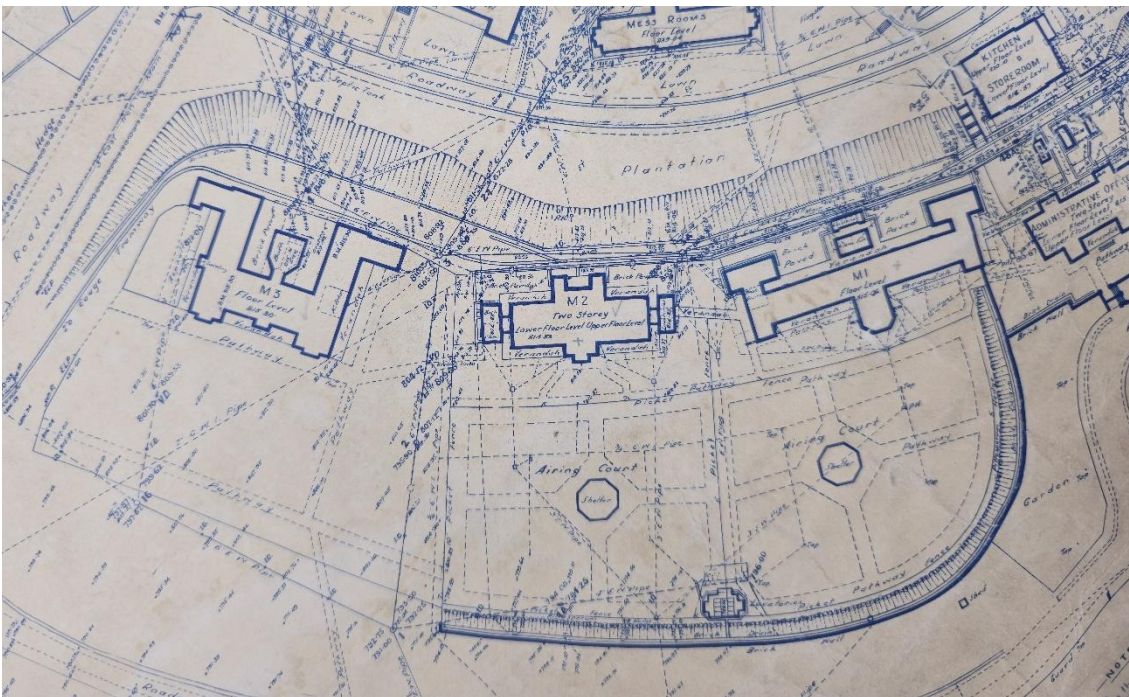


Figure 6 Extract of the 1938 locality plan for sewerage showing the brick paving and drains to the south of buildings B26, B27 and B28 – south is at top
Source: Public Record Office Victoria, VPRS 3686/ P0017, MHS 2.1



Figure 7 Brick paving and brick-lined drain to the rear (south) of B28: the alignment of Tram Road, visible at left, is finished in concrete

2.5 Sunshades/shelters (B36 and B37)

History

The two timber sunshades/shelters (B36 and B37) were constructed to the north of the Male Hospital (B28) and the Female Admission and Special Wards (B27) in 1896-97, as integral components of the airing courts. Their location within the northern curtilage reflects the late nineteenth-century emphasis on access to fresh air, light and supervised outdoor recreation as part of the therapeutic regime of the institution. Positioned within the enclosed airing courts, the shelters provided shaded and protected outdoor spaces for patients, while also contributing to the ordered landscape setting of the hospital wards.

Physical description

Each shelter is octagonal in plan and is constructed predominantly of timber, with turned timber posts marking the angles of the octagon and timber balustrading extending between the posts. The roof form follows the octagonal geometry of the structure and is clad in corrugated metal sheeting, with associated metal flashings and ogee-profile gutters. The roof has a smaller raised octagonal lantern, supported on similar turned timber columns. The lantern has louvred ventilators, assisting with ventilation beneath the roof. The combination of the open balustraded sides, decorative turned timber elements and ventilated roof form gives the shelters a light, pavilion-like character consistent with their original function within the airing courts.

The sunshade(B36) in front of the Male Hospital has been altered, and an intrusive glazed enclosure has been installed within the structure. Some of the timber members of the sunshade are in a poor condition.

Sunshade B37 is in an extremely poor and dilapidated condition and multiple timber columns and sections of the balustrades are missing. This sunshade has currently been cordoned off for safety reasons.



Figure 8 Sunshade B36



Figure 9 Sunshade B37

2.6 Female Infirmary Wards (B26)

2.6.1 History

The construction of the Female Infirmary Wards (B26) – and its twin, Male Infirmary Wards (B32) – commenced in 1906 and was completed in 1908 as part of the final phase of expansion of the purpose-built asylum (Figure 10). The building was erected to provide accommodation and treatment facilities for female patients requiring specialised medical care.

The development of B26 formed part of the staged implementation of the master plan prepared by the Public Works Department following the recommendations of the Zox Commission. While provision for a building in this location was indicated in the 1889 block plan (see HIS Figure 7), the structure ultimately constructed differed substantially from the design shown in the earlier drawings.

As noted above, the building was adapted as a culinary school and restaurant by VU in 1994-95.



Figure 10 Photograph of the Female Infirmary Ward, c. 1912: the image is incorrectly annotated as Male Hospital
Source: State Library Victoria, Identifier H2006.34/36

2.6.2 Physical description

Exterior

The Female Infirmary Ward (B26) is a substantial single-storey red brick masonry building constructed in a E-shaped plan with a small wing central projecting to the south (rear). Lighter coloured masonry bands extend along the sill and lintel levels of the building, and smaller gabled projections are located at the south-east and south-west corners. The form, materials and detailing of the building reflects the Queen Anne architectural style observed in the late-nineteenth ward buildings.

The building is distinguished by its steeply pitched roofscape, comprising a combination of Dutch-gabled and hipped forms. The roof areas are clad in slate tiles and incorporate lead flashings and decorative terracotta ridge capping. Rising above the roof are eight tall red brick chimneys with corbelled detailing and terracotta chimney pots. A notable

feature of the roof are the series of five timber ventilating cupolas located along the ridgelines. These cupolas are capped with domed lead roofs and incorporate lead sheeting at their bases. Together with a number of metal roof vents, they provided ventilation to the interior.

The principal north elevation is articulated by three projecting bay windows, which are fitted with multi-pane double-hung timber sash windows with decorative stained-glass highlights. Above each bay window is a prominent gabled end featuring half-timbered detailing and decorative timber brackets.

Verandahs extend along the north, east and west elevations, providing sheltered circulation and outdoor amenity. These verandahs are constructed with metal columns incorporating decorative timber detailing and are roofed with corrugated metal sheeting in a lean-to form. The verandah floors are finished with terracotta tiles.

The central bay extending to the south has been truncated and substantially altered. The 1994-95 works introduced a number of new elements, including cold stores and enclosed walkways, and modified the legibility of the building's original plan form. Notwithstanding, the principal building form, roovescape and much of the external red brick fabric remain evident and continue to convey the original form and character of the Female Infirmary Wards.



Figure 11 North elevation of B26



Figure 12 South elevation of B26 showing the cool room additions from 1994-95



Figure 13 East elevation of B26 showing the lean-to verandah with the metal columns and timber detailing



Figure 14 Detail of one of the timber cupolas and the corbelled brick chimney of B26

Interior

1906 planning

B26 was originally arranged to accommodate facilities for patient care and treatment, as well as support functions – staff amenities, kitchen, WCs etc. The plan demonstrates the emphasis placed on the classification, observation and management of patients. The east wing contained the principal patient accommodation, including two large infirmary wards designed to house patients requiring ongoing medical supervision, together with a substantial day ward located along the northern side of the building. The day ward provided a communal space for patients. To the south of the day ward were six individual bedrooms, each fitted with timber doors with observation slits to facilitate the supervision of patients. Additional patient rooms were located along the southern portion of the eastern wing. These included a number of separate bedrooms as well as two rooms designated as '*in articulo mortis*' rooms, intended for the care of patients who were critically ill or nearing death.

The west wing was devoted principally to staff and service functions. A dining room occupied the northern end of this wing, while a suite of domestic service areas including a kitchen with pantry, scullery and storeroom, was located to the south. Along the southern edge of the west wing were four attendants' rooms, providing accommodation and facilities for staff responsible for the supervision and care of patients. The central wing in the original planning of the Female Infirmary Wards of the original building consisted of amenity spaces accommodating a dressing room, bathrooms and lavatory and was accessible from the Day Room.

Present configuration

Internal works in 1994-95 primarily affected the former infirmary wards, where commercial kitchen facilities were installed. Despite this, the principal communal spaces within the building retain their original spatial configuration, decorative treatments and finishes.

The former dining room has largely retained its architectural detailing and volume. A notable alteration is the installation of a modern training bar to the west of the space. Original details including decorative timber trusses, pressed metal ceilings and decorative timber cornices with motifs.

The former day ward also retains its original plan form and volume. Alterations are generally minor and include later light fittings and services mounted against the pressed metal ceiling. The room retains the original multi-pane glazed timber partitions at both the eastern and western ends, which historically separated the day ward from the dining room and the infirmary wards respectively. Along the southern wall, three of the six original four-panelled timber doors survive. These doors have a narrow observation slit or viewing aperture, providing evidence of the former individual patient rooms and the supervisory requirements of institutional nursing care.

As noted, the two former infirmary wards in the east wing have experienced the greatest degree of alteration within this building. The installation of commercial kitchen fit outs has obscured the original ward layouts. Nevertheless, elements of significant original fabric remain evident, including timber roof trusses, timber cornices with decorative motifs and pressed metal ceilings. Penetrations associated with mechanical exhaust systems have removed sections of the original ceiling. Vinyl floor finishes have also been introduced in these areas with floor drainage vents. It is possible that original timber flooring survives beneath these later coverings.

The west wing has largely retained the original layout but underwent some alterations as part of the 1990s works. The former pantry and housemaid's closet have been integrated with the former kitchen to adapt this space as a demonstration kitchen with new exhausts and a raised seating and a platform. The scullery and the store have retained their original configuration while two of the original attendant's rooms have been converted into toilets. The central wing has retained the configuration of the original passage. However, the amenities and the bathrooms have all been upgraded into modern toilets.

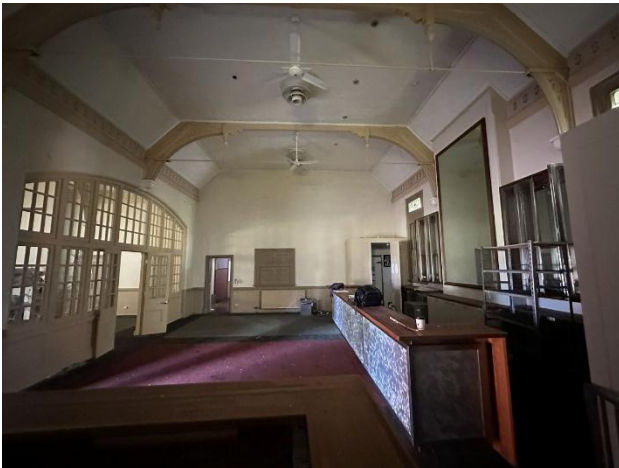


Figure 15 View of the former Dining room showing the modern bar fitout



Figure 16 Day Room: note trusses, decorative cornices and pressed metal ceiling



Figure 17 One of the fireplaces with the timber mantelpiece in the former Day Room



Figure 18 View of the former Infirmary Ward showing the modern kitchen fitouts



Figure 19 Modern glazed walkway at south of B26



Figure 20 Modern cold rooms

2.7 Female Admission and Special Wards (B27)

2.7.1 History

The Female Admission and Special Wards (B27) building was constructed as part of the late nineteenth-century expansion of the purpose-built asylum precinct at Sunbury. This phase of development comprised a formal group of five principal buildings arranged around the Administration Building (B29), with ward and hospital buildings positioned symmetrically to the east and west. B27 formed part of the eastern group, located adjacent to the Male Hospital (B28), and was planned as a key component of the new pavilion-style asylum complex. B27 reflected the shift towards smaller specialised ward buildings, supporting patient classification and supervision. Its association with the northern airing courts demonstrates the therapeutic planning principles of the purpose-built asylum and contributes to the legibility of the late nineteenth-century layout.

2.7.2 Physical description

Exterior

The Female Admission and Special Wards (B27) is a substantial two-storey building constructed in red brick masonry and distinguished by its highly ordered and symmetrical architectural composition. The principal façade is arranged around a central bay consisting of bay windows with a balcony on the second-floor, partially set within the roof. Access to this balcony is most likely via a ladder within the roof. Two-storey pavilions extend to the east and west.

The external walls are predominantly constructed of red face brickwork with lighter-coloured brick detailing that emphasises the sill and lintel levels of the window openings and provides visual contrast across the elevations. The building exhibits decorative treatment characteristic of late nineteenth-century institutional architecture, with the composition relying on form, proportion, masonry detailing and repetition of architectural elements to achieve its visual prominence.

The fenestration makes a significant contribution to the building's architectural character. Window openings are generally rectangular in form and retain timber-framed multi-pane double-hung sash windows. At the ground-floor level, a number of windows incorporate stained-glass highlights which provide decorative enrichment while maintaining the overall regularity of the façade. The first-floor windows are further enhanced by intricate rendered decorative panels located beneath the sill level, introducing a finer level of ornamentation to the brick elevations. The consistent spacing, alignment and proportions of the window openings reinforce the symmetrical character of the building and contribute to its institutional presence.

Lean-to verandahs wrap the north, east and west elevations. These verandahs are supported by metal columns and incorporate timber detailing that contributes to their historic character. The verandahs are clad with corrugated metal sheeting, contrasting with the more substantial slate-clad main roof above. The verandahs create a transitional space between the building and its surroundings.

The building is crowned by a steeply pitched roof clad in slate. The roofscape is enriched by terracotta ridge capping, a series of prominent red brick chimneys and a central timber cupola is positioned behind the northern central gable. A sloping roof extends above the central bay windows along the north elevation and a gable end with half-timber detailing is located above the second storey balcony. The chimneys display corbelled brick detailing and retain terracotta chimney pots, providing vertical emphasis and contributing to the picturesque roof profile. Additional roof elements, including metal ventilation cowls and lead flashings, reflect the building's original functional requirements while adding visual complexity to the roofscape.



Figure 21 North elevation of B27 showing the central bay and the two-storey building on either side



Figure 22 North elevation showing the two-storey pavilion and the 1935 dining room



Figure 23 Detailed view of the balcony on the second floor set within the roof. Note the half timber detailing to the gable end



Figure 24 South elevation of B27

Interior

1892 planning

The original planning of the building is expressed through a symmetrical arrangement centred on a two-storey core containing the principal communal spaces. The former Day Room occupies the centre of the ground floor, with an associated dormitory located directly above on the first floor. Extending east and west from this central core are wings organised around central corridors. On the ground floor, each wing originally contained six single rooms opening onto the corridor, while the first floor accommodated three single rooms to the south and an elongated associated dormitory to the north. This arrangement reflects the functional and hierarchical planning characteristic of late nineteenth-century institutional buildings, with communal spaces centrally located and individual accommodation arranged within the flanking wings.

Current configuration

Internally, the original planning remains readily discernible through the survival of significant spaces and fabric. The former Day Room on the ground floor and the associated dormitory above retain timber-lined ceilings, which contribute to the historic character and integrity of these communal spaces. The central corridors on both levels remain important organising elements within the building and retain flagstone flooring along much of their length. These corridors provide access to the single rooms and associated dormitory spaces on either side, maintaining the original circulation pattern and spatial relationships established in the 1892 design. Together, the surviving communal rooms, accommodation spaces, and connecting corridors demonstrate the building's original function.



Figure 25 View of the central corridor on the ground floor with the flagstone flooring



Figure 26 View of the central corridor on the first floor with the flagstone flooring



Figure 27 View of one of the dormitory on the first floor with the timber lined ceilings



Figure 28 View of the central day room with the timber lined ceiling

2.8 Male Hospital (B28)

2.8.1 History

The Male Hospital (B28) building was constructed along with building B27 as part of the late nineteenth-century expansion of the purpose-built asylum precinct at Sunbury. This building connected to the central Administration building to west and was part of the eastern precinct of the purpose-built asylum. It consisted of large dormitories for several patients with a central day ward.

2.8.2 Physical description

Exterior

The building is a single-storey structure whose form and scale are characteristic of the late nineteenth-century asylum complex. Its external composition is organised around a central bay that establishes the architectural focus of the principal elevation, with buttresses located to the east and west. The arrangement of external fenestration creates a strong sense of symmetry and order, reflecting the functional and architectural principles that informed the design of purpose-built institutional buildings of the complex.

The external walls are constructed of red brick masonry with contrasting light-coloured brick detailing at sill and lintel levels. This decorative brickwork provides visual articulation across the elevations, accentuating the rhythm of the fenestration and contributing to the building's refined architectural character. The fenestration comprises timber-framed windows across the elevations. Original or early openings, where retained, contribute significantly to the building's historic character and provide evidence of the original planning and use of the structure. The scale, proportions and detailing of the timber joinery complement the masonry walls and reinforce the orderly composition of the exterior. One of the windows along the north elevation within the east wing has been converted into a door, connecting to the external verandah.

Lean-to verandahs extend along the north and south elevations. These verandahs contribute to an understanding of the building's relationship with the surrounding landscape and adjoining airing courts. The verandahs create transitional spaces between the interior and exterior and enhance the legibility of the original circulation patterns associated with the institutional complex.

The original pitched roof areas are clad in slate. These areas also retain terracotta ridge capping to the central and eastern wings, while red brick chimneys project above the roofline and provide vertical emphasis to the composition. Metal roof vents are also retained and demonstrate aspects of the original ventilation strategy employed within the building. Together, these roof areas and elements create a varied and distinctive roofscape that enhances the architectural quality of the structure.

The roof above the west wing has been altered and the original pitched slate roof has been replaced by flat corrugated metal sheeting.



Figure 29 North elevation of B28. Note sloping roof with slate tiles above the east wing

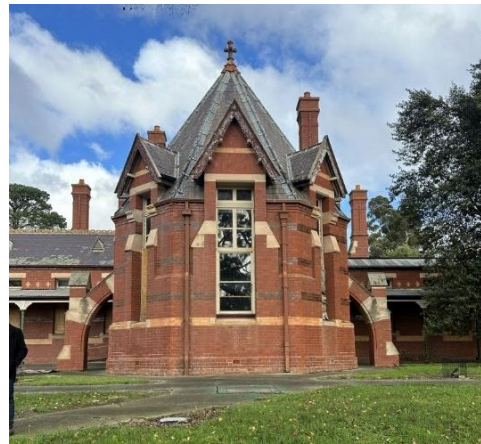


Figure 30 North elevation of the central wing



Figure 31 South elevation of B28 showing the amenity wing



Figure 32 Verandah connecting from the Admin Building to B28



Figure 33 Addition (1950s) to south-east of B28

Interior

The interior of the building is organised around a central day room, which remains the dominant internal space and continues to express the original planning arrangement of the structure. The day room retains its generous volume, providing a clear sense of the scale and function of the principal communal area within the building. Its open form allows the original relationship between the communal space and the adjoining ward areas to remain readily apparent, contributing to an understanding of the building's historic use and operation.

A significant feature of the central day room is the survival of its original roof structure, including substantial timber roof trusses strengthened by metal tie-rods. These structural elements are prominently expressed within the space and demonstrate the engineering and construction techniques employed during the building's original development. The exposed roof framing contributes strongly to the architectural character of the interior and reinforces the sense of volume within the room.

The ceiling of the central day room retains diagonally arranged timber lining boards, an important element of the original interior finish. The distinctive pattern created by the diagonal boarding introduces visual interest and reflects the quality of detailing incorporated within what was a principally functional institutional space. Further evidence of the building's original design is provided by a series of pressed metal circular ceiling vents retained within the day room. These decorative yet functional elements formed part of the original ventilation system and illustrate the importance placed on air circulation and occupant wellbeing in late nineteenth-century institutional buildings.

To the east and west of the central day room are the former ward spaces, which retain their historical spatial relationship with the principal communal area. These rooms remain important in demonstrating the original organisation of the building, with the wards arranged to provide direct access to and supervision from the central day room.

Within the ward areas, elements of the original roof structure survive, including timber roof trusses where retained. These contribute to an appreciation of the building's construction and provide continuity with the more substantial structural expression evident in the central day room. The east wing additionally retains diagonally arranged timber lining boards to the ceiling, preserving evidence of the original interior finish and maintaining a strong connection to the building's nineteenth-century character. In contrast, the west wing has undergone later alterations, including the installation of plasterboard ceilings that obscure or replace portions of the original ceiling treatment. While these changes have diminished the legibility of the historic fabric within this section of the building, sufficient evidence remains elsewhere to illustrate the character, materials and craftsmanship of the original interior design.

The south-east corner of the east wing has undergone extensive alterations in the 1950s converting the original patient rooms into modern amenities. The patient rooms in the south-west corner have retained their original configuration but have undergone some minor changes during the 1990s fit out for educational use.



Figure 34 Central day room with the timber trusses and timber lined ceiling, facing north

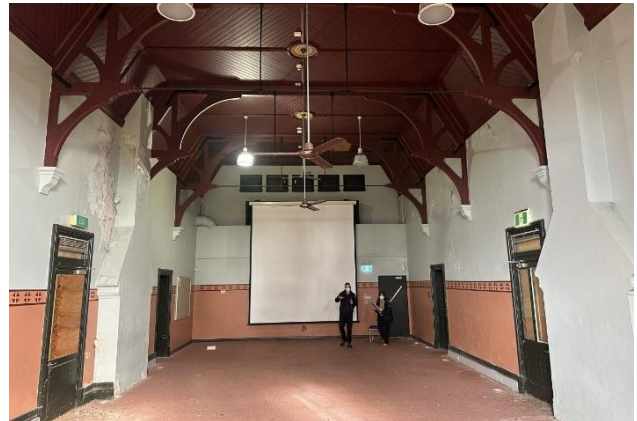


Figure 35 Central day room with the timber trusses and timber lined ceiling, facing south

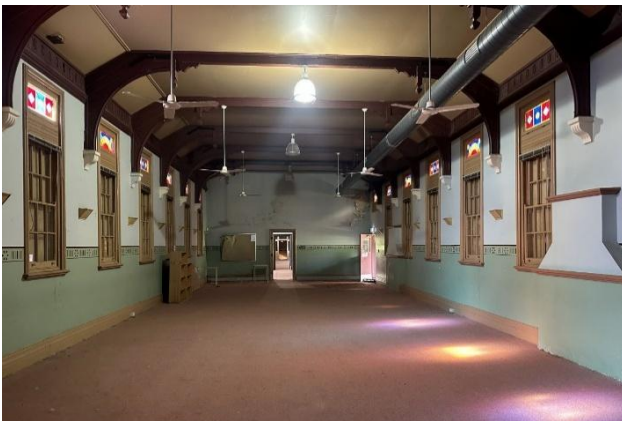


Figure 36 View of the ward in the west wing with the later addition plasterboard ceiling

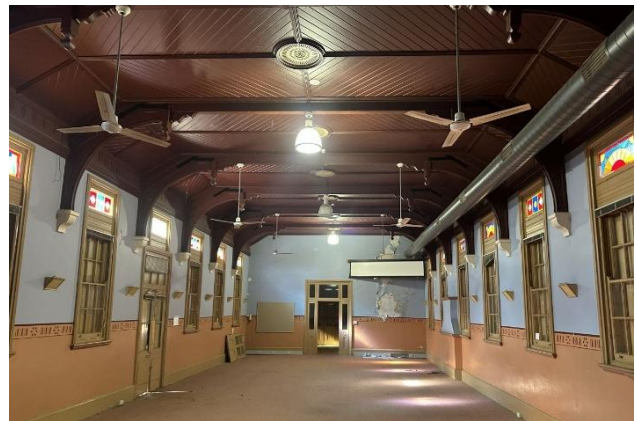


Figure 37 View of the ward in the east wing with the original timber lined ceiling

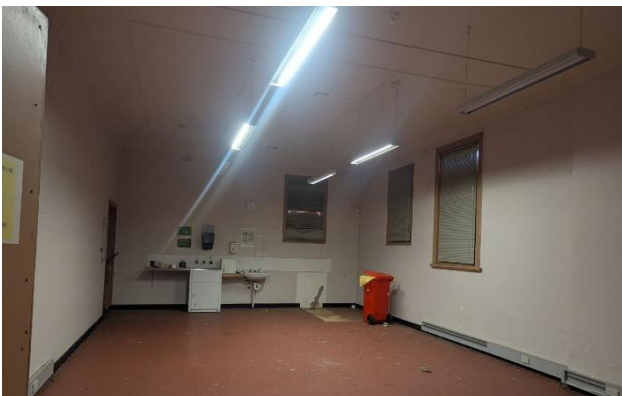


Figure 38 Interior of the office within the 1950s addition

3.0 Significance

As noted in the HIS, and as per Appendix A, Jacksons Hill is a place of heritage significance to Victoria.

Buildings B26-B28, their setting and outbuildings form part of the purpose-built asylum complex constructed on the northern slopes of Jacksons Hill in the 1890-1910s. These buildings demonstrate the then contemporary approaches to the treatment and care of mental illness, which emphasised the provision of therapeutic environments within carefully planned landscaped settings.

While each building contributes to the significance of the heritage place as a whole, the degree of significance varies across individual areas and elements according to their integrity, condition and ability to demonstrate the original design and function of the former institution. The following details the contribution made by the individual areas, elements and fabric to the heritage significance of the study area.

3.1 Levels of significance

The purpose of the distinctions drawn at Table 1 is to assist in guiding change to the study area in a manner that minimises impacts on heritage significance.

Table 1 Definitions of levels of significance

Level of significance	Definition	Attributes
Primary	Elements, areas and attributes of primary significance are directly expressive of the principles of therapeutic care and generally retain high levels of integrity to their original condition. Attributes that express the belief that psychiatric conditions can be treated rather than demanding incarceration include: Environments to calm the senses as opposed to settings for containment – i.e. distinguished decorative treatments, generous internal volumes; and extensive fenestration for optimisation of natural daylight and access to views; Programmatic and spatial diversity in the provision of accommodation – i.e. wards of varied scaled (single cells and	Landscape setting Airing court Ha-ha wall Octagonal timber sunshades (B36 and B37) Female Infirmary Wards (B26) External presentation and details throughout as completed in 1906, including integrated verandahs and walkways Interior: The original dining room, day ward and infirmary wards, including planning arrangements, and original finishes, details and decorative treatments, specifically: - Timber-framed multi-pane glazed screens - Pressed metal linings - Timber trusses - Decorative timber cornices with motifs - Original fireplaces, some of which retain timber mantelpieces - Three original four-panelled timber doors with observation slits to the south of the day ward Female Admission and Special Wards (B27) Original (1896) external presentation and details throughout, including integrated verandahs and walkways Interior: The planning arrangement throughout, the original day room (ground floor) and dormitory on the first floor including original finishes and decorative treatments, specifically:

Level of significance	Definition	Attributes
	dormitories), as well as day wards and dining rooms; Integrated networks of corridors, verandahs and walkways within and between buildings to enable classification and segregation of residents, as well as for reasons of sanitation; Facilitation of surveillance – i.e. co-location of attendant rooms with wards and watch slots on single cells. These elements, areas and attributes have typically retained their physical integrity, maintaining their original form, layout, materials and detailing as constructed.	- Timber lined ceilings and pressed metal ceiling vents in the central rooms - Flag stone flooring and timber skirtings in the hallways to both primary levels - Timber framed four-panelled doors and timber architraves around the windows Male Hospital (B28) Original (1896) external presentation and details throughout, including integrated verandahs and walkways Interior: Central day room, including: - Original plan form, volume and decorative details - Timber trusses, metal tie-rods and timber lining boards in herringbone arrangement - Pressed metal circular ceiling vents Former wards to the east and west of the day room, including: - Original plan form, volume and decorative details - Timber roof trusses where retained (east wing) - Timber lining boards in herringbone arrangement within the east wing
Contributory	Elements, areas and attributes of contributory significance include original or early areas/elements that are not directly expressive of the principles of therapeutic care. These include areas and elements of a generic nature (i.e. WCs, kitchens, stores and staff amenities), many of which have previously been modified.	Landscape Brick paving/drains to the south of the building along Tram Road Female Infirmary Wards (B26) Exterior: - Projecting wing (truncated) at the rear of the building Interior: - Kitchen and staff amenities areas in the west wing, to the extent of original planning - Single patient rooms to the south of the day ward, to the extent of original fabric and evidence of plan arrangement - Single patient rooms to the south-east of the plan Female Admission and Special Wards (B27) Exterior: - Dining room addition (1935) Interior: - Internal amenities within the two-storey pavilion forms to the east and west of the central volume

Level of significance	Definition	Attributes
		Male Hospital (B28) Interior: - Amenities, staff areas and single patient rooms in the east and west wings
Little or no significance	Elements, areas and attributes of little or no significance are of recent origin and/or have been substantially altered and/or do not contribute to an understanding of the original purpose-built asylum complex.	Landscape setting Modern privy in the airing court Concrete paving and pathways throughout Female Infirmary Wards (B26) Exterior: - Cool stores and associated corridors and enclosures at the south (rear), installed 1994/95 Interior: - VU fitouts throughout Female Admission and Special Wards (B27) Exterior: - Toilet addition, 1935, to rear (south) of the west bay - Infill fabric between the two-storey pavilion forms and the central volume Interior: - Lift, installed 1994/95 Male Hospital (B28) Exterior: - Non-original metal-clad roof to the west wing Interior: - Modern WCs in the south amenities wing

3.2 Implications of significance

Implications arising from the summary of significance are identified at Table 2.

Table 2 Summary of implications of significance

Level of significance	Implications
Primary	Elements, areas and attributes of primary significance should be retained and conserved in accordance with the principles of the <i>Burra Charter</i>, with particular regard to the preservation of significant fabric, spatial configurations, volumes and architectural character. Future works should minimise impacts on heritage significance and maintain the legibility of the buildings' historic function and design. It is recognised that some areas of primary significance may require adaptation to accommodate future residential use. In these instances, alterations should be carefully designed to be reversible where possible and should avoid non-essential removal of significant fabric. Original decorative treatments, finishes and detailing should be retained in situ and incorporated within the new works, or concealed and protected behind contemporary alterations so that they remain available for future interpretation and potential reinstatement.
Contributory	Elements, areas and attributes of contributory heritage significance should be retained, conserved and maintained wherever practicable. There is, however, greater potential alteration and change in these areas. Works may be acceptable where they support a sympathetic and sustainable use of the buildings. New works should avoid unnecessary removal of significant elements and seek to preserve important spatial relationships and evidence of the building's historic use. Where change has previously occurred, future interventions should not further erode the legibility of the original architectural program.
Little or no	Elements, areas and attributes of little or no significance provide opportunity for alteration, removal and adaptation to accommodate new uses and contemporary operational requirements. These areas generally comprise recent additions, alterations (some of them intrusive) and modern fit-outs and services that do not contribute to significance. While substantial change may be considered appropriate within these areas, proposed works should still respond to the broader heritage context and avoid adverse impacts on adjacent elements of primary or contributory significance. Opportunities should be taken to remove intrusive elements, improve the presentation of the heritage place, and reveal or reinforce significant heritage fabric and spatial relationships where practicable.

LEGEND

- ELEMENTS, AREAS AND ATTRIBUTES OF PRIMARY SIGNIFICANCE
- ELEMENTS, AREAS AND ATTRIBUTES OF PRIMARY SIGNIFICANCE WHERE CHANGE HAS OCCURRED
- ELEMENTS, AREAS AND ATTRIBUTES OF CONTRIBUTORY SIGNIFICANCE
- LITTLE OR NO SIGNIFICANCE

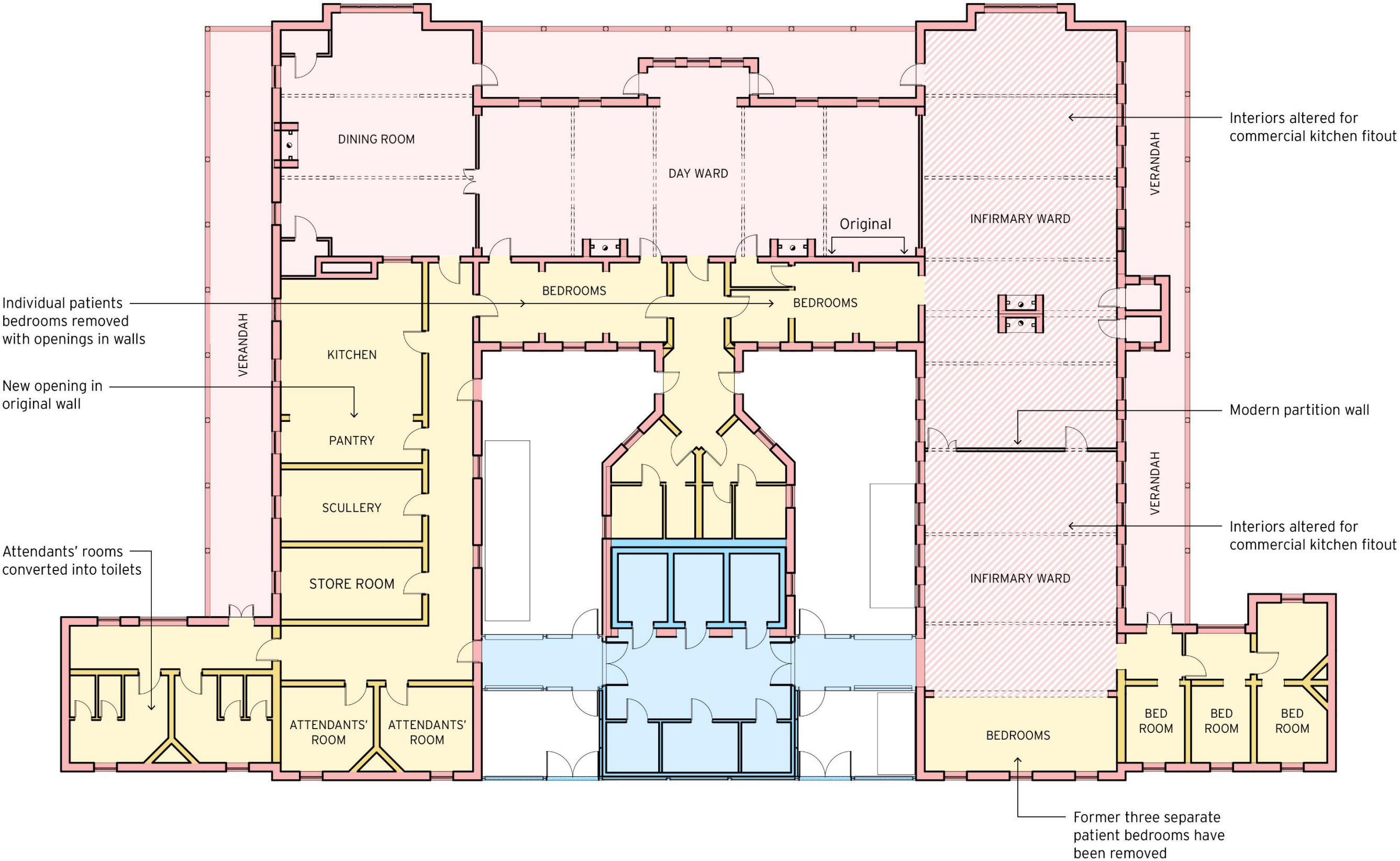


Figure 39 Significance grading plan for the Female Infirmary Wards (B26): room names are consistent with the original

LEGEND

- ELEMENTS, AREAS AND ATTRIBUTES OF PRIMARY SIGNIFICANCE
- ELEMENTS, AREAS AND ATTRIBUTES OF CONTRIBUTORY SIGNIFICANCE
- LITTLE OR NO SIGNIFICANCE

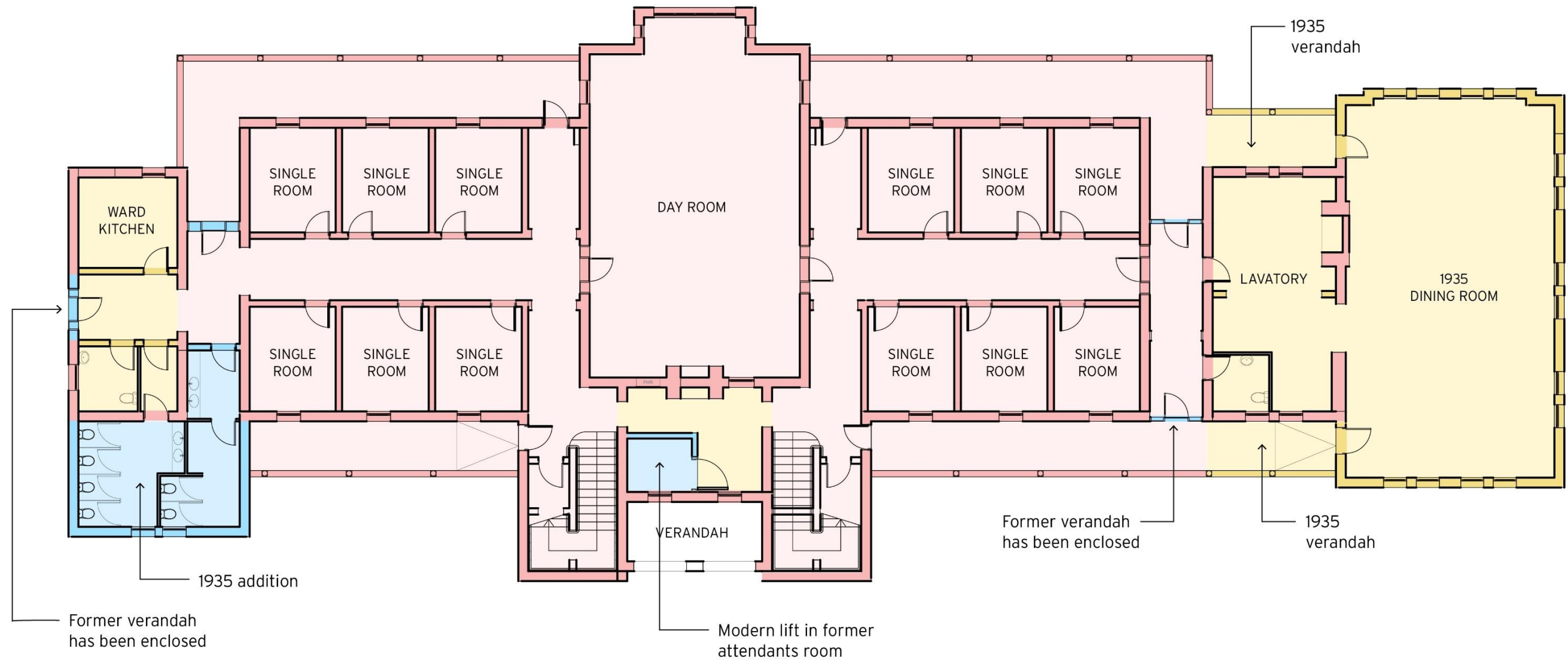


Figure 40 Significance grading plan for the Female Admission and Special Wards (B27) – Ground floor: room names are consistent with the original

LEGEND

- ELEMENTS, AREAS AND ATTRIBUTES OF PRIMARY SIGNIFICANCE
- ELEMENTS, AREAS AND ATTRIBUTES OF CONTRIBUTORY SIGNIFICANCE
- LITTLE OR NO SIGNIFICANCE

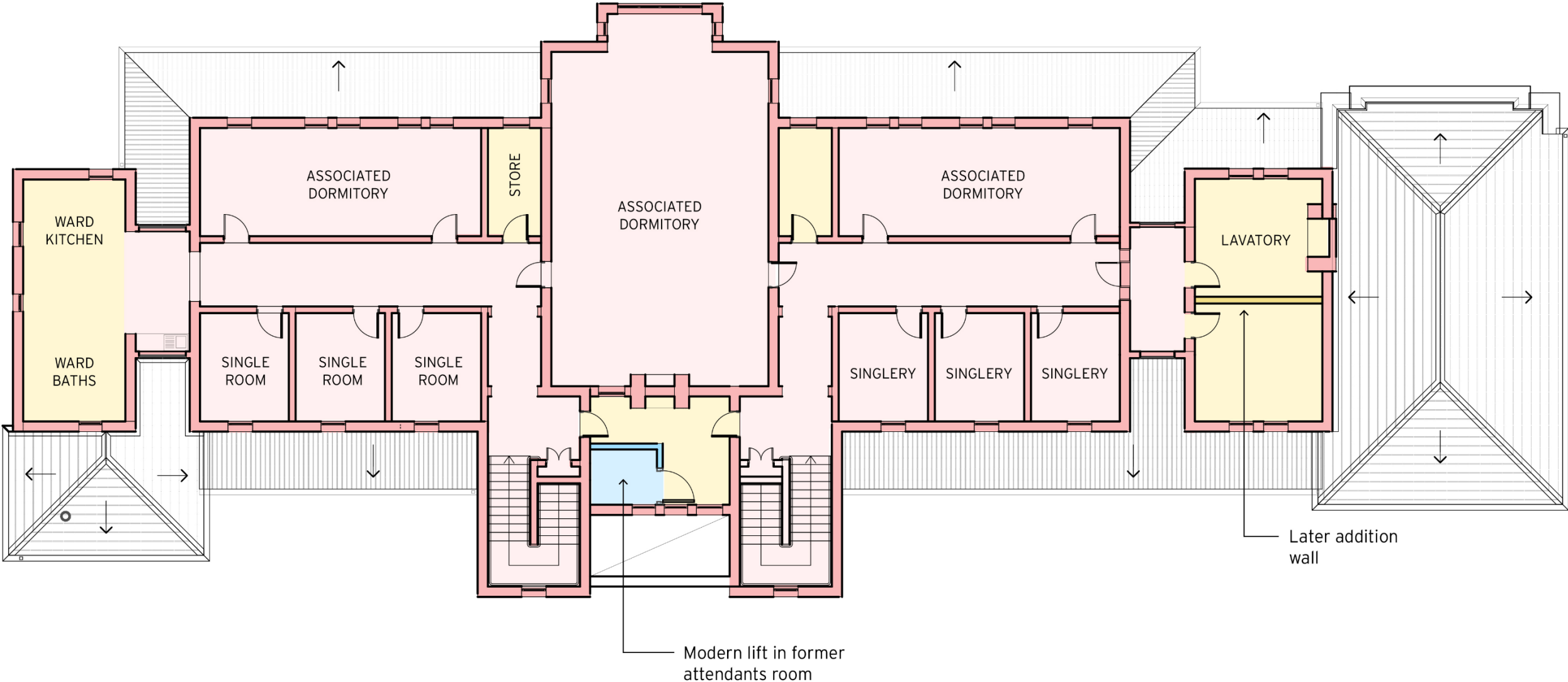


Figure 41 Significance grading plan for the Female Admission and Special Wards (B27) – First floor: oom names are consistent with the original

LEGEND

- ELEMENTS, AREAS AND ATTRIBUTES OF PRIMARY SIGNIFICANCE
- ELEMENTS, AREAS AND ATTRIBUTES OF PRIMARY SIGNIFICANCE WHERE CHANGE HAS OCCURRED
- ELEMENTS, AREAS AND ATTRIBUTES OF CONTRIBUTORY SIGNIFICANCE
- LITTLE OR NO SIGNIFICANCE

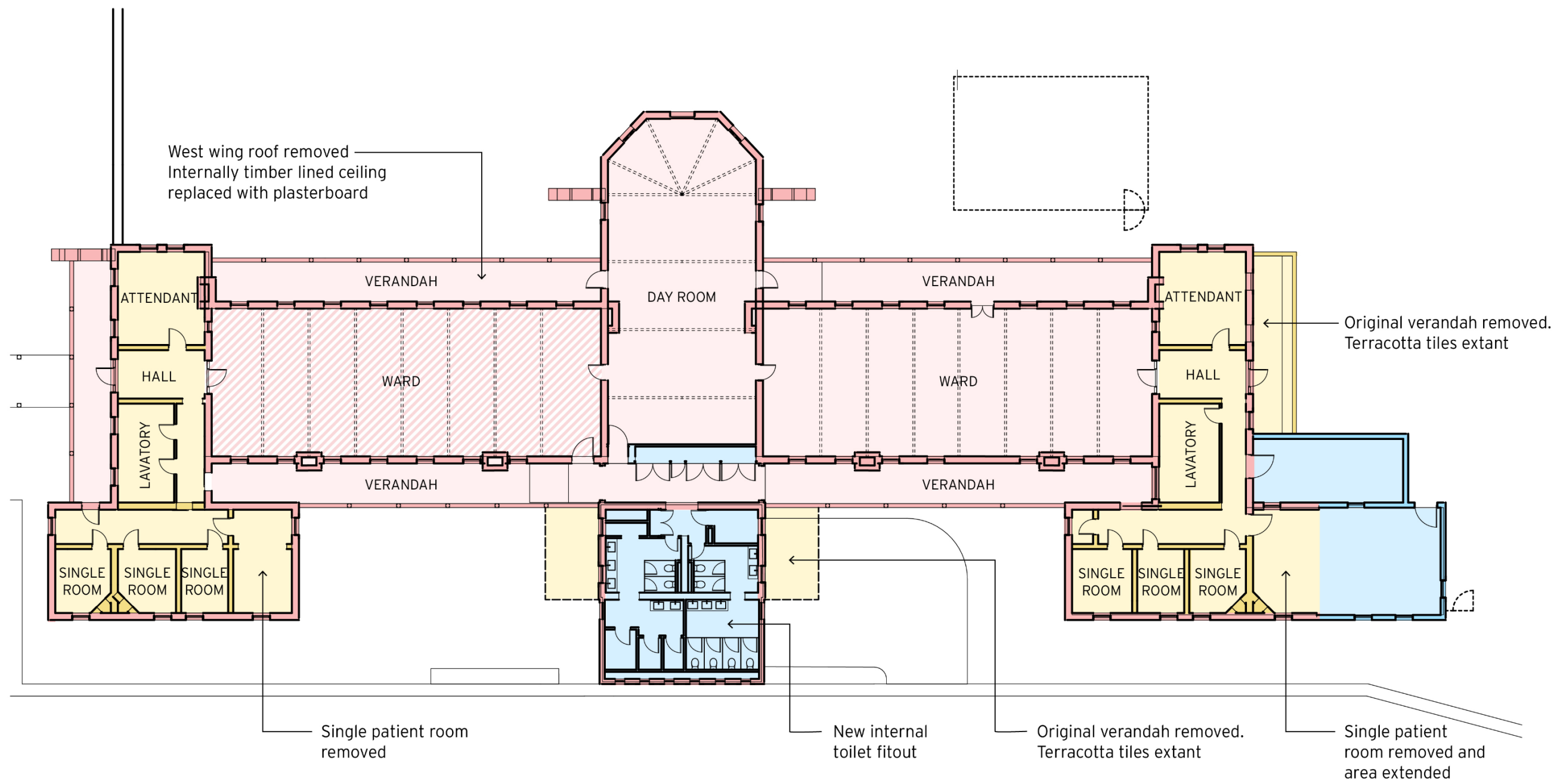


Figure 42 Significance grading plan for the Male Hospital (B28): oom names are consistent with the original