

# **CENTRAL COAST CONSERVATORIUM OF MUSIC**

## **Heritage Impact Assessment**



# CENTRAL COAST CONSERVATORIUM OF MUSIC

## **Heritage Impact Assessment**

RKH Job Code        19.009

Issue

Draft 1                30 August, 2020

Final                    September 2, 2020

Final Rev 1            November 5, 2020

Cover Image: Detail from *South Gosford from Presidents Hill circa 1910*  
CCLS collection\_49858009537\_o)

# TABLE OF CONTENTS

<b>1. INTRODUCTION .....</b>	<b>1</b>
1.1 Background to the Report .....	1
1.2 The Subject Site .....	1
1.3 Heritage Listings.....	3
1.4 Methodology .....	4
1.5 Author Identification.....	5
1.6 Abbreviations & Terms.....	5
<b>2. SUMMARY HISTORY .....</b>	<b>8</b>
2.1 Early History .....	8
2.2 Gosford Courthouse and Police Station .....	8
Layout c1849 Mortimer Lewis.....	8
Layout c1857-1861 Additions.....	9
Layout 1887 Barnet.....	9
Layout 1919, 1930s & 1948.....	10
2.3 Central Coast Conservatorium of Music.....	11
2.4 Existing Floor Plan .....	12
<b>3. PROJECT DESCRIPTION .....</b>	<b>13</b>
3.1 Proposed Works.....	13
3.2 Documentation .....	15
<b>4. HERITAGE SIGNIFICANCE .....</b>	<b>17</b>
4.1 Summary Statement of Significance .....	17
4.2 Significance of Elements .....	18
Table of Significant Elements .....	18
Diagram of Significant Areas.....	20

4.3	Archaeological Potential .....	21
<b>5.</b>	<b>HERITAGE IMPACT ASSESSMENT .....</b>	<b>22</b>
5.1	Introduction.....	22
5.2	Use .....	22
5.3	Demolition.....	23
5.4	New Elements and Alterations.....	24
5.5	Services .....	26
5.6	Signage.....	26
5.7	Heritage Interpretation .....	26
5.8	Archaeological Management .....	27
5.9	Heritage Items in the Vicinity.....	27
<b>6.</b>	<b>CONCLUSION AND RECOMMENDATIONS.....</b>	<b>28</b>
6.1	Conclusion.....	28
6.2	Recommendations .....	29
<b>APPENDIX A</b>	<b>.....</b>	

# 1. INTRODUCTION

## 1.1 Background to the Report

This Heritage Impact Assessment (HIA) has been prepared to assess the potential impacts on the heritage significance on the Central Coast Conservatorium of Music complex (the former Gosford Courthouse and Police Station) arising from a planned program of upgrade and refurbishment works. The subject site is listed as a local heritage item on Schedule 5 of the Gosford LEP 2014.

The site was originally developed as a courthouse in c1849, designed by the Colonial Architect Mortimer Lewis. It had many subsequent alterations and additions; including a 1887 courtroom designed by the Colonial Architect James Barnet. By the 1970s it was inadequate as a courtroom and police station and it became the Gosford Conservatorium of Music in 1987, now the Central Coast Conservatorium (the Conservatorium).

This HIA should be read in conjunction with the Central Coast Conservatorium of Music – Conservation Management Strategy (RKHeritage, August 2020), which establishes the heritage significance of the complex and sets out appropriate policies for its ongoing conservation and use. The CMS also includes detailed information about the fabric of the complex (refer to CMS Section 3).

No expert historical or Aboriginal archaeological advice has been obtained for this CMS. However, appropriate provisions are included in Section 6 for the mandatory 'stop work' requirements in accordance with legislation should any historical or Aboriginal archaeological relics be uncovered.

## 1.2 The Subject Site

This HIA concerns only the site as shown in Figure 2 at 45 Mann Street (corner of Georgina Terrace) in Gosford. The subject site is also known as Lot 453 DP 727721.

The main former Courthouse and police station building is primarily constructed of sandstone stone masonry in construction with some face brick and weatherboard additions, and timber framed floors, ceilings and roofs. The main components of the complex were built in several stages between 1849 and 1945. Windows and doors are mostly timber framed in traditional forms. The interior walls are mostly plastered with timber skirtings and architraves; and plastered ceilings and cornices.

There are some timber boarded ceilings. Several window and door openings have been altered or created over time.

There are several verandah, annex and outbuilding additions of more lightweight construction, mostly dating from the mid to late 20<sup>th</sup> century.



Figure 1:  
Location of  
subject site in  
relation to  
Gosford town  
centre. Subject  
site is circled in  
red (Source:  
Google Maps).



Figure 2: Subject  
site is outlined in  
red (Source:  
Google Maps).







Figure 3: The west side of the building from Mann Street.

## 1.3 Heritage Listings

The subject site is listed as a local heritage item on Schedule 5 of the Gosford LEP 2014. It is therefore subject the heritage provisions of the LEP, particularly those under Part 5, Section 5.10, and approval is therefore required for any development that is not able to be exempted as either minor changes or maintenance.

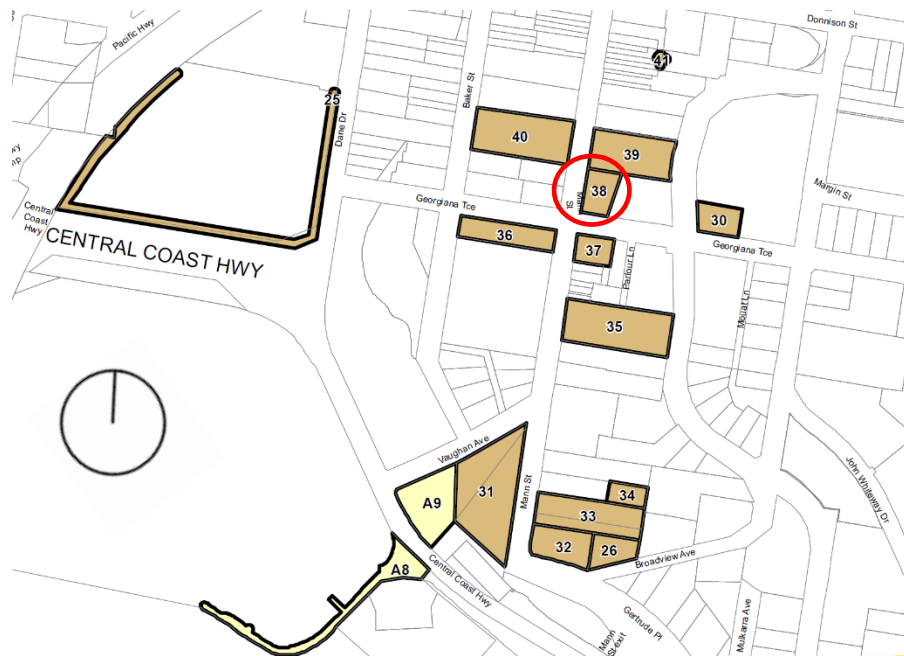


Figure 4: Detail from Gosford LEP 2014 Heritage Map [HER\\_015CA](#)

The general heritage items are in brown and the archaeological items in yellow. The Conservatorium is circled in red (Heritage Item 38).

The subject site is not within a Heritage Conservation Area, but is within the

immediate vicinity of a number of other sites listed as heritage items on Schedule 5, including:

Central Coast Council administration building	49 Mann Street	Item 39
Former Brisbane Water County Council building	50 Mann Street	Item 40
Creighton's Funeral Parlour	37 Mann Street	Item 37
Former School of Arts	Corner of Mann Street & Georgiana Terrace	Item 36
Former Gosford Public School and residence (now TAFE Building E)	121 Henry Parry Drive	Item 30

The subject site is not listed on the State Heritage Register. An AHIMS search revealed no Aboriginal sites or places on or within 50 metres of the subject site.

## 1.4 Methodology

This HIA has been prepared in accordance with the principles outlined in the NSW Heritage Manual guidelines for the preparation of Statements of Heritage Impact (NSW Department of Urban Affairs and Planning and the Heritage Council of NSW, 1996). It is also consistent with the relevant principles and guidelines of The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (The Burra Charter).

In preparing this HIA, the following relevant documents and resources were sourced and reviewed, with relevant information incorporated within this report:

- Architectural documentation prepared by Fabric Architecture Studio;
- Central Coast Conservatorium of Music – Conservation Management Strategy (RKHeritage, August 2020)
- Disability Access Report – Central Coast Conservatorium of Music (Lindsay Perry Access, August 2020);
- Gosford LEP 2014 Section 5.10 and Schedule 5;
- Gosford DCP 2013; and,
- Conservatorium of Music (former Courthouse and Police Station) SHI form.

A number of site inspections have been carried out, prior to and during the early



works carried out prior to lodgement of the development application. These works allowed for access to areas of the complex such as roof spaces, and provided valuable evidence of earlier phases of construction.

The preparation of this HIA excluded consideration of impacts on any historical potential or Aboriginal heritage values. However, appropriate provisions are included in Section 6 for the mandatory 'stop work' requirements in accordance with legislation should any historical or Aboriginal archaeological relics be uncovered.

Limited historical research using primary sources was undertaken in the preparation of this HIA, but extensive secondary historical sources were relied upon to formulate the historical context of the subject site.

## 1.5 Author Identification

This HIA was prepared by Peter Romey, Director of RKH. Editorial review was provided by Mary Knaggs, Director of RKH, and the historical research was prepared by Dr Noni Boyd.

## 1.6 Abbreviations & Terms

Common abbreviations and definitions used throughout the report are provided in the tables below:

Table 1 – Abbreviations

Abbreviation	Definition
AHIMS	Aboriginal Heritage Information Management System
BCA	Building Code of Australia (now the National Construction Code)
CMP	Conservation Management Plan
CMS	Conservation Management Strategy
LEP	Local Environmental Plan
SHR	State Heritage Register of New South Wales (under the <i>Heritage Act 1977</i> )

## Table 2 – Terms

Term	Definition
Aboriginal object	A statutory term meaning any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non- Aboriginal extraction, and includes Aboriginal remains
Aboriginal place	A statutory term meaning any place declared to be an Aboriginal place (under s.84 of the <i>National Parks and Wildlife Act 1974</i> ) by the Minister administering the NPW Act, because the Minister is of the opinion that the place is or was of special significance with respect to Aboriginal culture; it may or may not contain Aboriginal objects
Archaeological assessment	A study undertaken to establish the archaeological significance (research potential) of a particular site and to identify appropriate management actions
Archaeological potential	The degree of physical evidence present at an archaeological site, usually assessed on the basis of physical evaluation and historical research
Archaeology	The study of past human cultures, behaviours and activities through the recording and excavation of archaeological sites and the analysis of physical evidence
Australia ICOMOS	The national committee of the International Council on Monuments and Sites
Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance; Although the <i>Burra Charter</i> is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW
Conservation	All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these
Conservation Policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations
Conservation Management Strategy	Similar to a CMP in that it explains the significance of a heritage item, and proposes policies to retain that significance. Often a CMS will not include the same level of historical research as a CMP, relying instead on existing documentation.
Context	The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide

Heritage and Conservation Registers	A register of heritage assets owned, occupied or controlled by a State agency, prepared in accordance with section 170 of the Heritage Act
Heritage assets	Items of heritage significance identified in a State Government Agency's Heritage and Conservation Register, including items of cultural and natural significance
Heritage Asset Management Strategy	A strategy prepared by a Heritage Asset Owner or Manager to document how the principles and guidelines outlined in the <i>Management of Heritage Assets by NSW Government Agencies</i> will be implemented in the management of heritage assets
Heritage item	A landscape, place, building, structure, relic or other work of heritage significance
Heritage significance	Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations
Heritage value	Often used interchangeably with the term 'heritage significance'; there are four nature of significance values used in heritage assessments (historical, aesthetic, social and technical/research) and two comparative significance values (representative and rarity)
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction
Relics	Relic is defined under the Heritage Act 1977 (NSW) as any deposit, object or material evidence which relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and is of state or local heritage significance
Setting	The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting
Use	Means the functions of a place, as well, as the activities and the practices that may occur at the place; a compatible use respects the cultural significance of a place

## 2. SUMMARY HISTORY

### 2.1 Early History

The traditional boundaries of Darkinjung (Darkinyung) land extend from the Hawkesbury River in the south, Lake Macquarie in the north, the McDonald River and Wollombi up to Mt Yengo in the west and the Pacific Ocean in the East<sup>1</sup>.

The first township was established at East Gosford by Samuel Peek in the 1830's, with a government settlement originally known as *Township* at Point Frederick being surveyed and established between Narara and Erina Creeks.

Governor Gipps named the town of Gosford in 1839. It is believed to have been named after Archibald Acheson, the 2nd Earl of Gosford.

The original Gosford watch-house was built in Donnison Street in 1827. It was a three-roomed shingle-roofed slab timber structure that quickly became inadequate for its purpose. Around 1833 the first slab built Gosford courthouse was added. The first Police Magistrate, Willoughby Bean was appointed in 1826.

No documentary evidence has been traced for the pre-1849 use of the subject site.

### 2.2 Gosford Courthouse and Police Station

#### Layout c1849 Mortimer Lewis

The first stage of the development of the former Gosford Courthouse and Police Station under the then Government Architect, Mortimer Lewis, consisted of "a courthouse, clerk's room, magistrate's room, two cells, a constable's room, and a yard" (Mann Street South Heritage Walk. Notes compiled by the Local Studies Librarian July 2004).

---

<sup>1</sup> <https://www.darkinjung.com.au/culture-and-heritage/>

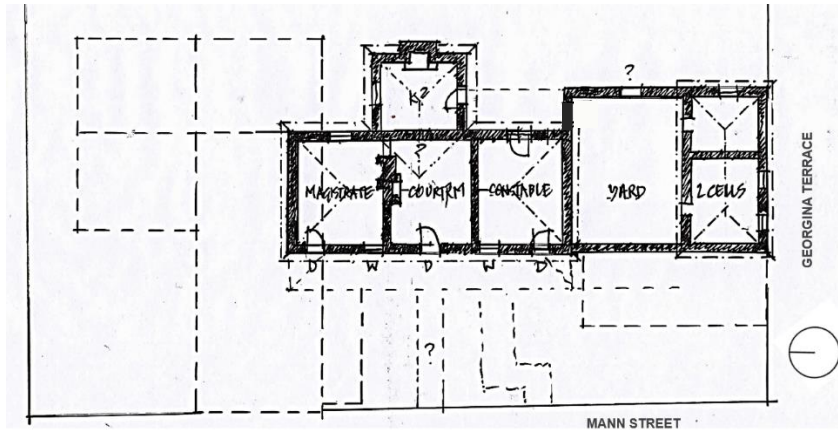


Figure 5: C 1849 layout

## Layout c1857-1861 Additions

Additional works/repairs are recorded in 1857-61. (SRNSW Guide to the State Archive 19 – Government (Colonial) Architect Appendix A. [Microfilm Reel] 2/638A). Note that the works cut across the gable end of the earlier c1849 building, possible because this end wall was in disrepair. The possible addition (shaded blue) may have been one room, or a Magistrate's Room at the back and a small courthouse at the front. The gable end and east facing window can be seen in the c1885 images along with the fenestration pattern shown in this conjectural sketch.

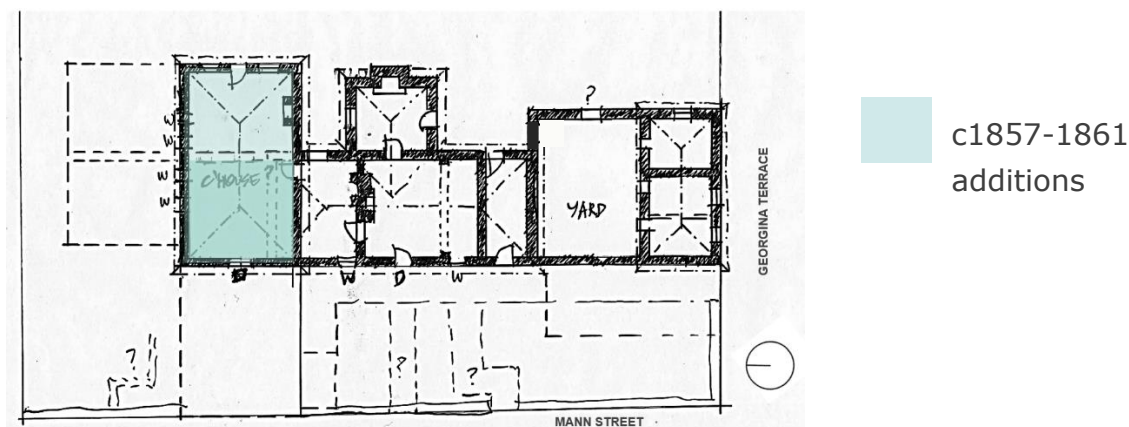


Figure 6: C1857-1861 Additions

## Layout 1887 Barnet

Barnet's c1887 courtroom design is very similar to Courtrooms in other regional NSW towns. Barnet may have designed this as a first stage of a larger new complex. The c1910 image shows that there was no door in the northern elevation



originally. It is likely the stone walls, steps and iron railings date from this period.

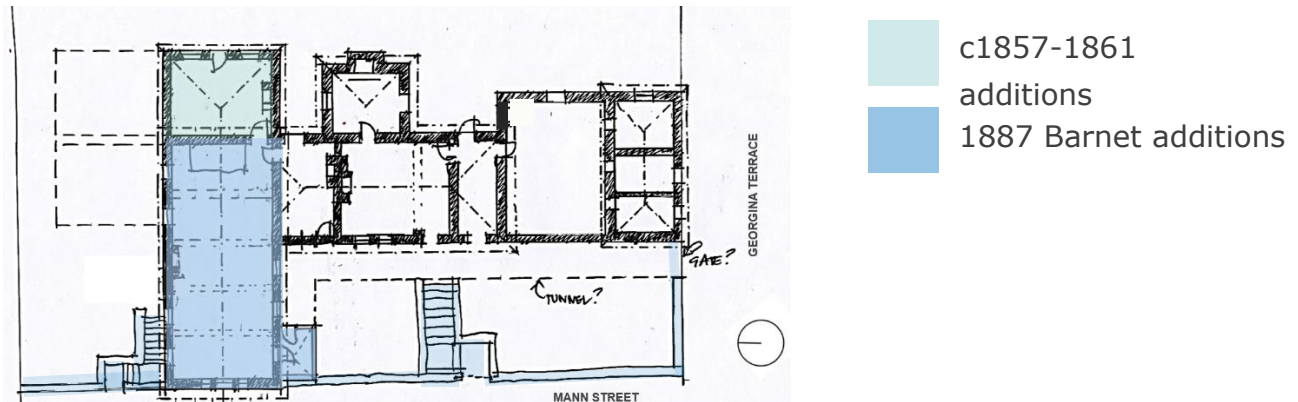


Figure 7: 1887 layout

## Layout 1919, 1930s & 1948

The chronology notes works at the stages annotated. Until the original plans are accessible it is difficult to confirm this, however the 1919 addition is clearly seen in the 1919 oblique aerial on page 9 of this Report. The junction between the 1861, 1919 and 1948 stonework is clearly visible on site.



Figure 8: 1919, 1930s & 1948 layout

## 2.3 Central Coast Conservatorium of Music

This information is taken from <https://centralcoastconservatorium.com.au/aboutus>.

On the instigation of Robert Knox and Tudor Davies a public meeting was held in 1981 in the Gosford City Council Chambers to explore the possibility of establishing a Music Centre as part of the NSW Conservatorium of Music. It was decided that there was a desperate need for the establishment of a Regional Music Centre operating as a branch for the NSW Conservatorium of Music on the Central Coast. Approximately 18 months later it was decided to make a start at the vacated plumbing workshop in the old Gosford Primary School building. The Centre began teaching activities in March 1983 and by the end of its first year of operation, the pupils enrolled numbered 98.

A concentrated and determined program was set in place to obtain, as a permanent home for the Music Centre, the old Police Station and Courthouse Building. Eventually, the then Premier of NSW, Mr Barry Unsworth, announced that the building was to be the permanent home of Central Coast Conservatorium of Music. The Centre commenced occupancy in 1987.

In 1993 the Association was incorporated and called Central Coast Conservatorium Inc. It now has enrolments of over 1200 students involved in various programs and schools.

## 2.4 Existing Floor Plan

The existing floor plan below has been colour coded to indicate the main periods of development. The room numbers are also cross referenced to the annotated images in the rest of this Section.

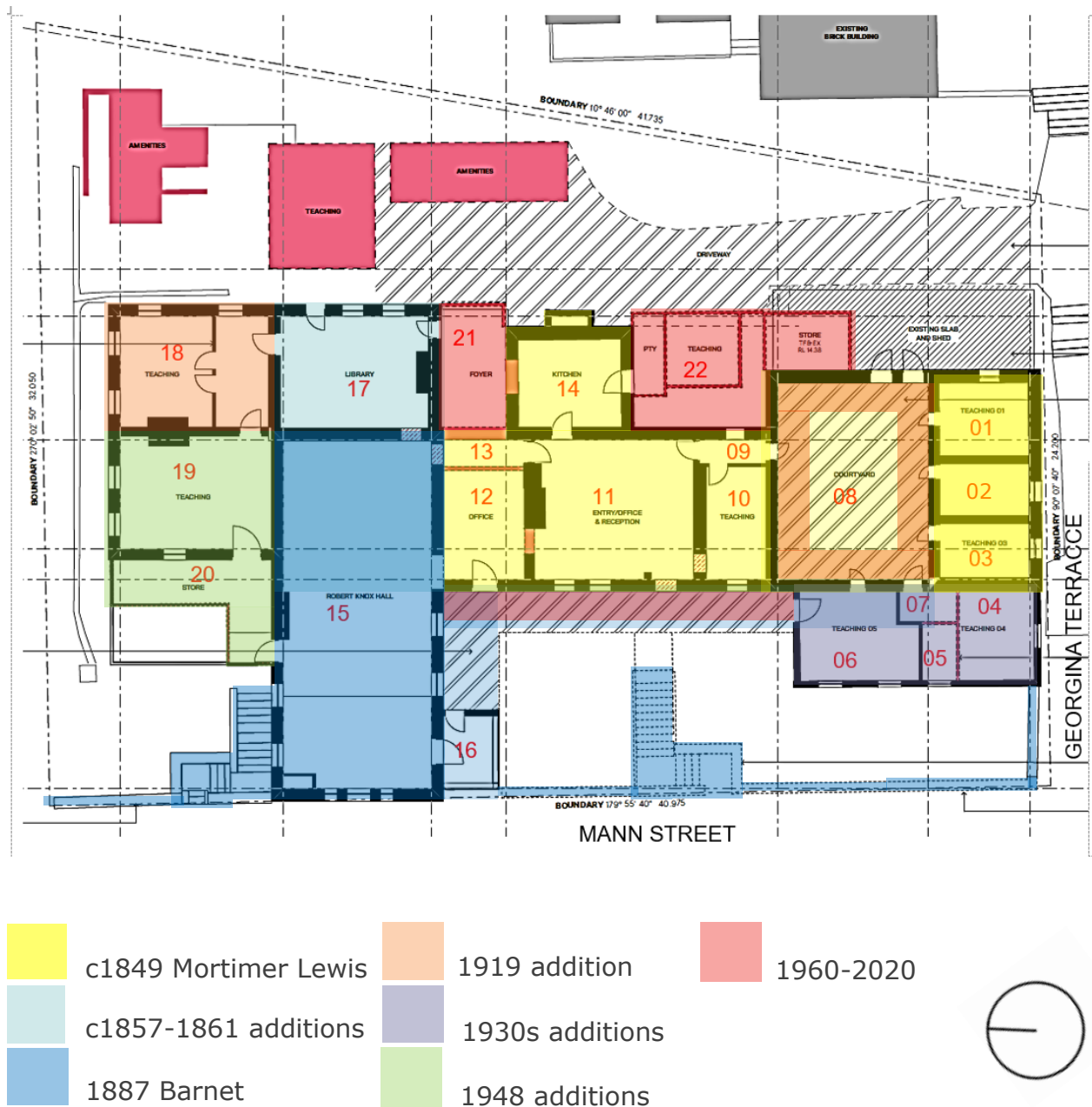


Figure 20: The current floor plan with rooms numbered for cross referencing to annotated images.

## 3. PROJECT DESCRIPTION

### 3.1 Proposed Works

The Central Coast Conservatorium Inc is seeking to undertake alterations and additions to the existing complex, formerly the Gosford Courthouse and Police Station.

Since the Conservatorium first occupied the complex in 1987, there has been only minor alterations to the building to accommodate its new use as a music teaching centre. However, for this use to continue, there is an urgent need to upgrade the facility. The main objective of the project is improve the current teaching spaces for the students, create a quality small performance space for the public/faculty, and to address the current lack of disabled access.

The proposed scope of work will include:

- Widening existing northern doorway of c1848 sandstone façade to Mann Street to create a new main entry to the complex.
- A steel hood over the new main entry.
- A steel awning supported on steel posts along the front of c1848 sandstone façade to Mann Street, replacing the late 20<sup>th</sup> century verandah roof.
- Removal of existing (non-original) southern doorway of c1848 sandstone façade to Mann Street and replace with sandstone infill and replica timber window.
- A new addition to the eastern side of the cell yard sandstone wall, comprising a staff room, store and toilets.
- Removal of existing sandstone infill to reinstate an original door opening within the eastern side of the cell yard sandstone wall.
- A freestanding metal roof within the cell yard.
- A new wide internal opening to original c1848 sandstone wall separating Rooms 13 and 21 to create new dual entry public foyer for disabled access from rear driveway and parking area.
- New glazed wall and double doors to create new rear entry from rear driveway and parking area.
- New 'servery' opening in c1848 internal sandstone wall to connect new public foyer (Room 12) to new reception area.
- Infill existing (non-original) door opening between Rooms 10 and 11.
- New lightweight partition walls within the existing reception area (Room 11) to create new reception and teaching areas.

- New lightweight partition walls within the existing northwest teaching room (Room 19) to create a new office.
- Removal of late 20<sup>th</sup> century external weatherboard rooms (Room 22) on the eastern side of the Mortimer Lewis wing.
- Removal of several late 20<sup>th</sup> century lightweight partition walls within the existing office (Room 12) and reception (Room 11) and northeast teaching (Room 18) areas.
- Reinstatement of an original window to northern wall of kitchen (Room 14) in the Mortimer Lewis wing.
- A new door opening in c1857-61 internal sandstone wall to provide access to the Robert Knox Hall (former Barnet courtroom) from the new public foyer.
- Installation of tiered seating within the eastern part of the Robert Knox Hall (former Barnet courtroom).
- A new performer 'back of house' addition to the northwest corner, replacing the enclosed 1948 verandah addition.
- Demolition of the late 20<sup>th</sup> century lightweight amenities block and teaching rooms at the northeast rear of the complex.
- New male, female and disabled amenities to replace the late 20<sup>th</sup> century amenities block.
- A new rear driveway off Georgiana Terrace including disabled and staff parking spaces.
- New stepped retaining walls and planting to the sloping landscaped area between the Mortimer Lewis façade and the Mann Street retaining wall.

The complex is in generally reasonable condition, but there has over recent years been a lack of regular maintenance, which has led to water ingress and deterioration of fabric. There are also concerns as to the structural adequacy of the sandstone retaining wall and iron fence to the Mann Street frontage.

The project scope includes necessary repairs and conservation work to facilitate both the ongoing viable use of the complex and is long term conservation. The conservation work will include repairs to sandstone walls and timber joinery dating from the Lewis and Barnet phases of the complex. The extent of these works will be documented in the next stage of the project.

Note that the repairs to the sandstone retaining wall and iron fence to the Mann Street frontage, as well as the replacement of the deteriorated metal roof sheeting, gutters and downpipes, are to be undertaken as exempt repair works. Other minor refurbishment works, including new sliding doors and mechanical plant to the



original cells (Teaching Rooms 01, 02 and 03), new electrical power and lighting services, floor finishes and painting are in progress as minor exempt works.

## 3.2 Documentation

The assessment of the heritage impacts arising from the proposed development was based on the following documentation prepared by Fabric Architecture Studio:

Layout ID	Layout Name	Sheet Size	Sheet Name	Latest Issue	Issued	Date
0000	Notification Plan	FABRIC A3 Presentation Title		A	A	07.08.20
A001	Cover Sheet	A1	Preliminaries	H	H	16.10.20
A002	Notes	A1	Preliminaries	H	H	16.10.20
A003	Survey	A1	Preliminaries	H	H	16.10.20
A004	Site Analysis	A1	Preliminaries	H	H	16.10.20
A005	Site Plan	A1	Preliminaries	H	H	16.10.20
A006	Erosion & Sediment Control Plan	A1	Preliminaries	H	H	16.10.20
A007	Cut and Fill Plan	A1	Preliminaries	H	H	16.10.20
A008	Zone Diagram	A1	Preliminaries	H	H	16.10.20
A009	Demolition Plan	A1	Preliminaries	H	H	16.10.20
A010	Mood Board	A1	Preliminaries	H	H	16.10.20
A130	RCP	A1	Reflected Ceiling Plans	H	H	16.10.20
A201	Elevations	A1	Elevations	H	H	16.10.20
A201	Ground Floor GA	A1	GA Plans	H	H	16.10.20
A202	Elevations	A1	Elevations	H	H	16.10.20
A202	Roof Plan GA	A1	GA Plans	H	H	16.10.20
A301	Sections	A1	Sections	H	H	16.10.20
A302	Sections	A1	Sections	H	H	16.10.20
A401	REFER FINISHES SCHEDULE	A1	REFER FINISHES SCHEDULE	D	REFER FINISHES SCHEDULE	16.10.20
A501	9am Shadow	A1	Shadow Diagrams	H	H	16.10.20
A502	12pm Shadow	A1	Shadow Diagrams	H	H	16.10.20
A503	15pm Shadow	A1	Shadow Diagrams	H	H	16.10.20
A601	Perspective Images	A1	View Analysis	H	H	16.10.20
A701	Internal Elevations STG 1	A1	Internal Elevations	H	H	16.10.20

A702	Internal Elevations STG 1	A1	Internal Elevations	H	H	16.10.20
A703	Internal Elevations STG 2	A1	Internal Elevations	H	H	16.10.20
A704	Internal Elevations STG 3	A1	Internal Elevations	H	H	16.10.20
A705	Internal Elevations STG 3	A1	Internal Elevations	H	H	16.10.20
A706	Internal Elevations STG 4	A1	Internal Elevations	H	H	16.10.20
A801	Window Schedule	A1	Window Schedule	G1	G1	14.10.20
A802	Door Schedule	A1	Window Schedule	G1	G1	14.10.20

## 4. HERITAGE SIGNIFICANCE

### 4.1 Summary Statement of Significance

The CMS provides an analysis of the significance of the former Gosford Courthouse and Police Station in its present form. It has been determined that the building is of heritage significance for its (a) Historic, (b) Associative, (c) Aesthetic, (d) Social, (e) Research Potential, (f) Rarity and (g) Representative values.

The complex is of exceptional significance as one of the earliest remaining complexes of public buildings in the Brisbane Water region of the Central Coast of NSW. The provision of law and order reflects the importance placed on the region by local settlers in the Brisbane Water region and by the colonial government in Sydney. It is also an important symbol of the early imposition of European values and laws on the local Aboriginal population from the Courthouse and Police Station during the colonial period.

The complex demonstrates the design characteristics of small regional courthouses across colonial NSW. It is particularly noteworthy as the work of two of the most important and long serving Colonial Architects, Mortimer Lewis (1835-1849) and James Barnet (1862-1890), and demonstrates the high quality design and use of materials characteristic of the work of the office of the Colonial Architect. The pedimented west stone façade of the 1888 Barnet courtroom together with the stone retaining wall and iron picket fence fronting Mann Street and Georgiana Terrace constitute a notable historic streetscape element in the Gosford town centre.

The design and construction of the various phases of the complex over time allows an understanding of its 19<sup>th</sup> century colonial court and police functions. It also provides evidence of evolving 19<sup>th</sup> century design aesthetics and traditional building techniques.

It is one of the few small regional NSW courthouses and police stations to retain its mid-19<sup>th</sup> century cell yard and cell formations. Its planning is unusual because of its linear layout along the site contour, and masonry cells to one side, including original details such as iron/steel cell doors.

The adaptation of this site as a Conservatorium since 1987 is important in the cultural history of the Central Coast region. The site is strongly associated with the

Central Coast Conservatorium and its founders and directors, board members, staff and students. The Central Coast Conservatorium of Music is held in high regional community esteem because of the quality of the musical education and small performances held on the site.

The site is likely to have high historical archaeological potential and low Aboriginal archaeological potential.

Although it is currently only listed as an item of local significance under the Gosford LEP 2014, on the basis of its assessment under the SHR criteria and its comparative analysis, the former Gosford Courthouse and Police Station is likely to meet the threshold for listing on the State Heritage Register under the *NSW Heritage Act 1977*.

## 4.2 Significance of Elements

Different components of a place may contribute in different ways to its heritage value. The gradings of significance developed by the Heritage Council of NSW have been utilised for the Former Gosford Courthouse and Police Station as follows:

**Table of Significant Elements**

	ELEMENT	RELATIVE SIGNIFICANCE LEVEL
	<b>Townscape Elements</b>	
1.	Contribution to the Gosford Townscape	High
2.	Streetscape values on Mann Street, Georgiana Terrace, and from the Council building forecourt.	High
	<b>Layout, Exterior Form, Door &amp; Fenestration Pattern &amp; Roof Form</b> (See Section 2.4 and Figures 17 and 197)	
3.	c1849 Mortimer Lewis wing, ceil yard and cells (Rooms 01, 02, 03, 08, 09/10, 11, 12/13 & 14)	Exceptional.
4.	c1857-1861 addition (Rooms 15 & 17)	Exceptional.
5.	1887 Barnet courtroom (Room 15), street wall and steps	Exceptional.

	ELEMENT	RELATIVE SIGNIFICANCE LEVEL
6.	1919 addition (Room 18)	High
7.	1930s addition (Rooms 04, 05, 06 & 07)	Moderate
8.	1948 addition (Rooms 19 & 20)	Moderate
9.	1990s verandahs (west elevation and cell yard)	Little
10.	20 <sup>th</sup> century additions to east elevation (Rooms 21 & 22).	Intrusive
11.	20 <sup>th</sup> century outbuildings	Intrusive
	<b>Structure &amp; Detailing</b>	
12.	Corrugated sheet roof cladding, guttering and downpipes.	Little
13.	Construction c1849 – 1887 (stone masonry walls, timber framed floors, roof / ceiling framing, roof trims, ceilings, cornices, timber windows and doors, interior plaster, joinery & ceiling finishes from those periods).	Exceptional.
14.	Construction c1919 (stone masonry walls, timber framed floors, roof / ceiling framing, roof trims, ceilings, cornices, timber windows and doors, interior plaster, joinery & ceiling finishes from this period).	High
15.	Construction c1930s - 1948 (stone and brick masonry walls, (stone masonry walls, timber framed floors, roof / ceiling framing, roof trims, ceilings, cornices, timber windows and doors, interior plaster, joinery & ceiling finishes from those periods).	Moderate
16.	Construction 1950 - 1990 (walls, floors, ceilings, windows and doors from this period).	Little / Intrusive
17.	Verandah framing and roofing c 1990	Little.
	<b>Archaeology &amp; Landscape Elements</b>	



	ELEMENT	RELATIVE SIGNIFICANCE LEVEL
18.	Potential underground structures and relics for pre 1990	Unknown subject to professional archaeological assessment (likely High)
19.	Cast and wrought iron fencing and gas lamp holder (Mann Street and Georgiana Terrace)	Exceptional
20.	Sandstone retaining walls to Mann Street and Georgiana Terrace	Exceptional
21.	Staircases from Mann Street – form and sandstone elements	Exceptional
22.	Staircases from Mann Street – concrete finishes.	Little / Intrusive
23.	Cell yard walls (mainly sandstone)	Exceptional
24.	Potential hidden 19 <sup>th</sup> century paving details in cell yard and on western verandah terrace	Exceptional
25.	Existing plantings	Little / Intrusive

## Diagram of Significant Areas

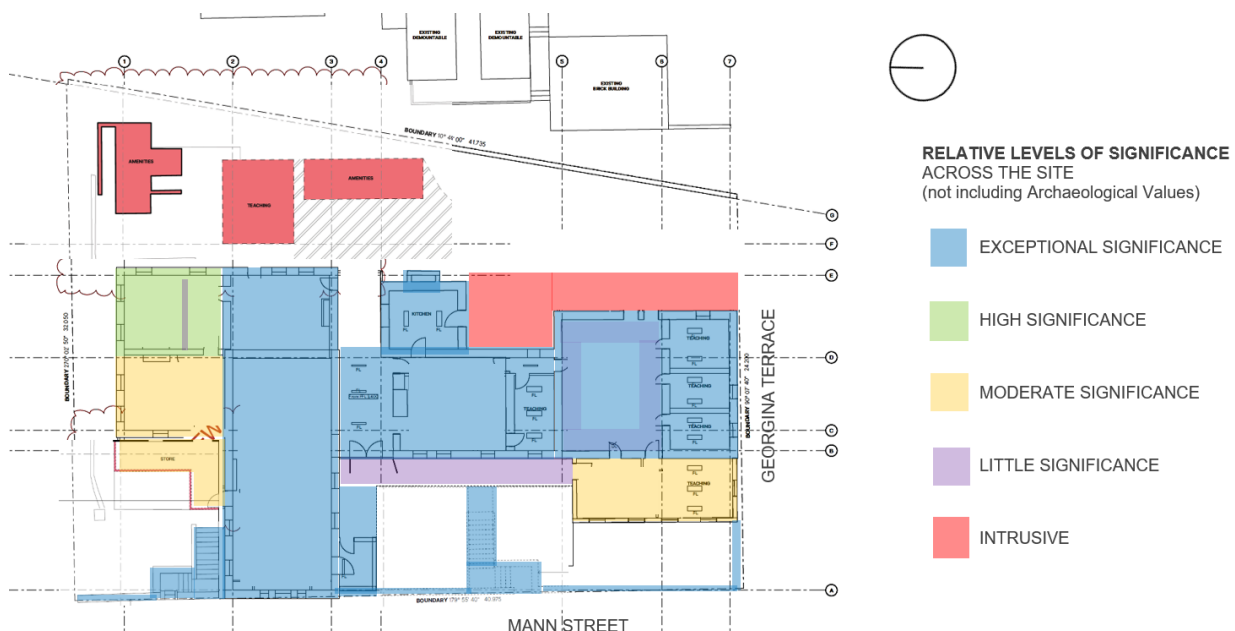


Figure 9: Diagram showing significance of different areas.

## 4.3 Archaeological Potential

No expert historical or Aboriginal archaeological advice has been obtained for this report, however it is possible that the site could contain evidence of previous 'works' (e.g. built elements such as old wall footings, early drains etc.) and archaeological relics, possibly associated with the pre-1849 use of the site.

An AHIMS search revealed no Aboriginal sites or places on or within 50 metres of the subject site. The Aboriginal archaeological potential is likely to be low due to the extensive re-working of the landscape for the courthouse and its building services.

This HIA recommends the mandatory 'stop work' procedures in accordance with the relevant legislation (Heritage Act 1977 and National Parks and Wildlife Act 1974) should any historical or Aboriginal archaeological relics be uncovered. See Section 6.2.

## 5. HERITAGE IMPACT ASSESSMENT

### 5.1 Introduction

The proposed development comprises alterations and additions to the existing Central Coast Conservatorium of Music complex, formerly the Gosford Courthouse and Police Station.

The main objectives of the project are to improve the current teaching spaces for the students, create a quality small performance space for the public/faculty in the Robert Knox Hall (the former courthouse), and to address the current lack of disabled access. Although there have been incremental changes over time to address the demands of the police and courts use, and since 1987 its use by the Central Coast Conservatorium of Music, the key heritage values of the the complex have not been substantially compromised by these changes.

This HIA should be read in conjunction with the Central Coast Conservatorium of Music – Conservation Management Strategy (RKHeritage, August 2020), which sets out appropriate policies for the ongoing conservation and use of the complex (refer to CMS Section 6). The following sections do not specifically measure the proposed scope of works against each CMS policy, but are broadly set out to respond to the key policy principles. However, if any aspect of the works are contrary to a key policy, this is noted.

### 5.2 Use

The complex has had only two uses since the first stage of its construction in 1849 – initially as a courthouse and police station, and as a music conservatorium since 1987. Despite a range of alterations to the building over the period since the 1889 major additions designed by Barnett, the impacts of these on the integrity of the complex have been relatively minor. This suggests that both the original courthouse and police station and the current music conservatorium uses of the complex have been generally compatible with its significant fabric, spaces and configuration.

It is likely that an alternate use such as food and beverage, retail, commercial office or residential would be less compatible with the existing fabric and configuration of the complex. Some uses would certainly require more intervention, especially the introduction of 'back of house' facilities such as storage, kitchens as well as signage.

## 5.3 Demolition

The proposed works include the removal of elements, especially lightweight late 20<sup>th</sup> century structures that have been rated in the CMS as either Intrusive or of Little significance. These elements comprise:

- External weatherboard rooms (Room 22) on the eastern side of the Mortimer Lewis wing.
- Lightweight amenities block and teaching rooms at the northeast rear of the complex.
- Awning roofs along the front of the Mortimer Lewis façade to Mann Street and within the cell yard.
- Partition walls within the existing office (Room 12), reception (Room 11) and northeast teaching (Room 18) areas.

The only element to be removed that is rated as Moderate significance is the enclosed verandah attached to the 1948 addition to the north wall of the c1887 Barnet courtroom, which is in poor condition. Overall, the removal of these w late 20<sup>th</sup> century additions would not constitute a substantial adverse heritage impact.

Some of the adaptation works will require intervention into original or early fabric, for example the insertion of new openings in c1847 sandstone walls. These include:

The scope of proposed intervention work will include:

- Widening existing northern doorway of c1848 sandstone façade to Mann Street to create a new main entry to the complex.
- Remove existing (non-original) southern doorway of c1848 sandstone façade to Mann Street and replace with sandstone infill and replica timber window.
- Removal of existing sandstone infill to reinstate an original door opening within the eastern side of the cell yard sandstone wall.
- A new wide internal opening to original c1848 sandstone wall separating Rooms 13 and 21 to create new dual entry public foyer for disabled access from rear driveway and parking area.
- Infill existing (non-original) door opening between Rooms 10 and 11.
- New 'servery' opening in c1848 internal sandstone wall to connect new public foyer (Room 12) to the new reception area.
- A new door opening in c1857-61 internal sandstone wall to provide access to the Robert Knox Hall (former Barnet courtroom) from the new public foyer.

The new or widened existing door openings within c1848 or c1857-61 sandstone

works do constitute an adverse heritage impact, but are limited in extent, and are essential for the effective utilisation of the building and to facilitate disability access. These interventions will be mitigated by archival recording, nibs will be retained to assist interpretation of the changes and the removed fabric will be retained for later conservation work.

The removal and replacement with a replica window of the southern doorway in the c1848 sandstone, the removal of sandstone infill to an original door opening in the eastern side of the cell yard wall and the infilling of a non-original door opening between Rooms 10 and 11, are all positive interventions. As long as they are carefully documented and carried out by appropriately skilled and experienced tradespersons, these interventions are appropriate as reconstruction works.

## 5.4 New Elements and Alterations

The project also includes the construction of a number of new rooms and other elements to provide additional teaching and performance areas and essential 'back of house' amenities.

The scope of proposed new elements will include:

- A steel hood over the new main entry.
- A steel awning supported on steel posts along the front of c1848 sandstone façade to Mann Street, replacing the late 20<sup>th</sup> century verandah roof.
- An addition accommodating a staff room, store and toilets attached to the eastern side of the cell yard sandstone wall.
- A freestanding metal roof within the cell yard.
- New glazed wall and double doors to create new rear entry from rear driveway and parking area.
- New lightweight partition walls within the existing reception area (Room 11) to create new reception and teaching areas.
- New lightweight partition walls within the existing northwest teaching room (Room 19) to create a new office.
- Installation of tiered seating within the eastern part of the Robert Knox Hall (former Barnet courtroom).
- A new performer 'back of house' addition to the northwest corner, replacing the enclosed 1948 verandah addition.
- New female and disabled amenities at the northeast rear of the complex.



These additional elements have been designed in a contemporary lightweight 'industrial' style, and have sloping planar roofs and modulated forms that contrast with, but do not obscure, the simple solid forms of the existing building. This approach is consistent with the current best practice design approach for additions to heritage buildings, and is compliant with the relevant provisions of the Burra Charter.

Article 22 states that *'New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation'* (22.1). It goes on to state that *'New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place'* (22.2). In general, the design approach to the new elements is compliant with these policies.

Some of these new structures are free standing and do not rely on significant original or early fabric for support (for example the metal roof within the cell yard, tiered seating within the Robert Knox Hall and the new male, female and disabled amenities at the northeast rear of the complex).

Other elements will need to be attached to original fabric (for example the steel main entry hood and awning along the front of c1848 sandstone façade, the new addition attached to the eastern side of the cell yard sandstone wall and the 'back of house' addition to the northwest corner). Particular care will need to be taken in the detail design of these elements so as to not only avoid damage to original fabric but also to achieve sensitive and well designed visual connections between new and old.

The introduction of new full height partitions into the existing office/reception area (Room 11) and the existing northwest teaching room (Room 19) will result in an adverse impact on the spatial significance of these rooms. The existing office/reception area in particular is of Exceptional significance as it is within the original c1849 Mortimer Lewis section of the complex, although the southern wall was relocated as part of the c1857-1861 alterations. However, the requirement for additional separate teaching rooms means that this subdivision is essential. To mitigate these impacts, recommendations are included in Section 6.2 for archival photographic recording to be carried out for those areas of the complex where significant fabric or spaces are to be removed or altered, and for new partition walls to be reversible.

## 5.5 Services

The upgrade of the complex will require the introduction of new services, especially electrical cabling and mechanical plant and ductwork. At this early stage of the project, the detail design of how these new service will be inserted into significant spaces and fabric has not been undertaken. However, a recommendation has been included in Section 6.2 for a standard methodology to be developed for the introduction of new services into significant fabric or spaces to minimise adverse visual and fabric impacts.

There is also a recommendation in Section 6.2 for the proposed air conditioning plant for the teaching rooms within the cells wing to be carefully designed to minimise adverse visual and fabric impacts.

## 5.6 Signage

There is currently a freestanding Central Coast Conservatorium of Music sign within the landscaped area behind the the sandstone retaining wall and iron fence to the Mann Street frontage. The scope of the development application does not include any supplementary signage, although the existing will need to be relocated during the construction works.

The size, design, location and fixing of any new signage proposed for subsequent phases of the project will need to be carefully considered to avoid adverse impacts on significant fabric or key views of the complex. A recommendation to this effect has been included in Section 6.2.

## 5.7 Heritage Interpretation

As a part of the overall approach to conserving the cultural heritage significance of the complex, the history of its development back to c1849 needs to be documented and interpreted for its students, teaching staff and the public. Article 25 of the Burra Charter states that '*The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and engagement, and be culturally appropriate.*' A recommendation to this effect has been included in Section 6.2.

## 5.8 Archaeological Management

It is possible that the subject site could contain some evidence of previous 'works' (e.g. built elements such as old wall footings, early drains etc.) and archaeological relics, possibly associated with the pre-1849 use of the site.

The Aboriginal archaeological potential is likely to be low due to the extensive re-working of the landscape for the courthouse and its building services.

A recommendation drawing attention to the mandatory 'stop work' procedures in the Heritage Act 1977 and National Parks and Wildlife Act 1974 should any historical or Aboriginal archaeological relics be uncovered has been included in Section 6.2.

## 5.9 Heritage Items in the Vicinity

The is within the immediate vicinity of a number of other sites listed as heritage items on Schedule 5 of the Gosford LEP 2014, including:

Central Coast Council administration building	49 Mann Street	Item 39
Former Brisbane Water County Council building	50 Mann Street	Item 40
Creighton's Funeral Parlour	37 Mann Street	Item 37
Former School of Arts	Corner of Mann Street & Georgiana Terrace	Item 36

Clause 5.10(5) of the LEP states that a consent authority may require a heritage management document (for example a HIA) consider the potential impacts of a development on heritage listed sites in the vicinity. The provision is particularly relevant in cases where major new development projects could overwhelm an adjacent heritage building.

However, in the case of the proposed development, the scope of work is primarily internal or is located at the rear of the site. The exception to this is the new performer 'back of house' addition to the northwest corner. However, the scale of this addition is single storey, and it replaces an earlier enclosed verandah. It will be visible from Mann Street, but will not visually affect any of the other heritage listed buildings in the immediate vicinity.

## 6. CONCLUSION AND RECOMMENDATIONS

### 6.1 Conclusion

In general, the project will conserve an important heritage place that is probably of NSW state heritage significance. The project also provides important opportunities to reveal and interpret the history and the heritage significance of the complex.

The complex has had only two uses since the first stage of its construction in 1849 – initially as a courthouse and police station, and as a music conservatorium since 1987. Despite a range of alterations to the building over the period since the 1889 major additions designed by Barnett, the impacts of these on the integrity of the complex have been relatively minor. This suggests that both the original courthouse and police station and the current music conservatorium uses of the complex have been generally compatible with its significant fabric, spaces and configuration. However, the complex is now at a point where upgrade works to facilitate the continuation of the current music conservatorium use are essential.

These proposed works include the removal of some elements, especially lightweight late 20<sup>th</sup> century structures that have been rated in the CMS as either Intrusive or of Little significance, with only the 1848 enclosed verandah rated as Moderate significance. The removal of these elements would not constitute a substantial adverse heritage impact.

Some of the adaptation works will require intervention into original or early fabric, for example the insertion of new openings in c1847 sandstone walls. These works do constitute an adverse heritage impact, but are limited in extent, and are essential for the effective utilisation of the building and to facilitate disability access. These interventions will be archivally recorded, nibs will be retained to assist interpretation of the changes and the removed fabric will be retained for later conservation work.

The project also includes the construction of a number of new elements to provide additional teaching and performance areas and essential 'back of house' amenities. These additions have been designed in a contemporary lightweight 'industrial' style, and have sloping planar roofs and modulated forms that contrast with, but do not obscure, the simple solid forms of the existing building. This approach is consistent with the current best practice design approach for additions to heritage buildings, and is compliant with the relevant provisions of the Burra Charter (Article 22: New

Work).

Where new elements are to be attached to original fabric, particular care will need to be taken in the detail design of these elements so as to not only avoid damage to original fabric but also to achieve sensitive and well designed visual connections between new and old.

The introduction of new full height partitions into the existing office/reception area (Room 11) and the existing northwest teaching room (Room 19) will result in an adverse impact on the spatial significance of these rooms. To mitigate these impacts, recommendations are included in Section 6.2 for archival photographic recording to be carried out for those areas of the complex where significant fabric or spaces are to be removed or altered, and for new partition walls to be reversible.

The design of the project to date has been influenced by heritage advice provided by RKH, which has had the effect of either avoiding or at least mitigating any potential adverse heritage impacts on the fabric, spatial or configuration aspects that contribute to its heritage significance. Nevertheless, in Section 6.2 below are set out a number of recommended measures that should be incorporated into the following stages of the project development to maintain this focus on respecting and working with the heritage values of the complex.

## 6.2 Recommendations

The project, while it is generally positive in heritage terms, could result in some adverse heritage impacts unless the detail design and construction is carefully managed. It is recommended therefore that, if the development application is to be approved, the following conditions be applied:

1. An experienced and appropriately qualified conservation architect must be appointed to contribute to the detail design documentation for the conservation and adaptation works, and to facilitate an appropriate conservation outcome in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter).
2. Prior to the commencement of the construction phase, all workers involved in the project must undergo an induction to facilitate an understanding and appreciation of the heritage significance of the complex, and the need to exercise due care in undertaking the works.

3. Conservation and adaptation work to significant fabric must be undertaken by appropriately skilled tradespersons with experience in undertaking conservation projects.
4. The proposed new tiered seating for the Robert Knox Hall must be self supporting and not require fixing to the masonry walls of the former courtroom. The seating structure must be separated from the walls to allow original details such as the high skirting to the eastern wall to remain visible.
5. All new openings into significant masonry fabric should retain nibs of a minimum depth of 150mm to assist interpretation of the original configuration of the wall.
6. New infill to original door openings must be inset at least 30mm from the plane of the wall to assist interpretation of the original opening.
7. The existing (non-original) southern doorway of c1848 sandstone façade to Mann Street must be replaced with sandstone infill and a replica timber window.
8. During the construction phase, all significant fabric such as early timber doors and windows, architraves, skirtings and cornices to be retained insitu must be protected from damage.
9. Early and significant fabric to be demolished to create new openings or other alterations (for example sandstone blocks, bricks or timber joinery) must be carefully removed and stored for reuse, either as part of the current project or for future conservation work.
10. New partition walls within significant spaces must be of lightweight construction and reversible.
11. The location and enclosure of the proposed air conditioning plant for the teaching rooms within the cells wing must be carefully designed to minimise adverse visual and fabric impacts.
12. Extant evidence of the human occupation of the complex as a courtroom and police station must be recorded and conserved, for example the graffiti etched into the rendered walls or steel doors of some of the c1849 cells.
13. A standard methodology must be developed for the introduction of new services, especially electrical and data cabling, into significant fabric or spaces to minimise adverse visual and fabric impacts.
14. The size, design, location and fixing of any proposed new signage must be

carefully considered to avoid adverse impacts on significant fabric or key views of the complex.

15. An interpretation strategy must be prepared and implemented to promote the history and the heritage significance of the complex. The strategy should include all phases of the evolution of the complex, and any installations or other material should be placed in locations that would maximise opportunities for access by students, teaching staff and the public.
16. An archival photographic recording must be prepared for those areas of the complex where significant fabric or spaces are to be removed or altered. The recording must be prepared in accordance with the NSW Heritage Division of the Department of Environment and Heritage guidelines titled 'Photographic Recording of Heritage Items using Film or Digital Capture'.
17. Should any historical archaeological or Aboriginal heritage material be discovered on the subject site during excavation, work should cease immediately and the NSW Office of Environment and Heritage be informed in accordance with the relevant sections of the Heritage Act 1977 or the National Parks and Wildlife Act 1974.



# APPENDIX A

State Heritage Inventory Form:

Conservatorium of Music (former Courthouse  
and Police Station)

# Conservatorium of Music (former Courthouse and Police Station)

## Item details

**Name of item:** Conservatorium of Music (former Courthouse and Police Station)

**Other name/s:** Courthouse and Police Station

**Type of item:** Built

**Group/Collection:** Law Enforcement

**Category:** Courthouse

**Primary address:** 45 Mann Street, Cnr Georgiana Terrace,, Gosford, NSW 2250

**Local govt. area:** Gosford

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
45 Mann Street, Cnr Georgiana Terrace,	Gosford	Gosford			Primary Address

## Statement of significance:

The Gosford Court House is a visually prominent building, which comprises an earlier building designed by Colonial Architect M Lewis in 1849 with additions designed by J Barnet in the after Victorian period. It is of considerable historic, social and townscape significance to Gosford and is a fine and intact example of early nineteenth century stone architecture. It is the oldest public building on the Central Coast and provides a rare example of a public courthouse. It has historic significance for its association with the growth of the Gosford township through the development of primary Institutions, its prominent position on Mann Street forming part of the urban streetscape. It has social significance for its continued use by the Police and forming part of the Government precinct.

*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH [copyright and disclaimer](#).*

## Description

**Designer/Maker:** Mortimer Lewis, J. Barnet

**Builder/Maker:** George Paton

**Construction years:** 1848-

**Physical description:**

The Gosford Court House is a prominent building sited on the high side of the street on a raised sandstone base course. The present Victorian Free Classical building's appearance was completed in the 1880s, and is a very utilitarian in design and is largely the work of Barnet. The front elevation is largely unadorned apart from the bargeboards on the gable roof line. The Court House is sited next door to the Police Station.

Construction: The Gosford Court House is constructed in sandstone with some brickwork with a fine sandstone retaining wall.

Exterior materials: Sandstone, brick.

In close association with municipal offices and the Old School of Arts. Front of Old Courthouse has a steel fence and garden bed with mature trees that screen the facade. New courthouse addition has alignment on footpath as does the south facade of the Old Courthouse. The Old Courthouse has a rectangular plan with hip roof and awning roof over verandah along front facade. Verandah has timber posts and cast iron brackets. Walls are rough cut regular sandstone blocks. Concrete steps to front. Timber framed, multi-paned double hung windows. Timber soffits to eaves. Cast iron decorative vents to south facade. Sub floor stone walls deteriorated. Brick extension to rear. New Courthouse is L-shaped with gable roof to front and hipped at rear. Decorative barge boards and detailed stonework around circular vent to top of gable end. Three timber framed elongated double hung windows to front facade. Ashlar sandstone with picked finish structure on rough faced sandstone base. Timber framed, hipped wing to south facade adjoining Old Courthouse, possibly enclosed verandah. Rendered chimney with terracotta pots to rear.

**Physical condition and/or Archaeological potential:**

Good (Date condition updated:04 May 10)

**Date condition updated:**23 Feb 13

**Modifications and Additions designed by J Barnet in 1884. dates:**

**Further information:**

Recommended conservation strategy: A Conservation Plan should be prepared before any work is undertaken. Any proposed work should respect the existing building fabric, including the interior of the building. (Courts Administration Files)

## History

**Historical notes:** The Gosford Court House was designed by the Colonial Architect Mortimer Lewis. Significant alterations and additions were made to the original building in the 1880s which were designed by the later Colonial Architect J Barnet which included a new Court Room (now superseded) across the north end of the 1849 structure and a lean-to verandah.  
Historical periods: 1826-1850, 1876-1900  
It is the oldest public building on Central Coast. Associated with early settlement and growth of Gosford region, it forms an important feature of the

streetscape of Gosford City. Built to replace slab structure in Donnison Street. Courthouse contained a courtroom and three other rooms, connected to a three cell lock-up by walled, open-air exercise yard. The open-air exercise yard was originally secured with criss-crossed hooked steel bands, which allowed the sunlight to penetrate while preventing the escape of prisoners. The steel bands were later removed due to rust. Substantial court premises added to north side in 1890's and Old Courthouse became lock-up keeper's residence. Now used for Police offices. Brick extension to front of lock-up in 1928.

Until European settlement, the area around Gosford was inhabited by the Guringai peoples, who were principally coastal-dwellers and the Darkinjung people that inhabited the hinterland. Along with the other land around the Hawkesbury River estuary, the Brisbane Water district was explored during the early stages of the settlement of Sydney. In the early 19th century some pioneering European settlers began occupying the land, for timber-cutting (mainly ironbark and Australian red cedar), lime production and grazing.[citation needed]

Gosford itself was explored by Governor Phillip between 1788 and 1789. The area was difficult to access and settlement did not start before 1823. By the late 19th century the agriculture in the region was diversifying, with market gardens and citrus orchards occupying the rich soil left after the timber harvest. The road between Hawkesbury (near Pittwater) and Brisbane Water was a cart wheel track even in 1850.

Convicts once lived and worked in the Gosford area. In 1825, Gosford's population reached 100, of which 50% were convicts.

East Gosford was the first centre of settlement. Gosford was named in 1839 after Archibald Acheson, 2nd Earl of Gosford a friend of the then Governor of New South Wales George Gipps.


In 1887, the rail link to Sydney was completed, requiring a bridge over the Hawkesbury River and a tunnel through the sandstone ridge west of Woy Woy. The introduction of this transport link and then the Pacific Highway in 1930 accelerated the development of the region.

Gosford became a town in 1885 and was declared a municipality in 1886.

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
7. Governing-Governing	Government and Administration-Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	Administration of Justice-

## Assessment of significance

<b>SHR Criteria a)</b> [Historical significance]	The building marks the development of Gosford as a major urban location requiring Government support through Institutions for Law, Order and Education.
<b>SHR Criteria b)</b> [Associative significance]	NSW Department of Public Works and their Colonial Architects Mortimer Lewis and James Barnet.
<b>SHR Criteria c)</b> [Aesthetic significance]	The buildings are prime examples of Colonial era and later Victorian architecture, constructed to the high standards then demanded of Government Institutions.
<b>SHR Criteria d)</b> [Social significance]	The buildings are highly valued by the community and listed by a range of heritage agencies
<b>SHR Criteria e)</b> [Research potential]	The design and construction offer opportunities for research
<b>Integrity/Intactness:</b>	Good/Good
<b>Assessment criteria:</b>	Items are assessed against the  <b>State Heritage Register (SHR) Criteria</b> to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Recommended management:

Heritage Report required prior to any proposals for alterations or additions which may adversely impact on the significance of the building, its curtilage or streetscape value. All materials not originally painted such as stone or face brick should remain unpainted. Those materials which originally had a paint finish may be repainted in complimentary colours. Window and door openings should not be enlarged or filled in. All future alterations should consider the retention of the form, scale and character of the building. The relevant authority who has jurisdiction over the site should be notified with the aim of ensuring preservation.

## Recommendations

Management Category	Description	Date Updated
Statutory Instrument	List on a Local Environmental Plan (LEP)	30 Apr 13
Recommended Management	Consult with owner and/or community	29 Sep 13
Recommended Management	Review a Conservation Management Plan (CMP)	29 Sep 13
Recommended Management	Carry out interpretation, promotion and/or education	29 Sep 13

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		7	21 Dec 12		
Local Environmental Plan	Gosford LEP 2014	38	11 Feb 14		

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Gosford Heritage Study	1999		Graeme Brookes	GBA	No
Gosford City Council Draft LEP Heritage Items	2004	24	Suters Architects		Yes
Gosford Community Based Heritage Study	2013		David Scobie Architects Pty Ltd		Yes

## References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Schwager Brooks and Partners Pty Ltd	1993	Department of Courts Administration: Preliminary Heritage and Conservation Register	

Note: internet links may be to web pages, documents or images.

