

December, 2005

Conservation Management Plan



Sydney Harbour Foreshore Authority

103 George Street, The Rocks

Graham Brooks and Associates Pty Ltd
Architects and Heritage Consultants

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Cover Illustrations: 103 George Street, The Rocks (Source: Ariel Bookshop website)
 Three of the tile-styles on the walls of the Ariel Bookshop
 West Circular Quay: Water Colour
Panorama of Sydney, Thomas Hatfield 1839 (Source: SHFA Archives)

Executive Summary

103 George Street, The Rocks, is of State and National heritage significance for its historical, and scientific cultural values and for its contribution to the quality of the streetscape of The Rocks area. The distinct built forms on the site are physical reminders of the dynamic evolution of Sydney's architectural history.

Originally within the gardens of the first Sydney Hospital, the site was officially granted to Elizabeth Broughton on 30th April, 1840. Prior to the official grant of the land, Elizabeth Broughton and her husband had constructed a shop on the site. The shop was known as "McHealey's China Shop."

The site has strong associations with Thomas Playfair, entrepreneur, retailer, butcher and prominent member of The Rocks community in the later 19th Century. In 1871 he bought the site containing the three-storey structure on George Street, constructed by James O'Neill in the 1850s. After Playfair's death in 1893, his son, Edmund, continued to run the family business at least until 1907.

Following this period, there was a succession of tenants using the building for a variety of retail purposes until the occupation by F R Edwards. Records found on the premises during conservation works indicate that the Edwards family had been long-term tenants, manufacturing and selling shoes and clothing. Their business was called *Edwards Bespoke Shoemakers, Late of London* at the time of establishment in 1938. The name was changed during the 1950s to *Edwards Outfitters*, then, during the 1970s to *Edwards Suit, Shoe and Trouser Cave*, and, finally, to *Edwards Rocks Rig*.

The current tenants (2005) are *Ariel Bookshop* (103 George Street, and the 1st and 2nd Levels of the rear building on Harrington Street); *Australian World Trading Pty Ltd.*, on Levels 1 and 2 above 103 George Street, and *Sydney Cove Jewellery* on the Ground Floor Level of the rear building fronting Harrington Street.

The site is also associated with the colonial architect, Francis Greenway, by its proximity to his George Street residence, which was situated close to the corner of Argyle Street.

The main objective of the following Conservation Management Plan is to provide a framework for the conservation, re-use, interpretation and general management of 103 George Street, The Rocks, to ensure that the identified heritage value of the place is maintained, and, where appropriate, enhanced, whilst allowing suitable and appropriate evolution and development of the premises.

In general, the report recommends that all original building components should be retained and conserved. The buildings should continue to be used commercially, with interpretive strategies reflecting all the significant periods of the evolution of the place.

1.0 Introduction

1.1 Context of the Report

This upgraded Conservation Management Plan report is based on a brief outlined in a letter from the Sydney Harbour Foreshore Authority (SHFA), dated 21st July, 2005, and as clarified in subsequent discussions with that Authority.

The 2005 *Conservation Management Plan (CMP)* for 103 George Street, The Rocks, has been structured to fit within the framework of The Rocks Heritage Management Plan (adopted February, 2002).¹ It is not an original report, but an upgrade of the CMP prepared for the Sydney Harbour Foreshore Authority by Kevin Riggs & Company Architects in 1994 and updated in 1998. The current report conforms to the guidelines of the New South Wales Heritage Council and has been prepared for endorsement by that same authority. Within the overall context of the rocks, the site is located as indicated below in *Figure 1*.

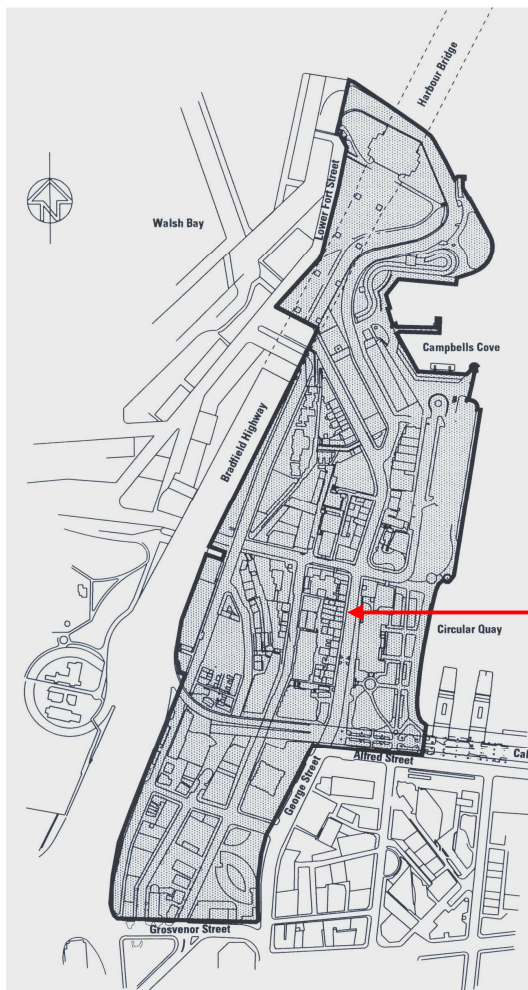


Figure 1

Location of 103
George Street
within the context
of The Rocks

¹ Godden Mackay Logan Pty Ltd, *The Rocks Heritage Management Plan* (2000), p.6. *The Rocks Heritage Management Plan*, adopted February, 2002, is in three volumes, Vol. 1, Vol. 2, *Background Papers*, and Vol. 3, *Supporting Documentation*. The complete *Rocks Heritage Management Plan* (2000) may be accessed at www.shfa.nsw.gov.au

1.2 Objectives

The main objective of this Conservation Management Plan is to provide guidelines for the conservation, re-use, interpretation and management of 103 George Street, The Rocks to ensure that the heritage values of the place are maintained and, where appropriate, enhanced.

103 George Street, The Rocks is listed on the Register of the National Estate as part of the *George Street Business Precinct, The Rocks, NSW*. The place was listed on 21 October, 1980, with Place ID 2182 and Place File No. 1/12/036/0380.

103 George Street, The Rocks is included as Listing Number 10587 (Gazetted 10th May, 2002, page 2865) on the NSW Heritage Register, together with 95 other items in The Rocks now individually entered on *The NSW State Heritage Register*. The site is also included on the *Sydney Harbour Foreshore Authority (SHFA) Heritage Register* (SCA Register) 1979-1998, No. B047, AR063.

1.3 Site Identification

103 George Street, The Rocks is located on the western side of George Street, between Globe Street and Suez Canal. Suez Canal is approximately 100 metres from Argyle Street. The site's northern frontage is bounded by Suez Canal, with the rear of the property delineating the intersection of Suez Canal and the northern end of Nurses' Walk.

The New South Wales Office of Land and Property Information gives the details of the site as Lot 12, in Deposited Plan 773812, Parish of St Phillip, County of Cumberland.

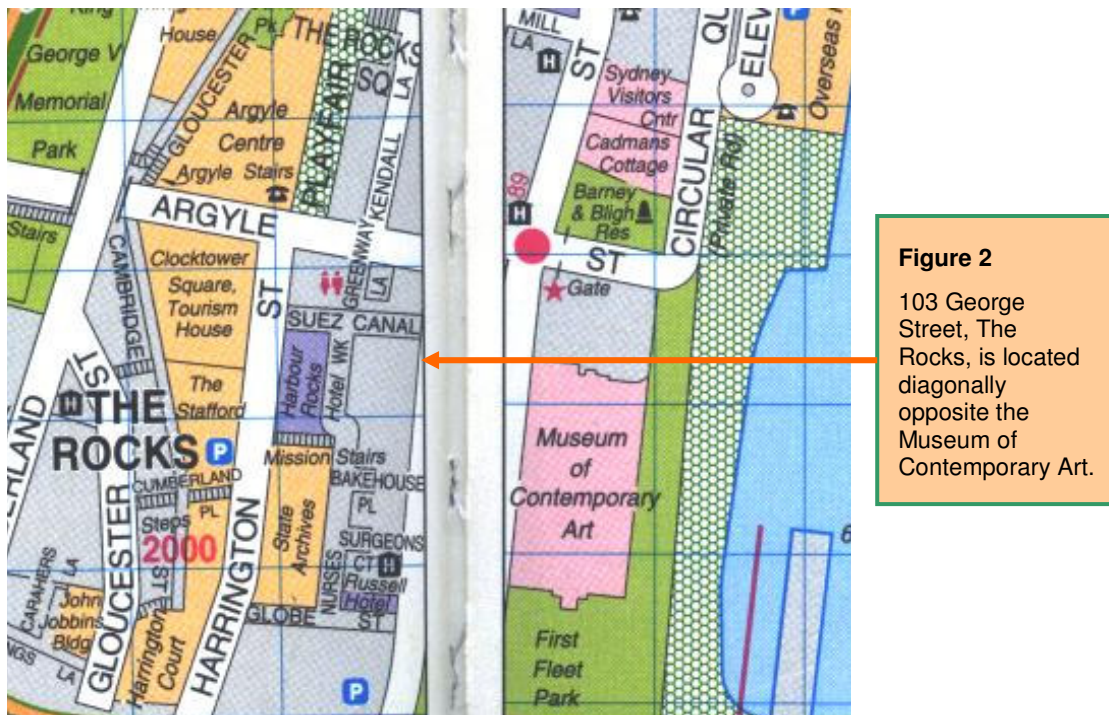


Figure 2

103 George Street, The Rocks, is located diagonally opposite the Museum of Contemporary Art.

1.4 Building Description

103 George Street, The Rocks, in 2005, comprises three distinct structures. The George Street, or front, component is designed in the Victorian Regency style and is three storeys high (ground floor, first and second storeys) and constructed of sandstone. The middle section, abutting Suez Canal, is two and a half storeys high, of brick and ripple-iron construction. The third, or rear, section is three storeys high, and is constructed of rendered brick and sandstone. The two upper storeys house the continuation of the administrative offices for the Ariel Bookshop, and the ground floor tenancy is occupied by Sydney Cove Jewellers. The rear section of the stone wall on the northern side is approximately half a storey, possibly due to partial demolition. The buildings run in an east-west direction, with the pedestrian way, Suez Canal, as the northern boundary.



Figure 3

Eastern façade
of 103 George
Street, The
Rocks,
currently The
Ariel Bookshop

(Source: SHFA)

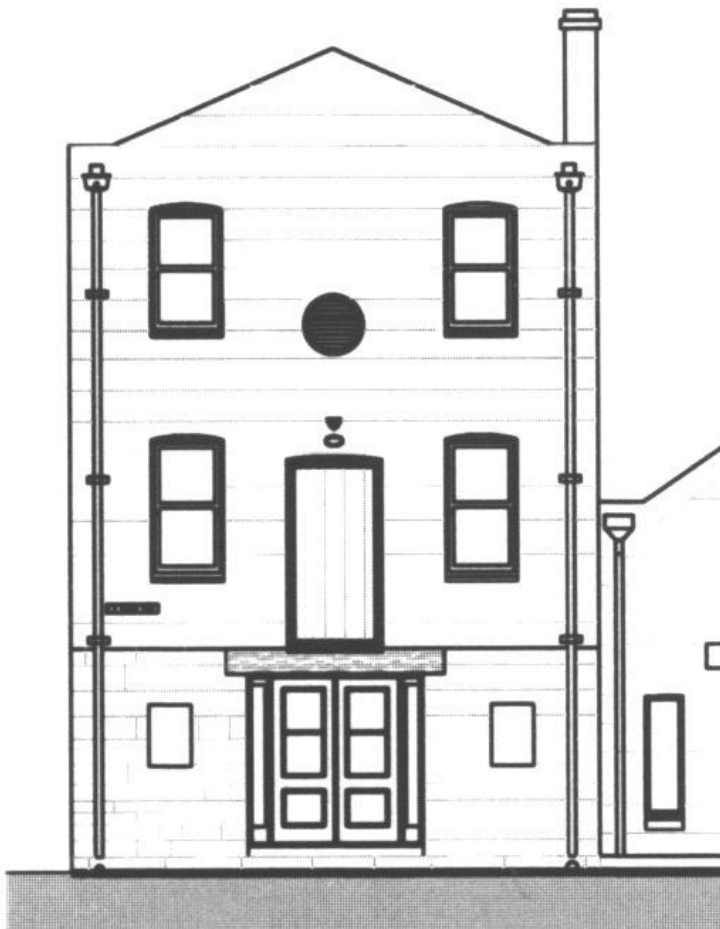


Figure 4
Western façade of
103 George
Street, The
Rocks, currently
The Ariel
Bookshop offices
above, and
Sydney Cove
Jewellers on the
first level

(Source: SHFA)



Figure 5
(left) Rear façade
of Front Section

(right) Rear
façade of Rear
Section

(source: SHFA)



Figure 6
Northern façade
(Source: SHFA)

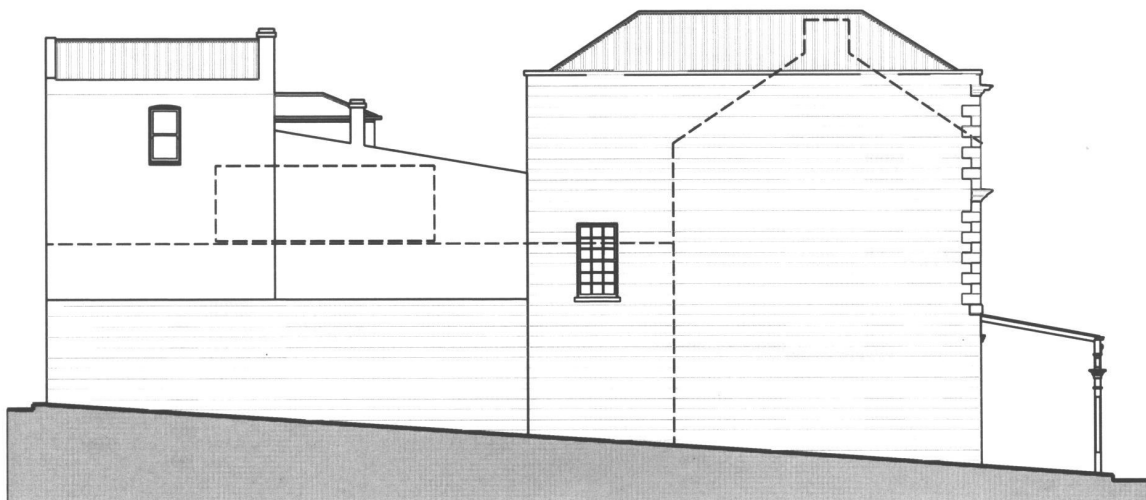


Figure 7
Southern façade
(Source: SHFA)

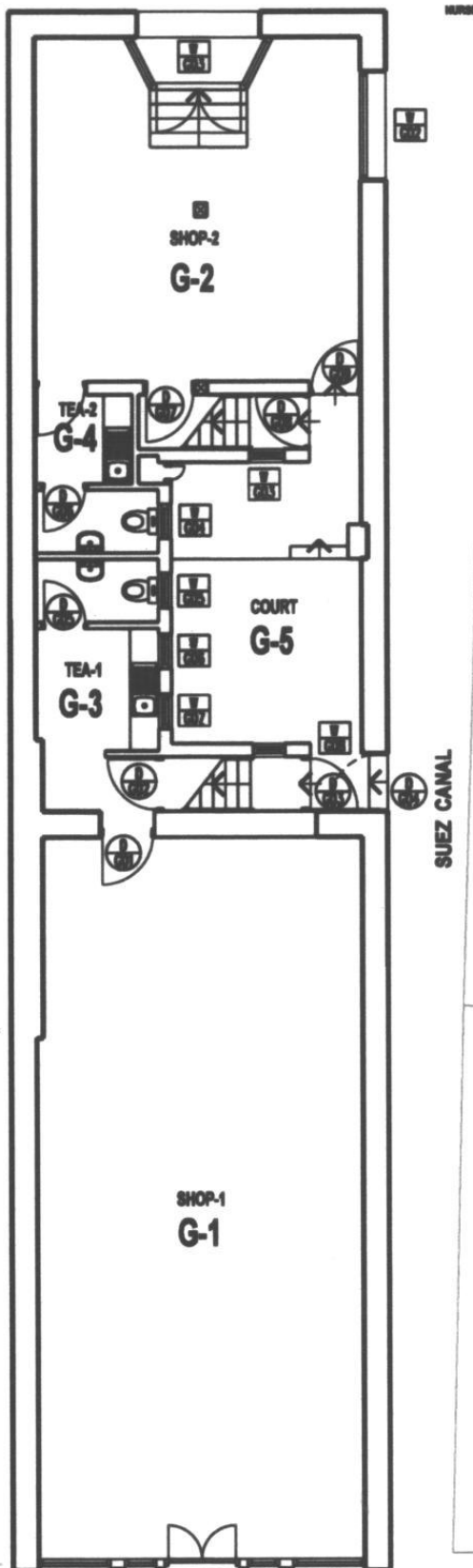


Figure 8
Ground Floor
(Source: SHFA)

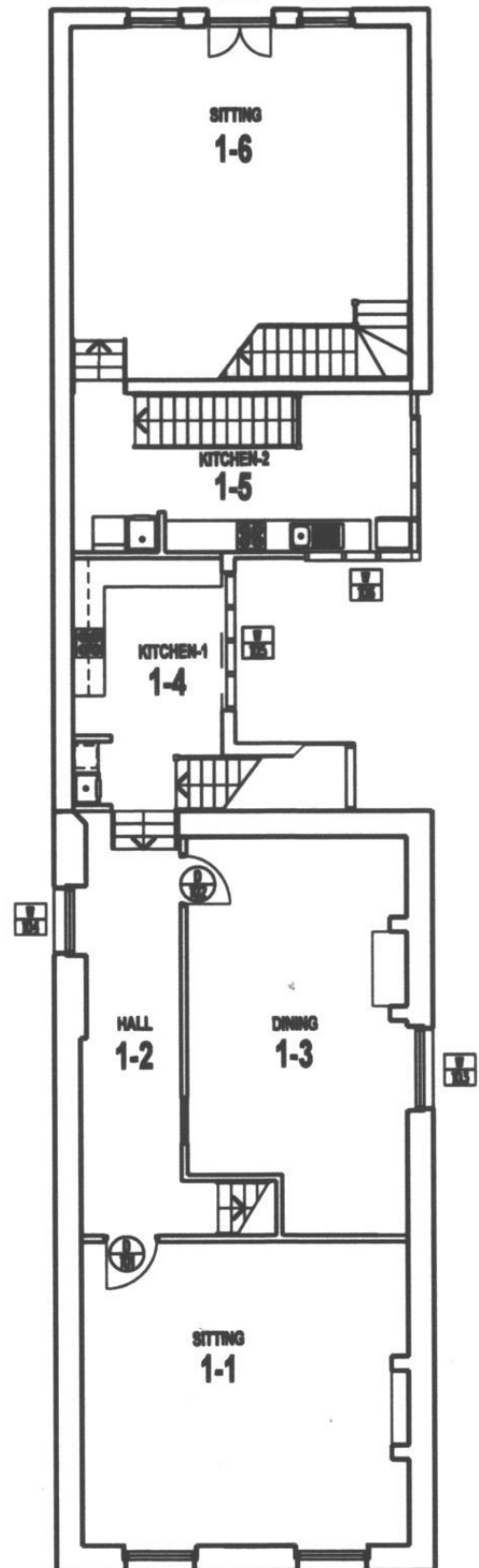


Figure 9
First Floor
(Source: SHFA)

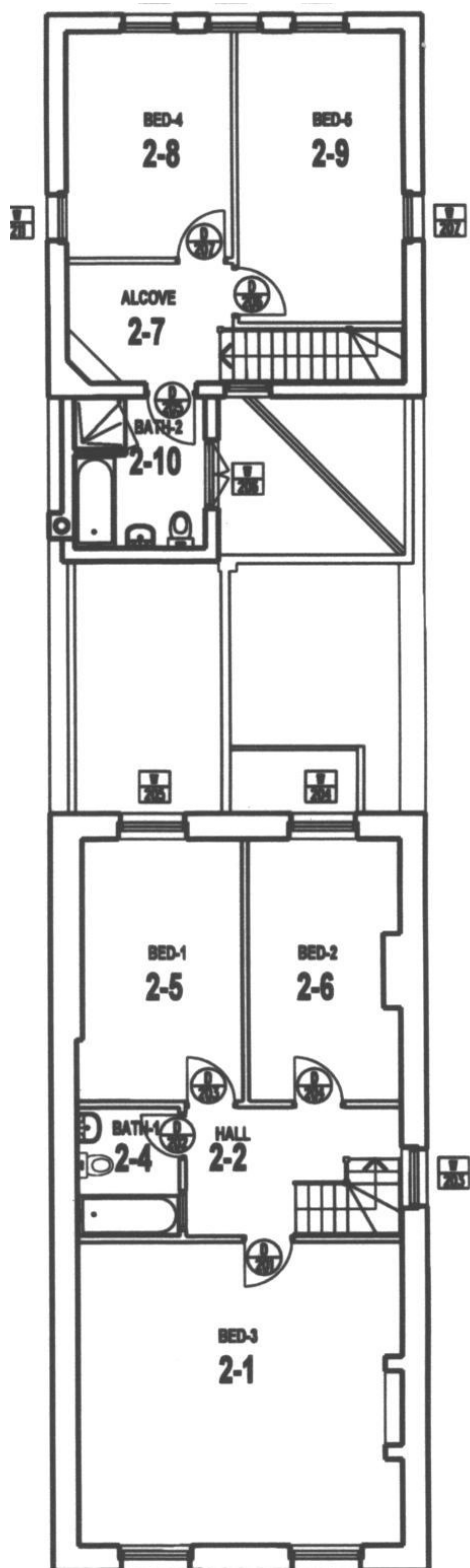


Figure 11

Second Floor
(Source: SHFA)

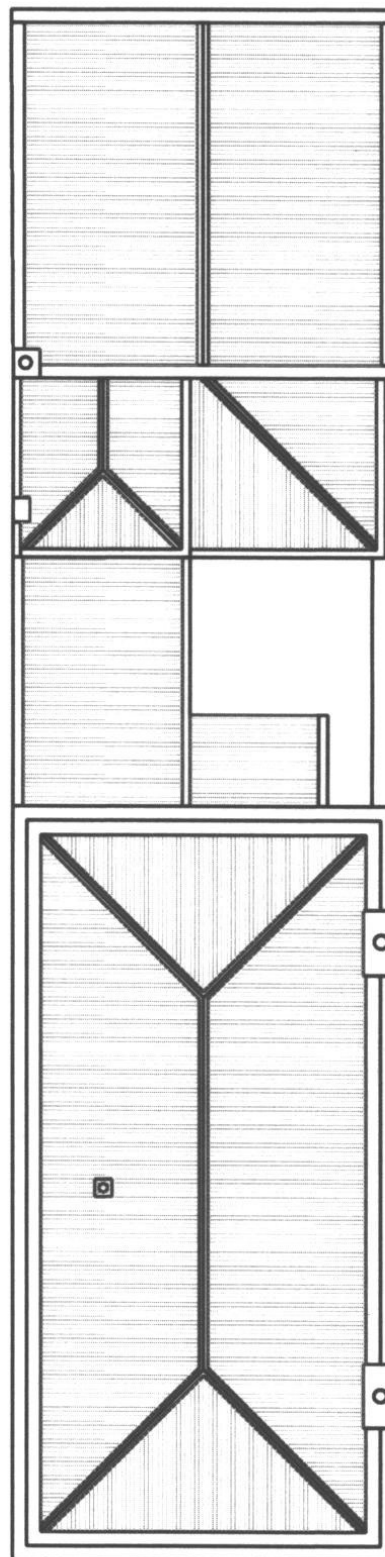


Figure 10

Roof and northern
Courtyard (Source:
SHFA)



Figure 12

The front section of 103 George Street, The Rocks, currently the Ariel Bookshop (2005)



Figure 13

The Centre Section (two upper levels) of 103 George Street – Suez Canal boundary (2005)



Figure 14

Rear section of 103 George Street, the rear façade abutting Nurses' Walk, and the northern façade fronting Suez Canal (2005)



Figure 15

The rear, or third section, showing the differences in height of the ground floor sections of the stone wall (2005)

The former residence, namely the upper two storeys of the front section, numbered 1/103 George Street, are occupied by a company registered as Australian World Trading Pty Limited. These premises are approached from Suez Canal, and entered through a side gateway in the perimeter sandstone wall.



Figure 16

The Suez Canal entry to Australian World Trading Pty Ltd. [Front Building] and to the Courtyard, for the entries to the Ariel Bookshop offices, and to the jewellery shop [Rear and Centre Buildings] (2005)

1.5 Methodology and Structure

This Conservation Management Plan (CMP) has been prepared in accordance with guidelines outlined in *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 1999*, known as *The Burra Charter*, the *NSW Heritage Manual*, and James Semple Kerr's, *The Conservation Plan* (fifth edition) 2002.

The original CMP for this site was prepared for the Sydney Cover Authority by Kevin Riggs & Company, Architects, in November 1994, and upgraded by that same company in January, 1998. This upgraded CMP builds on the research undertaken for these two previous reports.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW. The key methodology of both documents is to identify the nature of any heritage significance as a basis for making decisions which will affect the future of the place. *The Conservation Plan* provides guidance on substance, structure and methodology for the writing of effective, site-specific conservation plans.

The initial sections of the CMP provide an analysis of the site and buildings, based on documentary and physical evidence. This analysis includes a historical summary, developing an understanding of the history of the site and place, together with a descriptive analysis of building components and elements. A grading of significant elements and spaces has been provided to identify their differing levels of contribution to the significance of 103 George Street, The Rocks. The following sections address various management issues, and the role and objectives of the relevant heritage authorities. They provide the framework for the formulation of the conservation policies and implementation guidelines.

1.6 Documentary and Photographic Sources

All contemporary photographs included in this report were taken by Anna Roache in August, 2005, especially for this report. Architectural plans were supplied by the Sydney Harbour Foreshore Authority. Early maps, watercolours, drawings and prints were sourced from *First Views of Australia: 1788 - 1825* (1987). All additional research has been undertaken at the Mitchell Library, the NSW Office of Land and Property Information, the Sydney Water Corporation, and the State Records of New South Wales. The Archives of the Sydney Harbour Foreshore Authority have also been accessed. The CMPs prepared, in 1994 and 1998, by Kevin Riggs & Company, Architects, have been the research source upon which this upgraded CMP has been based.

1.7 Terminology

The general terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter* and is detailed in Section 7.2, **Application of The Burra Charter**, of this report. Specific terminology used is as follows -

Front section	means the three storey section facing George Street
Centre section	means the two storey section along Suez Canal
Rear section	means the three storey section facing Nurses Walk.

Floor levels are referred to as

GFL	Ground Floor Level
FFL	First Floor Level
SFL	Second Floor Level

1.8 Authorship

This CMP has been prepared by Anna Roache, Associate Director, and reviewed by Graham Brooks, Director, of Graham Brooks and Associates Pty Ltd, Architects and Heritage Consultants.

1.9 Limitations

Although The Rocks is part of the place of first sustained contact between Aboriginal people and European colonists, our knowledge of the prehistoric Aboriginal heritage of The Rocks is limited. This is a result of the early, concentrated European development of the area that destroyed most of the places and sites that might have demonstrated Aboriginal occupation.² The subject site has been in continuous use, and therefore subject to disturbance from the earliest days of European occupation, with the first structure appearing in 1788. Although many of the early artistic representations of the newly established colony include Indigenous groups and individuals, it is beyond the scope of the present study to comment on the influences of pre-contact Aboriginal occupation on the site.

1.10 Acknowledgements

The assistance of Lynda Kelly, SHFA archivist and librarian, is gratefully acknowledged for the accessing, scanning and provision of valuable historical and pictorial material from the Authority's archives.



Figure 17

103 George Street, The Rocks in its city context (photograph taken looking south-west)

² "Though no very early evidence of Aboriginal presence has yet been found within Sydney itself, Aborigines have been present in the Sydney region for at least 20,000 years, judging from material found in rock shelters as well as a few sites in the open. ... early sites are few and far between., but so are the investigations that have cut into possibly relevant levels. The finding of some sites suggests that many more may remain hidden, and that an even larger number would have existed in the past." Haglund, Leila, Sydney Opera House in its Harbour Setting, Report: Commonwealth of Australia & NSW Dept of Urban Affairs and Planning, (1996), p.133.

2.0

Documentary Evidence

2.1 Thematic History

In order to better understand how 103 George Street, The Rocks developed, this history has been approached thematically, as such a framework offers multiple storylines for the place to assist in understanding all of its cultural values. This method of approach can provide contextual patterns and associations, especially in relation to human activities in the environment, which would not be immediately obvious were a strictly descriptive or chronological approach taken.

The NSW Heritage Office has developed a thematic framework for use in heritage assessment and management. The Thematic Framework identifies thirty-eight principal themes.³ The organising principal for the thematic framework is the dynamism of human activity -

The historical development of an area or item can be understood as occurring in a thematic way. A physical illustration of this can be seen when we think about a landscape or building or arrangement of artefacts as a series of layers, each one representing a progressively earlier or later theme, or historical influence. Thinking about a place in terms of themes can help us understand its significance.⁴

The State historical themes of *Towns, suburbs and villages; land tenure; and Commerce*⁵ were used in this history to guide research questions, interpret the history, and structure the narrative of the development of the 103 George Street within the context of the development of The Rocks. The themes cover the two major activities which occurred in the area: the commercial activities, associated with the small-business focus of the shop-house premises, and the early history and development of what has become not only the cultural hub of a global city, but a place where history can be experienced and enjoyed.

The State historical themes were used in this history to guide research questions, interpret the history, and structure the narrative of the development of 103 George Street within the context of the development of The Rocks.

2.1.1 The Infant Colony

Historic theme *Towns, Suburbs and Villages*
1788 – 1836

Some call it colonisation, some call it invasion. On January 26, 1788, Sydney's first white residents hobbled ashore at Sydney Cove. ... To the alien and bewildered assortment of convicts and their keepers moving from ship to shore, it was another world. To those attuned to the subtleties of northern latitudes, Sydney Cove was overwhelming, shocking. By sight, sound, smell and touch, the settlers were constantly reminded that here was a harsh land, the cruellest penitentiary on earth.⁶

The infant colony took no time at all to assume the appearance of a settled village, and then, equally rapidly, the military-style design of a small town. The new

³ Both the Australian Heritage Council (national) and the NSW Heritage Office (state) have identified themes for research relating to places of heritage significance. www.heritage.nsw.gov.au

⁴ NSW Heritage Office, Heritage Information Series, *Historical Research for Heritage*, Baskerville, Bruce, (2000) p. 2.

⁵ Corresponding to the Australian national theme of *Developing local and national economies*.

⁶ Kelly, Max, *Anchored in a Small Cove*, (1997), Sydney Cove Authority, Sydney, p. 15.

settlement's layout was recorded on a March, 1788 survey map by Captain Hunter, of HMS Sirius. This map was subsequently printed in William Bradley's manuscript, *Journal 1786-92 including a voyage to New South Wales in HMS Sirius and the return in the Waakzaamheydt Transport*.⁷

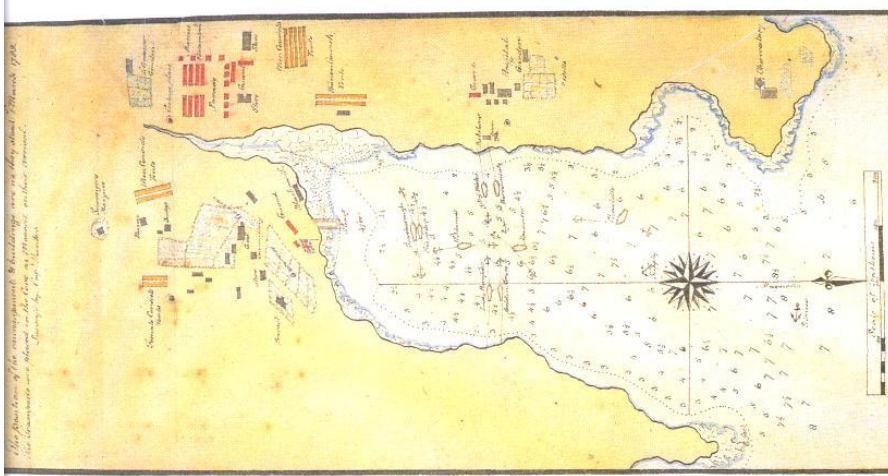


Figure 18

Sydney Cove, Port Jackson, 1st March, 1788, inscribed "The position of the encampment and buildings as they stood 1st March 1788. The Transports are placed in the Cove as Moored on their arrival. Survey'd by Capt. Hunter."

Within a few short months (20 August 1788⁸), Captain Hunter had also sketched the settlement. William Bradley produced a water colour depiction in the same year, which, although similar to Hunter's sketch, is a more sophisticated representation.



Figure 19

Bradley's watercolour, inscribed: "Sydney Cove, Port Jackson. 1788 - William Bradley"¹

⁷ *First Views*, 1987, p. 38.

⁸ See Kelly, 1997, p. 14 for a reproduction of this sketch.

The first building - with its associated garden - to be constructed on the western side of the cove in the vicinity of the present 103 George Street site was the hospital. It is marked on Hunter's subsequent map: "Sydney Cove Port Jackson", dated July, 1788. This later map, with a key both to the existing built elements and to the sites for planned structures, is also inscribed (see Figure 10 above) – "The position of the encampment and buildings as they stood 1st March 1788. The Transports are placed in the Cove as Moored on their arrival. Survey'd by Capt. Hunter."⁹



Figure 20

July, 1788, map of Sydney Cove: Item No. 9, *The Hospital*, circled

⁹ SHFA Archives.

Sydney Harbour Foreshore Authority hold in their archives a graphic representation of present-day Sydney Streets as an overlay on Captain Hunter’s original survey map (March, 1788). This “overlay” depiction has the notation –

Composite diagram showing by firm lines the map of Sydney Cove surveyed by Captain Hunter about 1st March 1788 illustrated in the Journal of Lieut. William Bradley and by broken lines existing Streets of the City of Sydney.¹⁰

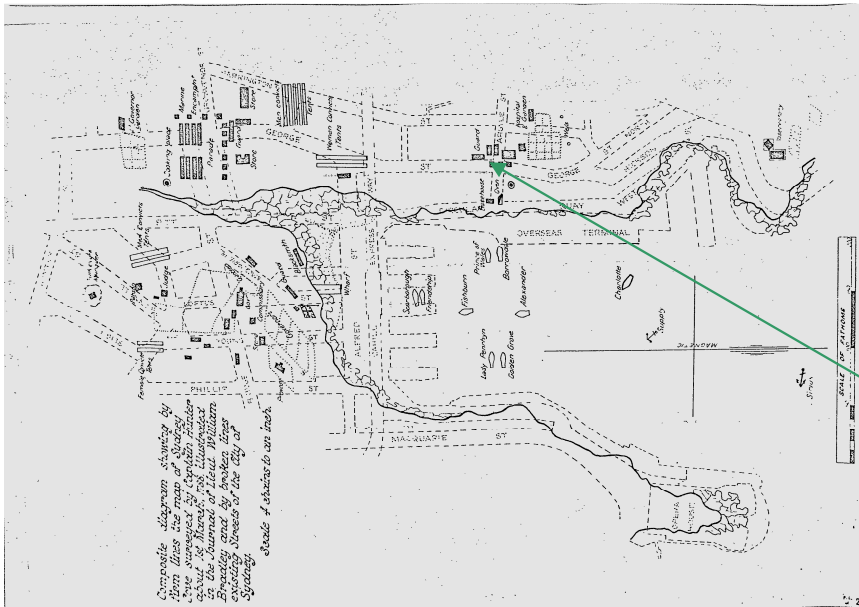


Figure 21
Composite diagram showing present day street configuration overlaying the 1788 colony.

Approximate position of subject site.

Although the hospital (shown on the map in Figure 12 above) was originally situated just north of the future Argyle Street, it was moved within a year to an area just south of where Argyle Street would develop. The site, now referred to as 103 George Street, occupies part of that land occupied by the original military hospital. These early medical facilities were replaced in 1790 by a portable hospital which was brought out to the colony with the Second Fleet. In the water colour reproduced below,¹¹ the new portable hospital appears to the right – a long, low structure with a metal roof in sections.



Figure 22
"Sydney from the West side of the Cove" 1802 (detail)
Attributed to G W Evans and formerly attributed to J W Lewin by library catalogue.

¹⁰ SHFA Archives. The diagram is undated.

¹¹ First Views, (1987), p. 109.

In the explanatory key attached to this 1802 map of Sydney, Lesueur describes the hospital as “Hôpital transporté d’Europe”. He also notes “Batiments de l’Hôpital” and “Calle de L’ Hôpital”.¹²

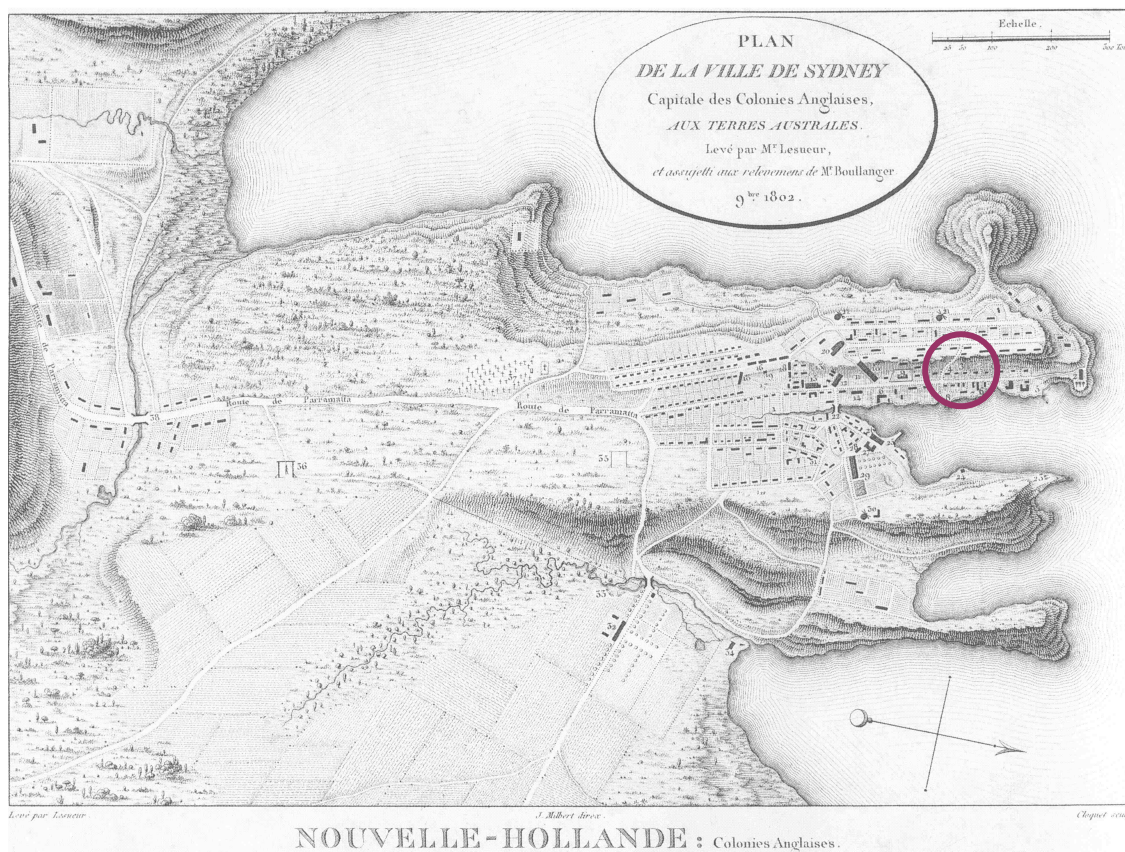


Figure 23

Lesueur’s 1802 “Plan de la Ville de Sydney, Nouvelle-Hollande”
(Hospital buildings and garden area circled)

¹² *First Views*, 1987, plate 62, p. 96. Translates as “Hospital transported from Europe”; “Hospital buildings”, and “Hospital Lane”.

By 1807, a definite street system was evolving in the area and the intersection of George Street (named High Street at this time on some maps: see Figure 23 below) and Argyle Street had been defined.

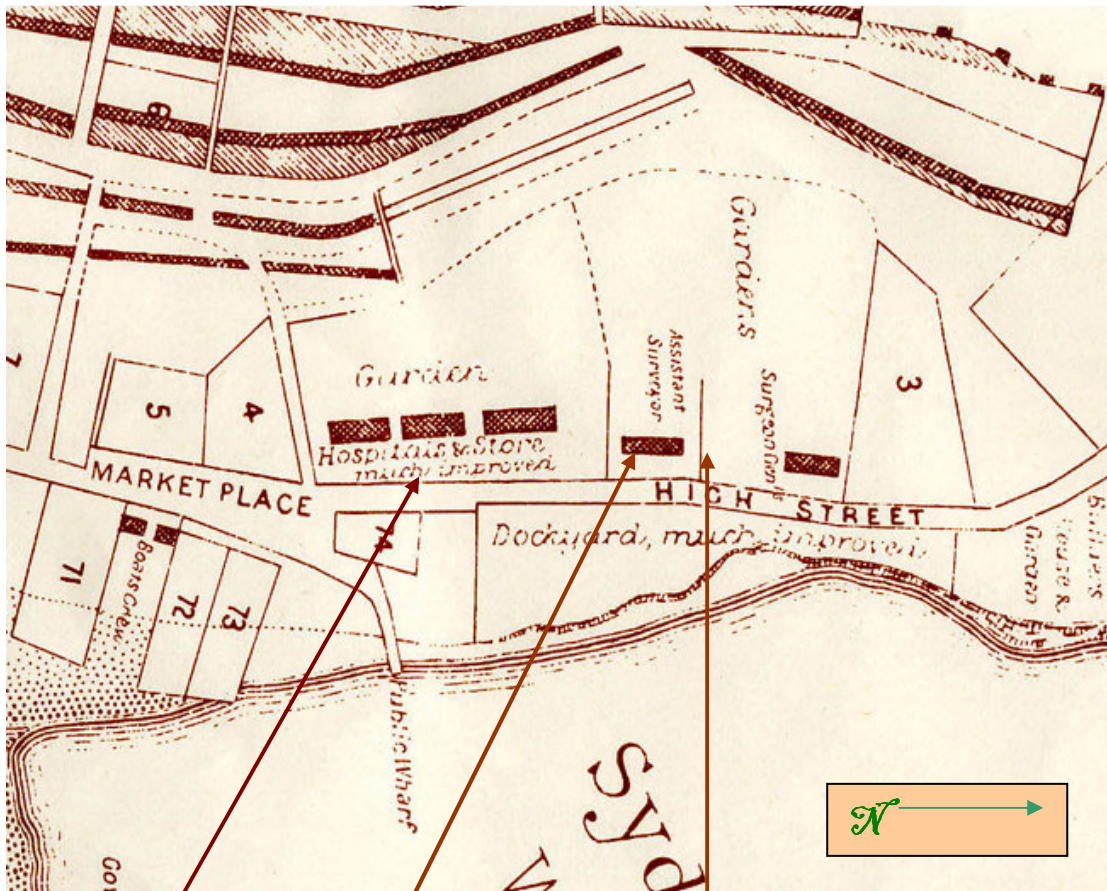


Figure 24

Meehan's Map of Sydney (Sydney / Warang), 1807. Notations read: "Hospital and Store: much Improved" and "Assistant Surgeon". The beginning of present-day Argyle Street is drawn in. (Source: SHFA Archives)

On this corner, stood a building that was occupied by the Assistant Surgeon¹³ until 1814 and later, from 1814 until 1836, by Francis Greenway.¹⁴

Like so many other aspects of his life, Francis Greenway's occupancy of this house was contentious. Greenway claimed that the land had been given to him by Governor Macquarie, but no real proof could be found in government records. A document produced by Greenway may have been a forgery. He had been tempted to such a crime once before when hard pressed in his business affairs. This led to his transportation. Greenway was evicted, but was then allowed to stay on in the building, to become more and more of an embarrassment to government. Eventually he left to join his family in the Hunter Valley, where he died.¹⁵

¹³ "Forthwith, Macquarie took Mr Greenway in person (so the latter told) and put him in possession of the house and ground at 84 George Street, near the corner of the new Argyle Street, where the two surgeons' quarters of the old hospital stood, promising that the house should be 'altered and put into repair according to my wishes for my wife and family as soon as Dr Redfern could remove to new quarters.' ... Mr Greenway was able to advertise in the Gazette from 84 George Street, his practice 'for many years as an architect in some of the most extensive concerns in England, private, public and speculative.'" Ellis (1953, revised edition), p. 35.

¹⁴ *ibid.*, p. 187.

¹⁵ www.rahs.org.au_green.plaques

The detail below of Section 81 of the 1834 Sydney survey map shows the subject site (outlined in green) adjacent to the residence and site (outlined in red) to which Francis Greenway laid claim. Although in poor condition by the time Greenway vacated the premises, the building itself was extensive, covering almost half of the corner site.

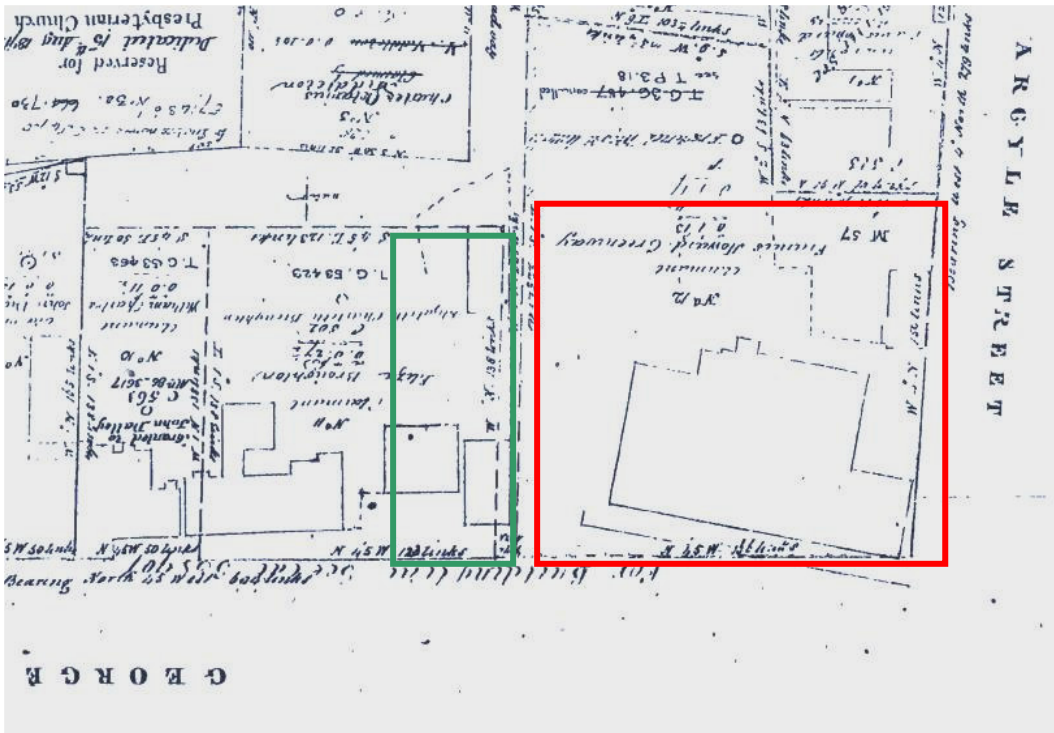


Figure 25

Francis Greenway's contested land holding (corner of George and Argyle Streets), adjacent to the subject site

On the site now known as 103 George Street, there appear, at that time to be three structures. By the time the site was subdivided by Elizabeth Broughton (1841), only one of the buildings remained, or at least only one was shown on the subdivision plan. (see subdivision map, Figure 30, below) The following photograph¹⁶, held in SHFA Archives, shows a timber structure demolished during the 1900 resumptions. It is possible that the building in the image was similar, structurally, to one or other of the early buildings originally erected at present day 103 George Street.



Figure 26

Timber structure at the rear of 117 George Street, demolished in 1900

¹⁶ Rear of 117 George Street, Sydney (1900) Source: SHFA Archives

2.1.2 Land tenure¹⁷

According to Fox & Associates building data sheet¹⁸, and *The Rocks and Millers Point Archaeological Management Plan*,¹⁹ the land was –

Granted to Elizabeth Broughton, of Lachlan Vale, as trustee of the will of William Broughton on 30th April, 1840.²⁰

Elizabeth (or *Eliza*), or her husband William Broughton, had, prior to the official register of the grant, built a shop there between 1831 and 1832. (see Section 2.4)

As previously mentioned, this shop was called McHealy's China Shop. Broughton's claim to the land is noted on Robert Russell's survey map of 1834.²¹ As discussed in Section 2.4, Elizabeth Charlotte Broughton was legally confirmed as owner of the site on 30th April, 1840, by Town Grant 235.

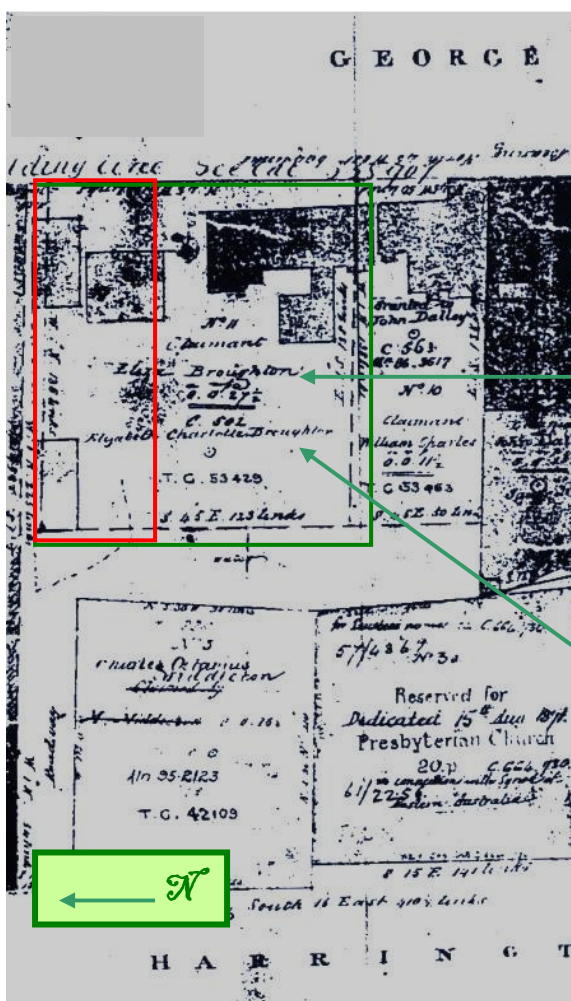


Figure 27

This 1834 map shows the words –

“No. 11
Claimant
Eliza Broughton”.

This claim covers the properties on the eastern side of the site, including what is now 105 George Street.

To the rear, or western side of the site, the map is inscribed –
“C.502 Elizabeth
Charlotte Broughton”

103 George Street
(2005) is outlined in red

¹⁷ Corresponding to the National theme of *Building settlements, towns and cities*

¹⁸ Sydney Cove Redevelopment Building Data Sheet, 22 June, 1978. Research by Fox & Associates, Architects.

¹⁹ *The Rocks and Millers Point Archaeological Management Plan*, (1991), Inventory No. 63, Grants Index: ML Map M2/811.1714/1841/1

²⁰ *ibid.*

²¹ Source: SHFA Archives

John Richards, a draper in the Town of Sydney, purchased the property in November of 1842. Maurice Reynolds (aka Morris) is recorded as the owner between 1849 and 1852. The 1851 Municipal Rate Books for Gipps ward indicated that the one-storey timber building was being used as a “Smith’s Shop.”²²

Richards on-sold the property to James O’Neill, who erected the three-storey structure between 1855 and 1856.²³

In 1871, Thomas Playfair was using the new premises at 103 George Street, constructed circa 1856, as a butcher’s shop. He became the legal owner in 1882.

On his death in 1893, the property passed to Thomas’ son, Edmund Playfair. Edmund remained the property’s owner until 1902, when it was resumed by the New South Wales Government.

²² SCA Data Building Data Sheet HP/17, 22.6.1978, Source, SHFA Archives.

²³ *ibid.*

2.2 A Short Biography of Thomas Playfair²⁴

(John) Thomas Playfair, known as Thomas, was born at Earls Colne, Essex, England, on 4th January, 1832. His mother, Mary Anne Arnold, was also a native of Essex, and his father, Thomas Playfair, gave his birthplace as St Andrews, Scotland, at the time of his marriage to Mary Anne, but no record has been found of his birth. Thomas Playfair (senior) gave his profession as a tailor, and as a publican, at varying times.

Thomas Playfair (junior) joined the British Royal Navy at the age of 12 in 1845, and served on a number of ships including Hecla, Tyne, Rattler, Hecate, Asia, Swift, Brisk, and Pelorus, on which ship he travelled to Melbourne as Wardroom Steward, arriving on 30th September, 1859. Here he was voluntarily discharged, and almost immediately made his way to Sydney, arriving there on SS London on 7th October, 1859.

In 1860, Thomas formed a partnership with Edmund John Bailey, a carcass butcher, trading as Bailey and Co. In the same year, he married Ellen Matheson, a younger sister of Bailey's wife Margaret. In 1860, the partnership purchased the Shipping Butcher business from George Read at 107 George Street, Sydney and traded as Bailey and Playfair. After Bailey's death in 1862, it appears that his wife Margaret sold his interests in this business and the shops at South Head Road and Crown Street to Thomas Playfair. After the death of Ellen Matheson, Thomas married her half sister, Georgina, in 1867.

The property was originally leased to Thomas, but at sometime prior to 1882, Thomas purchased it and the business remained there until the early 1900s except for a period from circa 1879, when he leased it to other interests while he rented 101 George Street, across the Suez Canal, to carry on his business until he returned to 103 in 1885.

The names Bailey and Playfair continued to be linked in the business until circa 1885. Thomas must have had great respect for Bailey, as he named his second son Edmund John Bailey Playfair. Thomas may have had some knowledge of the meat industry, because his mother's sister, Susannah, was married to a butcher, Henry Hugh Tipper, who had his business at Whitechapel in England. Also his own older sister, Mary Ann, was married to another butcher, Walter Chaplin. However, Thomas had been at sea for most of his adult life. Thomas's two surviving sisters, Mary Ann Chaplin and Susannah Tipper, also migrated to Australia.

In 1875, Thomas was elected as an Alderman for the Sydney City Council for Gipps Ward, one of the eight wards into which Sydney was divided at the time, and which included the George Street North and The Rocks area. He served continuously for eighteen years until his death in 1893. He was elected Mayor of Sydney in 1885 (the title of Lord Mayor was not used until 1902, soon after Federation).

During Thomas's term as Mayor, a medal was struck to commemorate the Return of the Soudan Contingent, inscribed *Presented by the citizens of Sydney, T Playfair, Mayor, 1885*. A coloured picture was also published in a supplement to the *Illustrated Sydney News* on Saturday July 4, 1885, to celebrate the occasion. The scene was in Oxford Street, and the Bailey and Playfair shop was clearly visible in the original picture.

²⁴ The contents of this brief biographical note is to be found at www.belindacohen.tripod.com/playfairfamilyhistory/id7.html

Thomas Playfair was responsible for the establishment of the Homebush saleyards in 1882 at a cost of £60,000. The brass plaque originally found on the foundation post of the saleyards is now in the possession of Ross Playfair. The plaque reads *This post was laid by Alderman Thomas Playfair JP on 20th September 1881. John Harris Esq. Mayor.* Nearby was the Thomas Playfair Memorial Fountain, which now stands within Sydney Olympic Park. Amongst the memorabilia held by John Feakes is a beautiful trowel with an ivory handle, with the inscription *Presented to Thomas Playfair Esq., Mayor, by the Directions of Her Majesty's Theatre and Grand Opera House on the Occasion of his laying the foundation stone, January 27th 1885.*

Thomas Playfair entered politics on 2nd February, 1889, being elected to the Legislative Assembly as a member for West Sydney and as a free trade supporter of Sir Henry Parkes. They belonged to no Party, but the sitting members were defeated at the elections on 6th June, 1891. These elections were regarded as historical because it was at this time that the Australian Labor Party first won seats in the Legislative Assembly, thus permanently changing the political make-up of the Chamber. On 6th October, 1891, Thomas was called to give evidence at the Chinese Gaming Commission to consider its effect on the local community.

Thomas earliest recorded residential address was Wimbledon Cottage at Waverley in 1864. It is believed that Thomas resided at 103 George Street, Gloucester Street and Argyle Place before moving out of The Rocks area in about 1887 to Goldah House at 61 Darlinghurst Road (Kings Cross), which he renamed Chelmsford after the capital of the English country of his birth, Essex.

Thomas Playfair died at his home on 15 November, 1893. He was buried at Waverley Cemetery in a family plot with four graves and an impressive brown granite monument. This plot also holds the remains of other Playfair members, including his first son Thomas Arnold and his wife Olive, and Thomas's daughter from his second marriage, Jessie, with her husband Francis Walker and their sons, Francis and Alfred (Wakka). A stillborn baby Walker was also interred there on 19th January, 1924.

At the time of his death, Thomas Playfair's Estate was valued at over £33,000. This included a good deal of real property, much of which he left to his daughter and sons other than Edmund, to whom he left the meat Company. Thus Edmund became the Company's sole owner. In 1960, to commemorate the centenary of the meat Company, Thomas Playfair Pty Ltd., his descendants erected the memorial doors in The Garrison Church at Millers Point, in memory of Thomas.



Figure 28

Illuminated scroll, in honour of Thomas Playfair, Mayor, 1885

(Source: www.belindacohe n.tripod.com/playfairfamilyhistory/id7.html)

2.3 Development of the Site

Buildings were shown on detail surveys by 1834 (see Figures 28 and 29 below). At this time three buildings are shown on the subject site, one partly straddling the line of the present northern boundary, one straddling the line of the present southern boundary, and another at the north-west corner of the site. The buildings facing George Street are set back from it substantially.

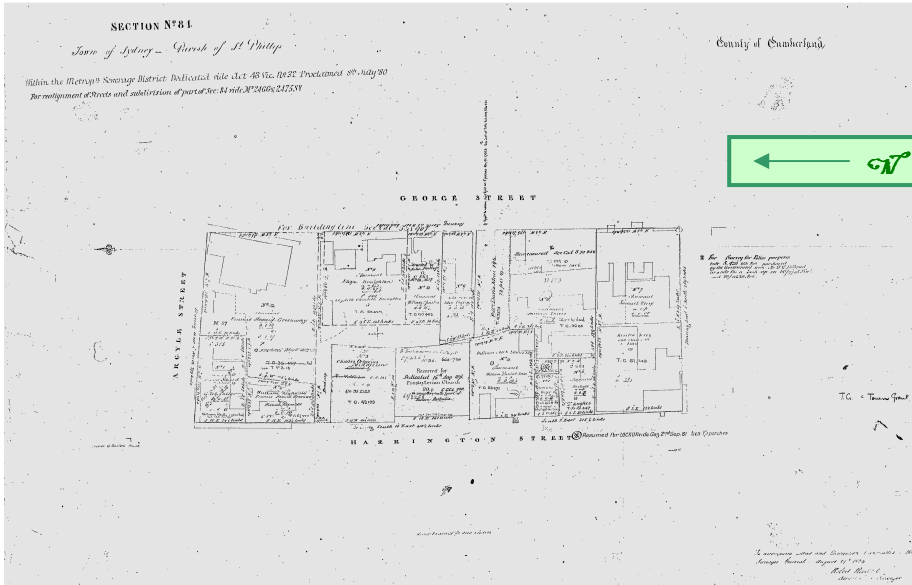


Figure 29

1834 Survey : Section No. 81, Town of Sydney, August 29th, 1834. (Source: SHFA Archives)

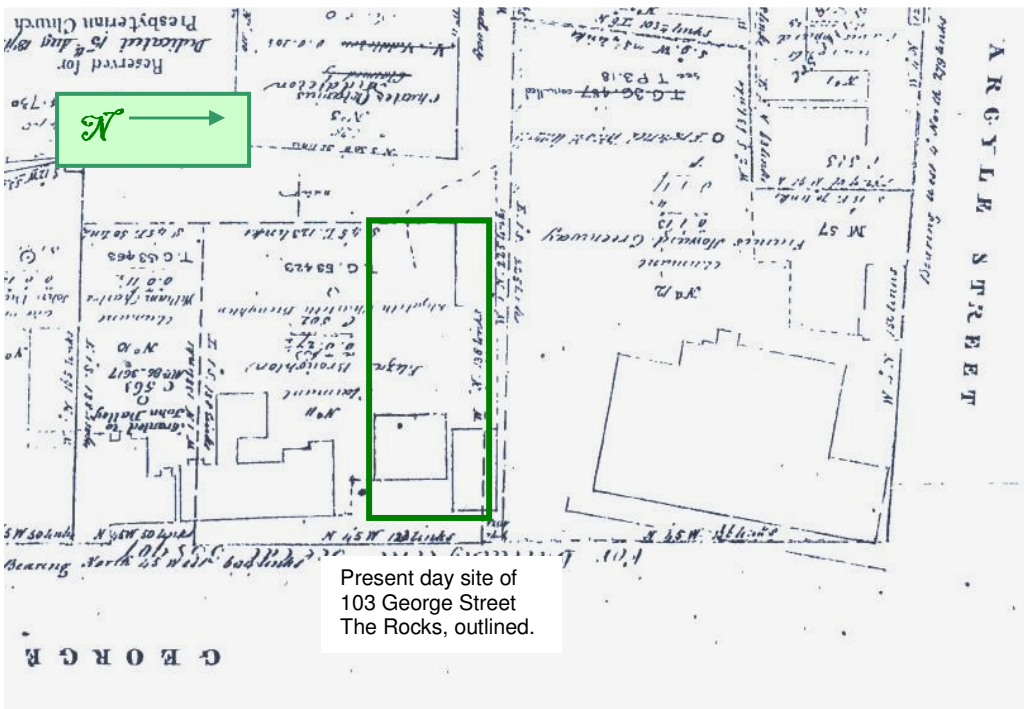


Figure 30

Detail of 1834 survey map in Figure 27 above, with the subject site outlined.

A subdivision prepared in 1841 by Elizabeth Broughton in preparation for selling the property (as well as the three to the south) shows one of these buildings still in existence set back from the north-east boundary (and straddling the line of the current northern boundary). At this time it was occupied by *McHealy's China Shop*. To the immediate north is an inscription "Passage left by Govt"., and to the south, "Present Passage", with a curved dotted line indicating a walkway through the privately owned properties.

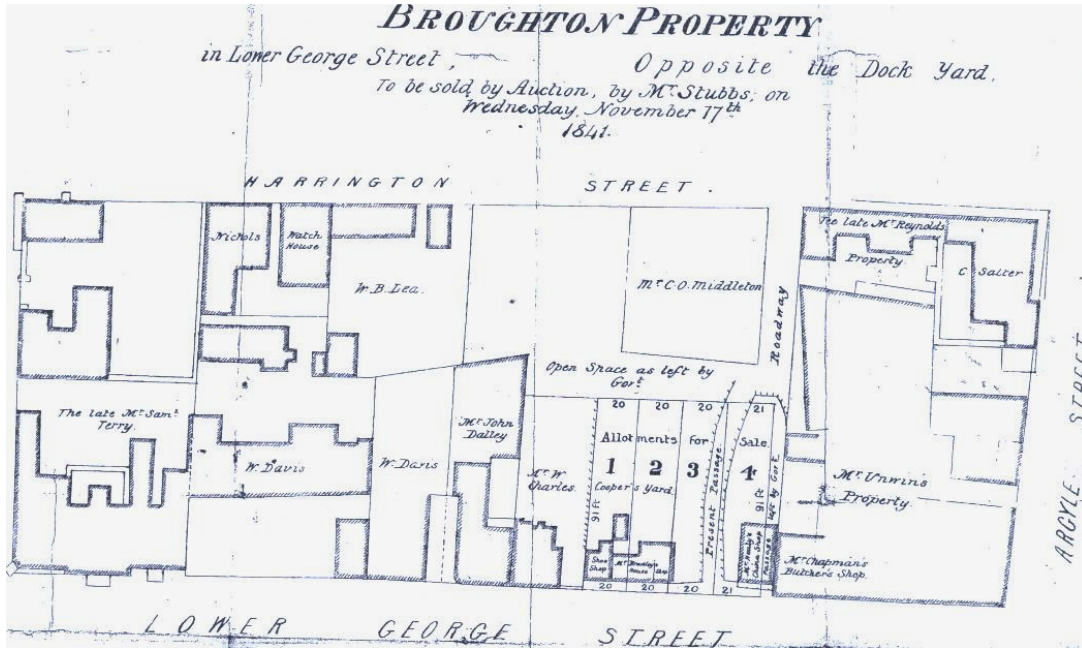


Figure 31

1841 Plan of the Broughton Property – Lots 1, 2, 3 and 4 "To be sold by Auction, by Mr. Stubbs, on Wednesday, November 17th, 1841." (Source: SHFA Archives)

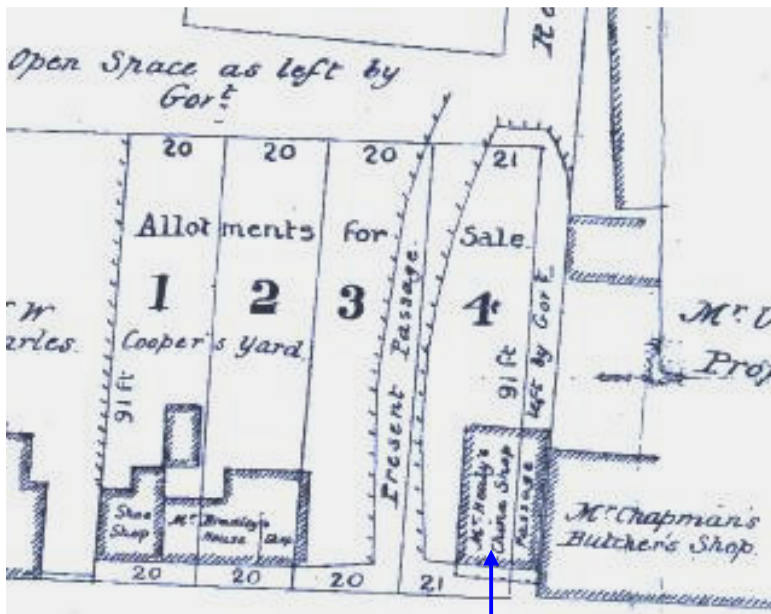


Figure 32

Detail of the above map (Figure 14) showing "Mr McHealy's China Shop", and three allotments to the south, which were also offered for sale.

The passage to the north of the subject site appears to have been called Reynolds Lane by 1840, no doubt named after Maurice (aka Morris) Reynolds who, by 1949²⁵, had received formal legal documentation attesting to his legal ownership the site.

2.4 History of the Occupation of the Site

Historic theme: Commerce

The earliest documented record found regarding ownership of the site is the grant to Elizabeth Broughton on 30th April, 1840 (see 2.1.2 Land Tenure above). The subdivision plan by John Armstrong, surveyor (Fig 28 above) for Mrs Broughton's sale of the property in 1841, shows that the building was occupied by a McHealy, for use as a china shop.²⁶ During 1832, the government decided to formalise what had, until then been a very haphazard system of land/titles/grants. During this process, which lasted until 1838, building was severely restricted and the sale and subdivision of property was prohibited.²⁷

John Richards, draper in the Town of Sydney, is listed as occupant by the 1839 New South Wales and Port Phillip Directory (CCRAB), 1939.²⁸ A map of the area, dated 1848²⁹ shows the site at that time as occupied by to Morris (aka Maurice) Reynolds.

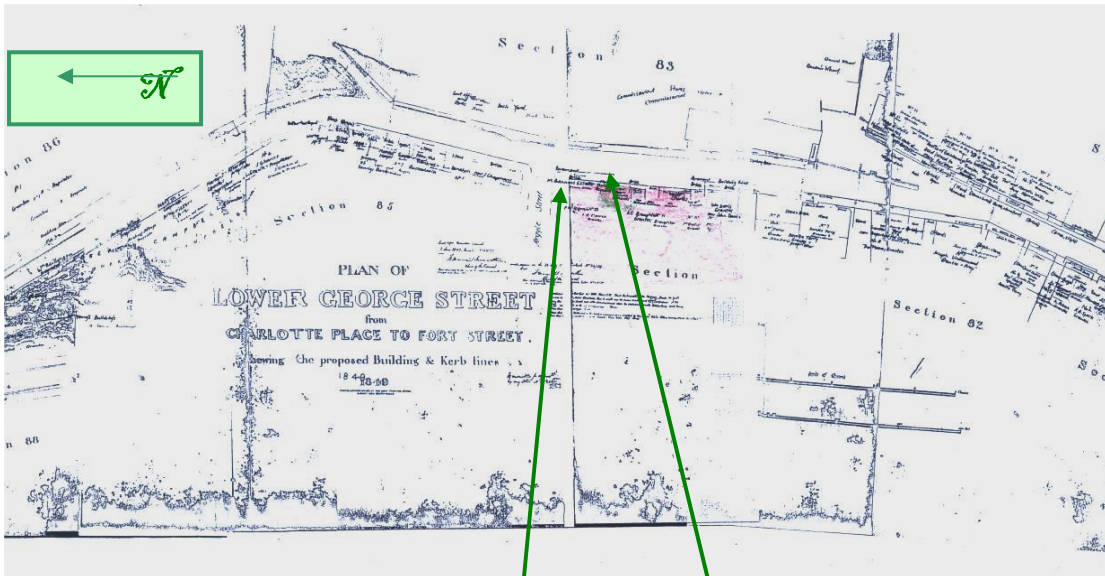


Figure 33

Detail of 1848 Sydney City map, showing the context of the subject site within the section of George Street North south of Argyle Street (corner of Argyle Street and George Street North) (see following figure for zoom-in detail)

²⁵ City Council Rate/Assessment Books

²⁶ As neither the Sands Directory (commencement date 1858) or the City Council's Rate Assessment Book (which commenced in 1842) can shed any light on occupation at this time.

²⁷ Freeland, J. M., Architecture, (), and Crundwell, Robert et al, *From Parchments to Passwords*, (1995), Hale and Iremonger, Sydney, P. 11. "...the increasing concern and litigation over land titles encouraged Governor Bourke to set up a special tribunal to investigate and validate claims to land grants dating back to Governor Macquarie and beyond. The first commissioners of this Court of Claims were appointed in 1833."

²⁸ NSW and Port Phillip Directory, 1839. Mitchell Library of NSW Vol. 1, No. 1.

²⁹ SHFA Archives, SCA Map HP 104, Sydney – 1848, inscribed: "Plan of Lower George Street from Charlotte Place to Fort Street, showing the proposed Building & Kerb lines 1848".

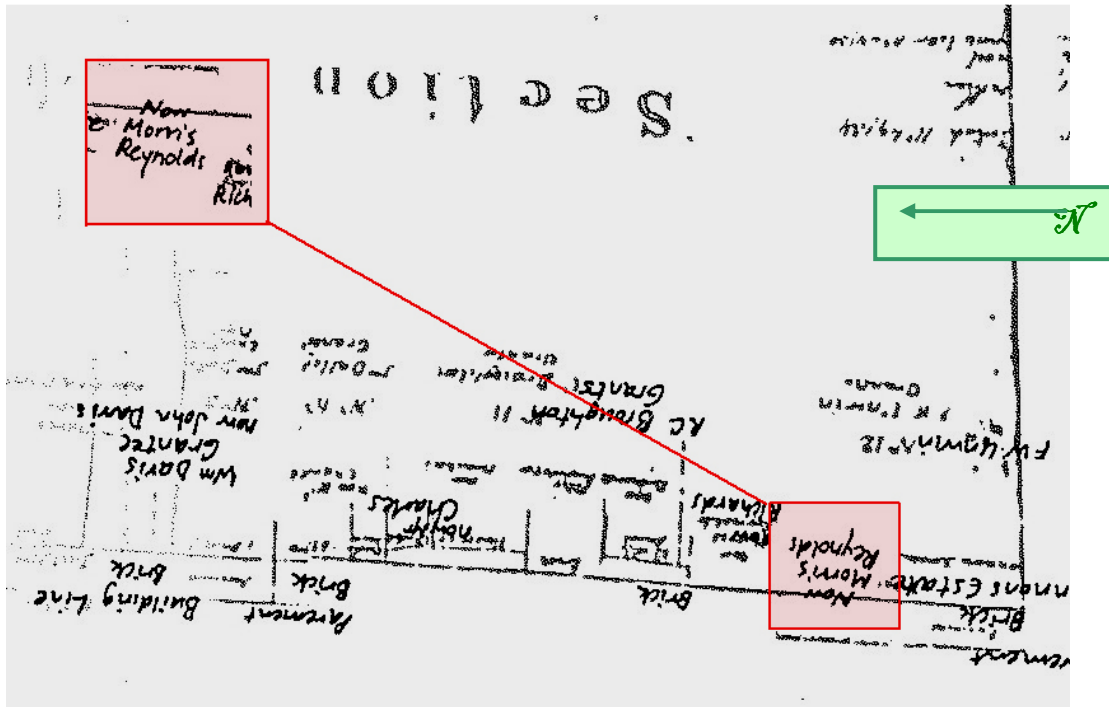


Figure 34

Enlarged detail of the above map (Figure 32), showing the eastern section of the site outlined in red, with the name reversed and enlarged in the box in the left hand corner of the image.

The CCRAB shows the earliest occupant listed at Benjamin, Yabsley, with the owner noted as Maurice (also known as “Morris”) Reynolds. O’Neill & Ross, drapers, are listed as occupants in 1851.³⁰

The earliest occupant listed in the Sands Directory is William Yeoman, a painter, from 1858 – 1868. This is corroborated by CCRAB. No further corroboration between the historical reference sources could be found until 1880 when Thomas Playfair is listed as owner in the Lands Titles as well as in CCRAB.

Corroboration of Thomas Playfair’s occupation of the building (and his use of it as a butcher’s shop) occurs in Sands Directory and CCRAB between 1871 – 1877. After this period, he leased 103 George Street to other interests, and rented 101 George Street, across the Suez Canal, until he returned to No. 103 in 1885.³¹

A photograph listed as *circa* 1870 appears in Playfair’s biography³² showing the building as being “Thomas Playfair – shipping butcher.”³³ The Sands Directory and Playfair’s biography show Thomas Playfair occupying 107 George Street, as a butcher’s shop and shipping butcher, between 1858 and 1968.



Figure 35

Premises known in 2005 as “103 George Street, The Rocks”, (photograph, circa 1870.)

(Source: SHFA Archives)

Note awning sign that reads - “Thomas Playfair Shipping Butcher”

³⁰ W & F Ford, *Sydney Commercial Directory*, 1851; Waugh and Cox, *Directory of Sydney and its Suburbs*, 1855; CCRAB, 1856; Cox and Co Sydney Post Office Directories, 1857. The Ford Directory lists the site as No. 649 Lower George Street (the corner of George and Argyle Streets is listed as No. 683), and the Waugh & Cox Directory and Cox & Co Directory list the building as No. 56 George Street Lower (West Side).

³¹ www.belindacohen.tripod.com/playfairfamilyhistory/id7.html, p. 2.

³² Cited in Riggs’ updated CMP dated 1998, as “*The Playfair Story: A century of History 1860 – 1960*” with the following note: “Original held by Mrs M Edwards, The Rocks Rig, 103 George Street, The Rocks.” p. 99.

³³ The Sydney Heritage Fleet hold archival records (No. 996) for a ship by the name of “Thomas Playfair.” www.australianheritagefleet.com.au

Thomas Playfair's occupation of 101 George Street, while 103 was occupied by Johnston as "Johnston's Dining Room", is supported also by Percy Dove's 1880 map.



Figure 36

Percy Dove's 1880 map³⁴, showing Johnston's Dining room at 103, and Playfair's Butcher at 101.

After Playfair's death in 1893, his son, Edmund, continued to run the family business at least until 1907. Following this period, there were a succession of tenants using the building for a variety of retail purposes until the occupation by F R Edwards. Records found on the premises indicated that the Edwards family had been long term tenants, manufacturing and selling shoes and clothing. Their business was called "Edwards Bespoke Shoemakers, Late of London" at the time of establishment in 1938. The name was changed during the 1950s to "Edwards Outfitters", then, during the 1970s to "Edwards Suit, Shoe and Trouser Cave, and finally, to Edwards Rocks Rig.

The current tenants (2005) are *Ariel Bookshop* (103 George Street, and 1st and 2nd Levels, rear building on Harrington Street); *Australian World Trading Pty Ltd.*, on Levels 1 and 2 above 103 George Street, and *Sydney Cove Jewellery* on the Ground Floor Level of the rear building fronting Harrington Street.

³⁴ Source: SHFA Archives.

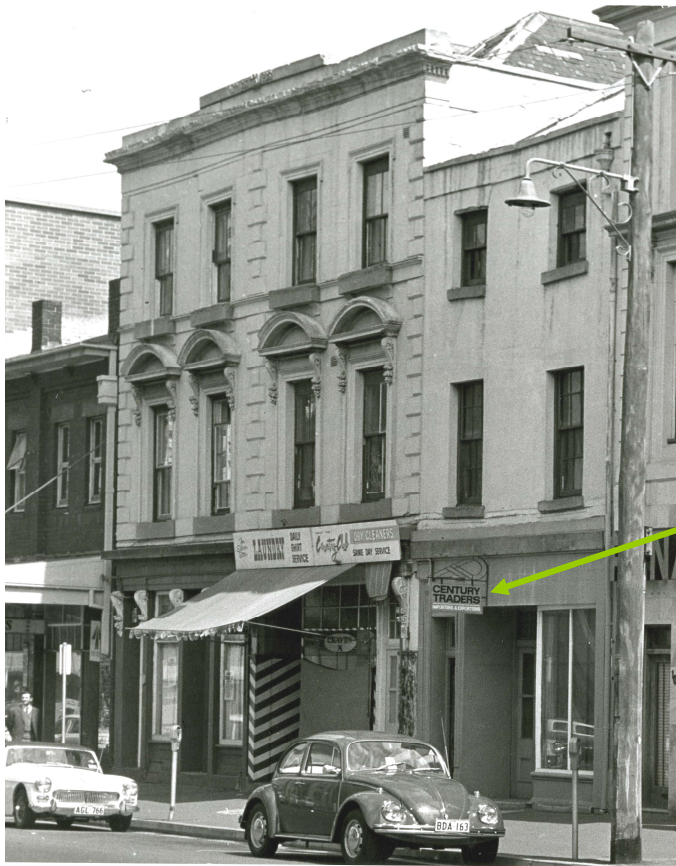


Figure 37

103 George Street (1970) showing the premises without either awning or façade faced with marble. The sign above the entry to the south reads "Century Traders"

(Source: SHFA Archives)

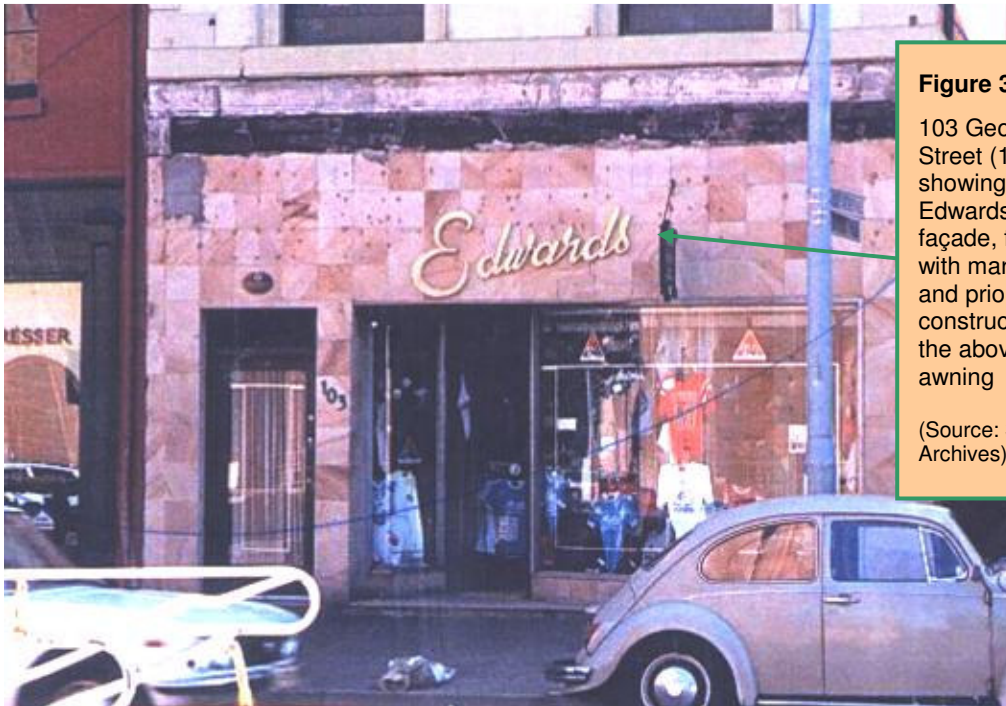


Figure 38

103 George Street (1970) showing Edwards' store façade, faced with marble, and prior to the construction of the above-street awning

(Source: SHFA Archives)



Figure 39

103 George Street, showing canvas above-street awnings, - circa 1975

(Source: SHFA Archives)



Figure 40

103 George Street, with the reconstructed facade showing the retail name as "Edwards "Rocks rig" Clothing Store" - circa 1984

(Source: SHFA Archives)



Figure 41

Name on the reconstructed shopfront (reconstruction 1984) of 103 George Street, 1998: "Edwards' Rocks Rig"

(source: detail of photograph, Plate 9, Riggs, p. 20)



Figure 42

Australian World Trading Pty Ltd, leasing the two upper floors above the Front Section and the first floor section of the Centre Section



Figure 43

Sydney Cove Jewellers, leasing the Ground Floor of the Rear Section



Figure 44

Sign on above street awning, 2005:

“Ariel Bookshop”

Ariel Bookshop leases the Ground Floor level of the Front Section; the two upper floors of the Rear Section, and the two upper floors of the Centre Section.

2.5 Development of Building Components

Construction of the building, proceeded in three stages, and is partly confirmed by the physical evidence. The front section is three storey's high of stone construction, the middle section is two storeys high of brick construction, and the rear section is three storey's high of stone and brick construction.

While every effort has been made, both in the CMPs of 1994 and 1998 and in this updated version, to date the construction of the two rear sections, it has been virtually impossible to pontificate with certainty. The available physical evidence is analysed in Section 3.2.3 below. The fabric analysis report, compiled in 1995 by OHM Consultants for the Sydney Cove Authority, is pivotal to a clearer, if not an unequivocally precise, understanding of the development of the place.³⁵

³⁵ See Section 10, Appendix, p. 106.

3.0

Physical Evidence

3.1 Introduction

The aim of this chapter is to describe the physical fabric of 103 George Street in detail in order to facilitate the understanding of the existing place. The place itself is a good source of information on the number of changes that have been carried out during its lifetime. This chapter builds on the evidence outlined in the previous section to note the physical changes that have taken place over time in order to understand why, when and how these alterations were made.

3.2 Documentary and Physical Evidence

3.2.1 Building Works

Over the past 25 years the premises have undergone a series of alterations and conservation works as follows -

1975	Re-roofing
1978/79	Conservation works to centre and rear sections
1980	Window repairs to George Street façade
1984	New shopfront to George Street
1999	Extensive conservation works

3.2.2 Condition Reports

Within the last ten years, a number of detailed building condition reports have been prepared for at 103 George Street, The Rocks. These reports include -

1. Trevor R Howse & Associates Pty Ltd, (1994), 103 George Street, Sydney: Fire Safety and Protection.
2. Randall Jones & Associates Pty Ltd., (1994), 103 George Street, The Rocks: Survey of Structural Condition.
3. OHM Consultants (1995) *103 George Street, The Rocks*; a report including (i) A Chronological pattern to the construction; (ii) an outline of the Original Layout and Format of the Building as it Stands, and (iii) Features Requiring further investigation, conservation and retention.³⁶
4. OHM Consultants (1995) *A Photographic Survey* (room by room coloured photographs of the condition of the buildings on the site), prepared for the SCA.
5. Illes Constructions (1996) *Delapidation report*, prepared for the SCA.
6. Kevin Riggs & Company, Architects, *Conservation Management Plan* (1994,).
7. Kevin Riggs & Company, Architects, *Conservation Management Plan* (1998: updated), including a 25 page survey of the physical fabric and report on the 1996 conservation works.

³⁶ Because of the important contribution that it makes to an understanding of the site, and the sensitivity of subsequent conservation programs, a copy of OHM Consultants' 1995 report, *103 George Street, The Rocks*, has been included as an appendix.

Of crucial understanding to the condition, subsequent conservation works, and the presentation of 103 George Street today, is the report by OHM Consultants, 1995. For this reason it is reproduced *in toto* as an appendix at the end of this report.

The close fabric analysis reflected in the six reports³⁷ prepared for the SCA between 1994 and 1996, resulted in a clearer understanding of the original internal layout, and the historic configuration of structures on the site, and the challenges facing the buildings' conservation and restoration. This more sophisticated knowledge revealed conservation miscalculations that had been made during the 1975 – 1979 works. As a result, Kevin Riggs & Associates, Architects, were commissioned to prepare specifications for works that would reinstate original elements in their historic locations; and remove intrusive structural elements. *Section A: Preliminaries*, outlines the Scope of Works³⁸

The works comprise the repair and reconstruction of external fabric such as brick, stone, joinery and ironmongery, the repair and reconstruction of the roof and rainwater goods. They also include the repair and reconstruction of external and internal finishes and internal fabric, including joinery. In addition they include repair and renewal of the existing services, including all electrical, hydraulic and telephone services.

All these works have subsequently been carried out as specified, resulting in the reinstatement, as far as possible, of the original layout, both internal and external. The intrusive parts (later additions) of the middle section have been removed, and replaced with an element much reduced in bulk, and constructed in light-weight materials, easily read as "new".

3.2.3 Analysis of Evidence³⁹

No physical evidence has been found to date to confirm the existence on site of a single-storey timber shop. Perhaps the remains exist below the existing building.

Construction of the building, shown in documentary evidence to have proceeded in three stages, is partly confirmed by the physical evidence. The front section is three storeys high of stone construction, the middle section is two storeys high of brick construction, and the rear section is three storeys high of stone and brick construction. This confirms the sequence of construction shown on the area maps. While it is clear that the front section stood as a separate building for some time (possibly from 1856 to 1882), it is possible that a single storey addition could have been erected on the whole of the rear section. This is given some weight by the existence of a single storey of stone walling along the north and south boundaries. The rear section of stone wall on the northern side is approximately half a storey (possibly due to partial demolition).

An off-set in the northern boundary may have existed. If this is so, part of this stone wall may have been located on the north side of Suez Canal and would have become part of the subject site when the laneway was straightened. The sloping stonework at the north-west corner suggests the profile of a small out-building at this corner.

Brickwork to upper levels of the north wall of the rear building appears to have been built as face brickwork as the render butts into the downpipe at the junction of the front and centre sections. Face brickwork is visible behind the downpipe. The

³⁷ Listed above on page 31/

³⁸ Kevin Riggs & Company, Architects, *Specifications for 103 George Street, The Rocks*. (1996), Source: SHFA Archives.

³⁹ Kevin Riggs & Company, Architects, Updated CMP, January, 1998.

circular ventilation louvres on this western elevation could suggest a two-storey construction with roof vents – the building later having an additional level added and the vents remaining in their original position. No documentary evidence was found to date to support this explanation.

Physical evidence suggests that the front section has experienced only minor changes. These changes were the construction of a dividing wall between Rooms 2.1 and 2.2, the timber tongue and groove lining boards fixed to the ceiling and walls on this floor and an internal staircase to join the ground and first floors. Robert Moores' report⁴⁰ suggests that the alterations to the SFL and Parlour ceiling may be "contemporary with occupation by Playfair senior's son", after the death of Playfair and "may have also reflected Playfair's election to Parliament, but either way it is a serious attempt to economically upgrade the old building, covering its solid plaster finishes which may have been suffering from the effects of dampness, staining its wallpapers."

There appears little change to the First Floor hall. However, there is evidence of a door in the western wall of the hall (i.e. the rear wall of Section 1), suggesting that the first and second floors (residential) may have been accessed by an external stair arriving at this point.

The staircase that presently links the ground floor to the first floor level is clearly re-used. The design is not consistent with the original fabric of the building which draws the conclusion that it was not part of the original building.

Evidence exists of a passageway or gap between the front section and the centre section. The steps within the Ground Floor toilet may have given access from this passage to a building erected at a higher level in the back yard. Evidence also suggests that a door / opening to the First Floor, western wall, existed and may have been used as access from an external stair as mentioned above. The window and return wall (clad with external pattern weatherboards), to the west of the ground-to-first stair at First Floor, rear building, and the ceiling may reflect the original roof construction. The two-storey limitation in height of the middle section is assumed to have been adopted to retain natural light and ventilation to the rear bedroom windows adjoining it to the east (rear of the Front Section).

Anecdotal evidence (from the recent occupant) has it that the Centre Section was used by Thomas Playfair to dry and cure his meats. This would explain the large louvred opening to the first floor level of this section. Similarly, the open fireplace to the Second Floor level of the rear section may well have been used for cooking and boiling of his smallgoods, hams etc. Investigation by OHM Consultants suggest that a boiler and chimney were located on the GFL of the rear of the building, the boiler obviously being used for the processing of small goods. This explanation sounds more likely than the first as the fireplace on the SFL is quite small. OHM Consultants refer in a letter to a photo dated 1907 that, once enhanced, indicates the position of a major brick chimney on the northern wall of the building.

The evidence is not clear enough to be certain that the chimney actually was attached to this building. The opening in the stone wall, GFL rear building, may have been the result of the removal of the boiler. This is only speculation and no documentary evidence has been found to substantiate this claim. The photo also suggests more openings in the northern wall of the rear building but not evidence has been found to substantiate this.

⁴⁰ This report has not been available to the author of this upgraded CMP, 2005.

... Fox and Associates state that the rear premises were added by Playfair. No confirmation of this fact has been found, but the circumstantial evidence suggested by the correlation between dated map evidence and the times when Playfair is known to have occupied the building, suggest this may be so.

The rear double doorway to Nurses' Walk at first floor level with its lifting beam and eye are further evidence of the goods delivery and processing that took part in this area.

Evidence exists of former doorways to Suez Canal at GFL in the Front Section (now in-filled flush in stone) and Centre Section (now a window with rendered masonry under sill). These may have afforded side door access to the shop, or possibly to a basement. The low head height of the doorway suggests that Suez Canal may have been at a lower level at this time.

The first floor window to the north wall of the front section ... which has evidence of hinged doors under sill is more difficult to interpret. This area may have been used for goods delivery, storage (and possibly processing) prior to the erection of the additional premises.

Wall finishes to the SFL of the Front Building show a gradual upgrading from initially slab wall construction being lined with hessian and wallpaper. These walls were later lined with lath and plaster to give a more permanent finish and wall paper lined most of the walls. The walls in Rooms 2.1, 2.2 (possibly one room at this stage), 2.3, and 2.6 were later lined with beaded T & G vertical boards somewhere between 1920 and 1950. This work may have been completed during Playfair's son's (Edmund) occupation of the building after the death of Playfair. The wallpaper found in space 2.2 was dated from 1890-1900. Wallpaper dated from 1870 was found on the northern wall of space 1.2. Evidence of a stencilled skirting detail was found on the southern wall to room 2.1 below layers of wallpaper.

Evidence of a lath and plaster ceiling was found in the ceiling space to SFL. The beaded T & G lining boards were a later finish probably installed at the same time as the wall lining boards.

Due to the lack of definite documentary evidence of the age of the various parts of the building ... Speculation about the sequence of alterations and additions, internally and externally is found in reports by OHM Consultants. (see Section 10.0 Appendix)

3.2.4 Conservation Works, 1997

The *modus operandi* employed during the works is clearly explicated in Kevin Riggs & Associates 1998 CMP⁴¹ -

Planning

The design maintained the integrity of the three sections of the building. The front and rear sections experienced only minor alterations with the major works and services being limited to the centre section.

Further Site Investigations and Explanation of Conservation Approach

As the conservation works proceeded, additional information and evidence was revealed. ... extensive termite damage to structural elements and finishes was evident throughout the site.

⁴¹ As stated in the Introduction, this current CMP upgrades, and is based on, Riggs' 1998 report.

The conservation works involved removal of T & G beaded boarding to SFL rooms in the front section as they were extensively termite damaged. This revealed the previous finishes. Lath and Plaster was revealed but in places was extensively damaged due to the removal of the linings. The structure was revealed in areas where the plaster had become dislodged from the wall. Evidence of timber slab wall construction finished with Hessian and wall paper was found and is believed to have been the original finish of the partition walls on the SFL of the front building. Due to extensive termite damage to the lining boards and their inherent problem, a sample wall was constructed on the south wall of Room 2.1. The plaster finishes were repaired and sections of the walls lined with wallpaper to demonstrate finishes to the walls at various stages throughout the buildings' history.

Timber floors that had been termite damaged were repaired where possible and boards replaced with termite resistant cypress flooring. In Room 1.3, evidence of an access panel in the floor to the shop below was revealed and expressed in the flooring re-layed in this room by a saw cut around the perimeter of the access panel. Ceiling linings were removed due to extensive termite damage. Undamaged boards were re-used along with undamaged wall lining boards as a replacement ceiling. Where openings in walls were closed off, scribed v-joints were made in the finish as evidence of the previous opening's position.

It did not prove to be economical to repair the wall tiles found on the north wall of room 0.3 and south wall of room 0.4, GFL, front section. Timber framed walls were positioned against these walls to protect the tiles and sheeted in plasterboard. Viewing panels were built into the walls to reveal evidence of the tiles behind.

Slate shingles were found in Front section roof space. The roof space was cleaned out and the slate shingles replaced to remain as evidence of the original shingled roof.

A service trench was required to be dug in the concrete slag to Shop 0.1. Excavation of the trench did not reveal any archaeological evidence of significance.

The stonework of the building was cleaned to remove paint. The North and West walls of the front section required extensive repair work to the stone. Evidence of a gable roof to centre section was found once the paint was removed from the western wall of the front building. Evidence of early shop signage was revealed on the removal of render and paint to the shop front facing George Street. The stone on the elevation was found to be in very good condition. The signage revealed the words "Colonial Wine Depot" written above the line of the awning. "Meals" and the figure "6" on FLL between the windows and "Boarding House" to the SFL.

Adopted methodology for treatment and prevention of future termite attack

To avoid further termite damage, timbers specified for the conservation works were of species known to be termite resistant. Recycled turpentine was considered where the element would remain exposed. In areas where members would be concealed, composite steel and cypress pine beams were designed. All existing timber elements were tested to determine the extent of termite damage. Evidence of these tests are visible in the finished project as evidence of the conservation works.

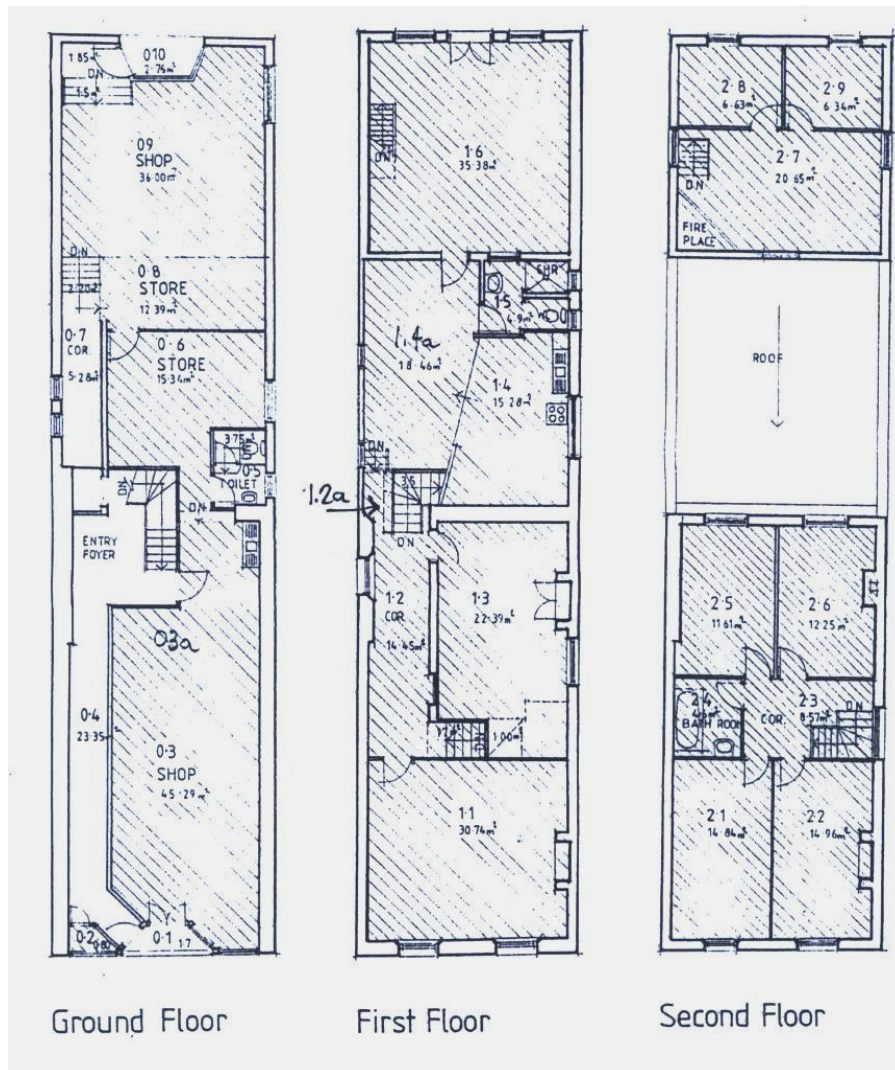


Figure 45
Layout of the three levels of 103 George Street, The Rocks as at 1994, prior to 1997 conservation works.
Source: Riggs (1998), upgraded CMP p. 15.

3.2.5 Building Description

No 103 George Street is a fine three storey building in the Victorian Regency style. Its proportions are pleasing with a formal symmetry, in line with that of the Victorian Regency architecture in Britain which was transported to Australia and adapted by the early European settlers. It was built in 1856 of stuccoed brick with articulated quoins and finely detailed stone architraves and cornices to first and second floors. The window openings are larger than those provided in facades of similar contemporary buildings, eg 105 George Street. The use of decoratively moulded string courses with supporting scrolled brackets adds a touch of lightness and relief to the façade. The distinctive embellished parapet top to the front of the building is a detail that has become relatively rare. The shopfront is not original but was reconstructed from an historic *circa* 1870s photograph.

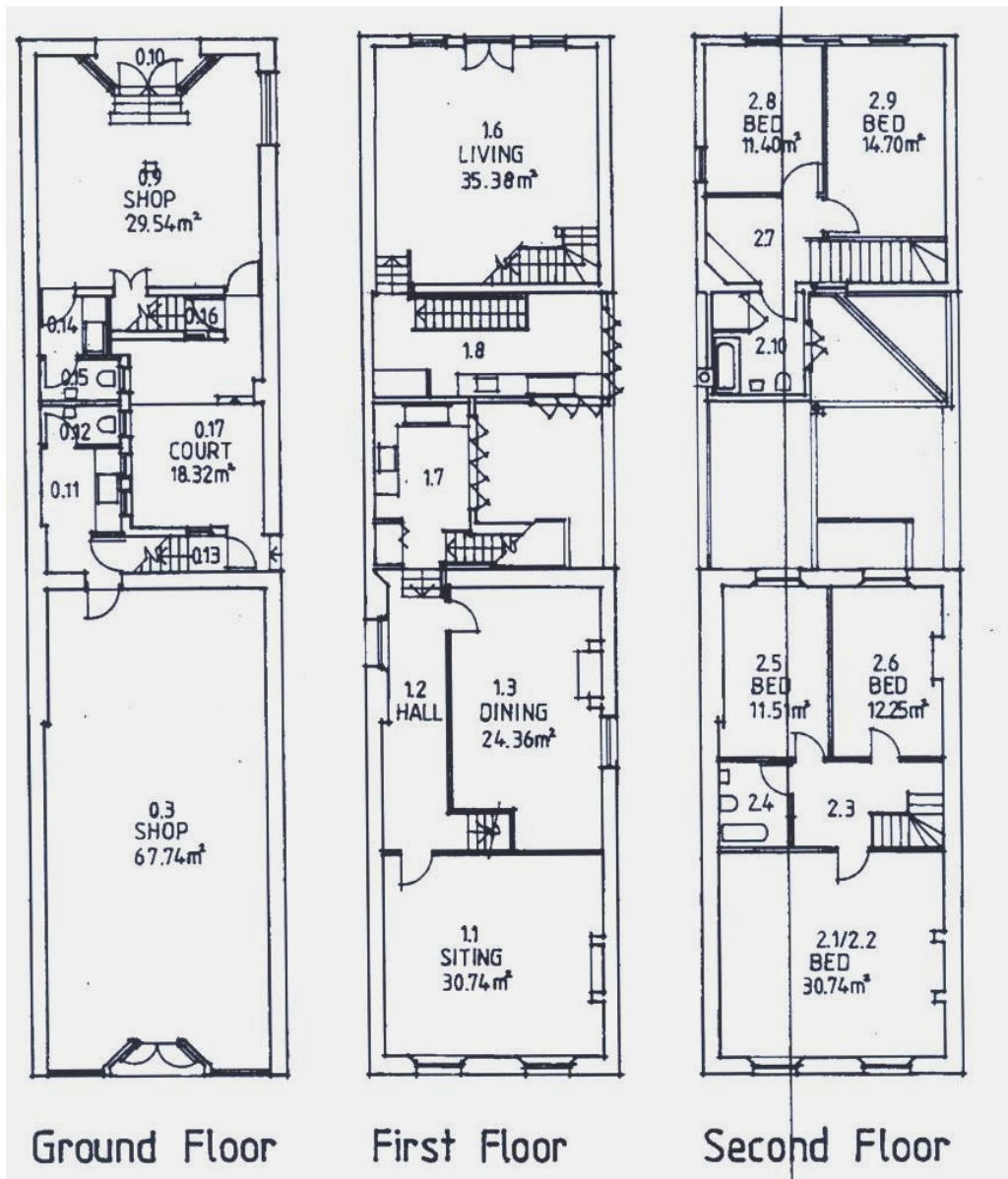


Figure 46

Layout of the three levels: 103 George Street, The Rocks, as at November, 1998.⁴²

⁴² Riggs, (1998), Upgraded CMP, p. 84.

3.3 Comparative Identification of Fabric - External



Figure 47
103 George Street, The Rocks:
Front Section (FS)



Figure 48
103 George Street, The
Rocks: Rear
Section (RS)



Figure 49 (to the left)

First and Second Levels, 103 George Street, showing the chimneys at the roof level on the northern side.

Figure 50 (below)

Historic Photograph, *circa* 1941, (Source: SHFA Archives) showing the building's distinctive parapet. Note the demolition site to the east, formerly the location of the Commissariat Stores.



Figure 51

103 George Street, 1983. Note reconstructed awning, but no reconstruction of loft window.

(Source: SHFA Archives)



Figure 52

1930 view, looking south, along George Street. The roof of No. 103 still appears to be slate at this time, with the appropriate ridge capping. The Commissariat Stores are still in situ. (Source: SHFA Archives)



Figure 53

Circa 1960: George Street, looking north-west. 103 George Street is without its reconstructed awning. (Source: SHFA Archives)



Figure 54

103 George Street, The Rocks: Central Section (CS)



Figure 55

Central Section and staircase to upper levels of the Front Section; photograph taken from the Courtyard, looking east



Figure 56

Upper level of the Central Section; photograph taken from the Courtyard, looking west



Figure 57

Second level (western façade) of the Front Section; photograph taken looking south-east from the Courtyard



Figure 58

Surface of Courtyard: photograph taken looking east



Figure 59

Entrance doorway to rear of Jewellery Shop in Nurses' Walk (straight ahead) and to the stairwell to the upper floors of the Rear Section.



Figure 60

Southern façade of the Rear Section: photograph taken from Nurses' Walk.



Figure 61

Ground floor level of Rear Section (corner of Suez Canal and Nurses' Walk). Note the levels of the stonework referred to in the second paragraph of Section 3.2.3 above.



Figure 62

View towards Suez Canal, looking east. The stone wall between the Front and Rear Sections forms the boundary of the small Courtyard between these two built elements of the site



Figure 63

Entrance, on Suez Canal, to the access doorway and staircase leading to the Second and Third levels of the Front Section



Figure 64

Detail of stone threshold and entry to the Courtyard on the north, off Suez Canal



Figure 65

Upper level and chimney, showing window and stone sill on the northern façade (Photograph taken looking west from Suez Canal)

3.4 Comparative Identification of Fabric - Internal

3.4.1 Front Section



Figure 66

Interior of the Ariel Bookshop: Ground Floor premises in the Front Section (Photograph taken looking west)



Figure 67

Ariel Bookshop: Ground Floor premises in the Front Section (Photograph taken looking east through the footpath level shopfront)



Figure 68

Ariel Bookshop, rear western wall



Figure 69

Ariel Bookshop, northern wall, showing tiling from the period when the premises were used as Playfair's butcher shop



Figure 70

Example of wall tile from the period of Playfair's butchery (present-day Ariel Bookshop)

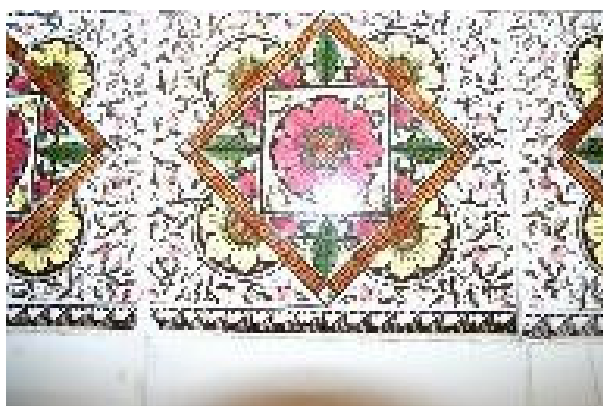


Figure 71

Example of wall tile from the period of Playfair's butchery (present-day Ariel Bookshop)



Figure 72

Staircase leading from the Ground Floor level on Suez Canal to the two residential (former) floors above the Ariel Bookshop

Front Section

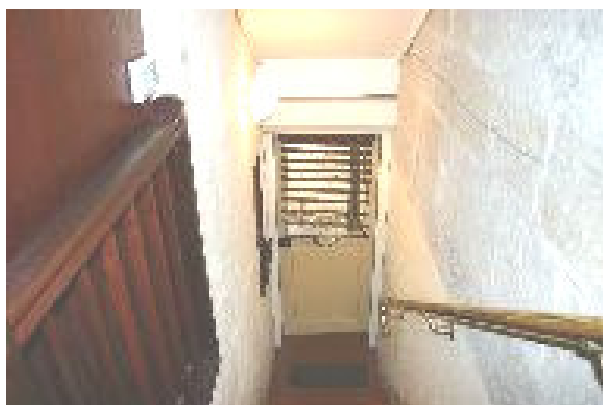


Figure 73

Looking down the staircase (see Figure above) from the First Floor landing

Front Section



Figure 74

Kitchen (now used commercially) in the Centre Section: approached from the landing between the Ground Floor level and the First Floor level of the Front Section

(See Figure 6 above)

Centre Section



Figure 75

Window, in the southern wall, at the head of the stairs as one approaches the Second Level (See Figure 7 above to note position)

Front Section



Figure 76

Looking east along the hallway on the First Level, to highlight the timber ceiling

Front Section



Figure 77

Looking west along the hallway on the First Level

Front Section



Figure 78

Office on the First Level: not fire place and window - details of the position can be noted on Figure 6
(Photograph taken looking north)

Front Section

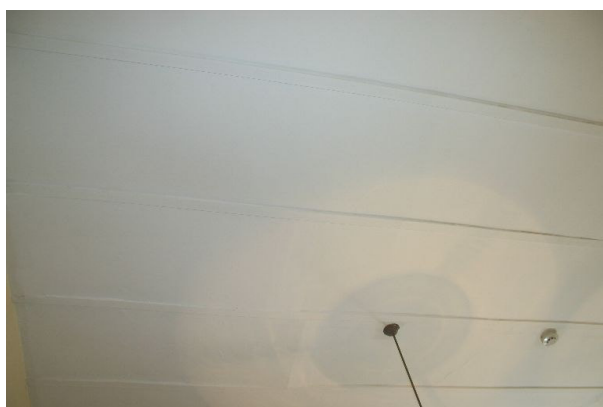


Figure 79

Timber ceiling in office (above Figure)

Front Section



Figure 80

Looking south-west towards the hallway from the office

Front Section



Figure 81

Entry to the staircase leading to the Second Level, with a view across the former formal dining room to the right (Photograph taken looking north-east)

Front Section



Figure 82

Looking west along the First Level hallway – note the former doorway directly to the right is now blocked.

Front Section



Figure 83

Commencement of hallway, at the top of the staircase, showing detail of timber ceiling (Photograph taken looking south)

Front Section



Figure 84

Main formal space, now used as a Board Room (Photograph taken looking direct east) – note window pane detailing

Front Section



Figure 85

Decorative timber ceiling of the main formal room on the First Level (Photograph taken looking north-east)



Figure 86

Detail of ceiling joinery in main formal room (Photograph taken looking north-west)

Front Section



Figure 87

Detail of timber moulding and brass fixtures for lighting (Ceiling of main formal room)

Front Section



Figure 88

Northern wall of the main formal room, showing ceiling detail and chimney brest

Front Section



Figure 89

Hearth detail, main formal room

Front Section



Figure 90

Vent above the fireplace in the northern wall above the fireplace (main formal room)

Front Section



Figure 91

Fireplace on the northern wall of the main formal room

Front Section



Figure 92

Bathroom opening onto the landing, directly opposite the stairs, on the Second Level

Front Section



Figure 93

Former bedroom, now office, in the south-west of the Second Level (Photograph taken looking south-west)

Front Section



Figure 94

Degraded floorboards (former termite damage?) in the Second Level office shown in the above Figure

Front Section



Figure 95

Second Floor office on the north-west, to the rear (Photograph taken looking direct west)

Front Section



Figure 96

Timber ceiling detail and chimney breast in north-west Second Level office (as in above figure)

(Photograph taken looking north)

Front Section



Figure 97

Office – note timber wall and ceiling materials (Photograph taken looking south-east)

Front Section



Figure 98

Office, as above (Photograph taken looking north-west towards staircase)

Front Section

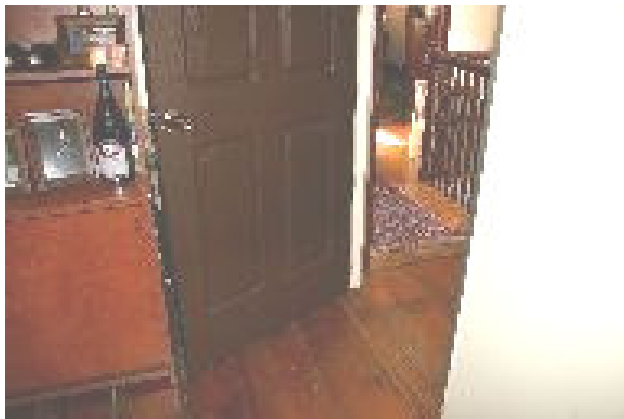


Figure 99

Detail of flooring and staircase balusters – looking from the entrance to the office above, north-west

Front Section



Figure 100

Staircase detailing and landing (Photograph taken looking north-east)

Front Section

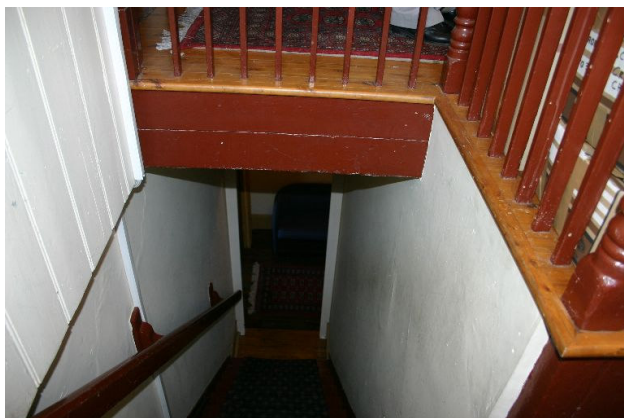


Figure 101

Looking down the staircase from the Second Level towards the doorway shown in Figure 79 above.

Front Section

3.4.2 Rear and Centre Sections



Figure 102

Staircase leading from the Courtyard to the upper levels of the Rear and Centre Sections (Photograph taken looking north)

Centre Section



Figure 103

Detail of bore holes for termite damage left in timber beams during Conservation Works by Kevin Riggs & Associates Architects, in 1997

Wall beside staircase from First to Second Level

Rear Section



Figure 104

Timber structural members, wall beside the stair leading from the First to the Second Level

Rear Section



Figure 105

Kitchen on the first level (Photograph taken looking north-east)

Centre Section



Figure 106

Kitchen on the first level (Photograph taken looking south)

Centre Section

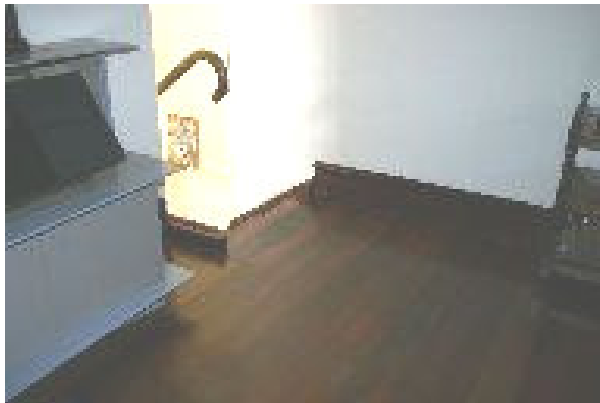


Figure 107

Staircase leading directly into the former storage area on the first level (Photograph taken looking south-east)

Rear Section



Figure 108

Former storage area, first level (Photograph taken looking south-west)

Rear Section



Figure 109

Former storage space First Level (Photograph taken looking north-west)

Rear Section



Figure 110

Access door for delivery of goods via the hoist mechanism (Photograph taken looking due west)

Rear Section



Figure 111

Detail of delivery entrance

Rear Section



Figure 112

Ceiling detail, first level former storage room (Photograph taken looking west)

Rear Section



Figure 113

Staircase on the eastern wall leading from the First Level to the Second Level

Rear Section



Figure 114

Timber-lined underside of staircase leading from the First to the Second Level (Photograph taken looking north-west)

Rear Section



Figure 115

Looking down from the staircase

Rear Section



Figure 116

Rising stair, to the second level

Rear Section



Figure 117

Fireplace and remnant chimney elements at the staircase landing on the second level (Photograph taken looking south-east)

Centre Section



Figure 118

Window / vent on the staircase leading from the first to the second level (Photograph taken looking north-east)

Rear Section



Figure 119

Bathroom, off the landing of the staircase in the central section (Photograph taken looking south)

Centre Section



Figure 120

Bedroom No. 1 (now used as an office) on the northern side of the Second Level – note timber ceiling (Photograph taken looking due west)

Rear Section



Figure 121

Looking towards Bedroom No. 2 from the top of the staircase (Photograph taken looking south-west)

Rear Section



Figure 122

Bedroom No. 2 (currently used as a bedroom) on the southern side of the Second level – note timber ceiling (Photograph taken looking south-west)

Rear Section



Figure 123

Jewellery shop, Ground Floor Level, entrance from Nurses' Walk

Rear Section

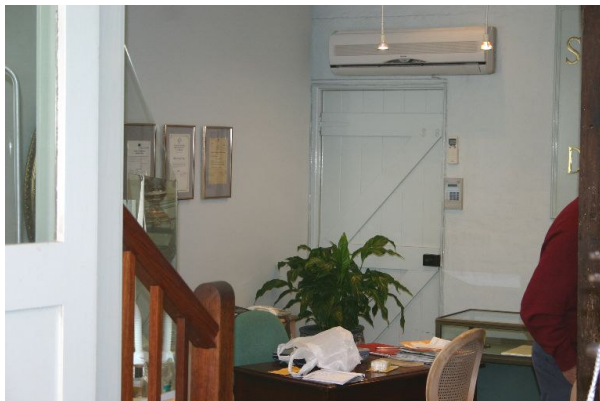


Figure 124

Jewellery shop, looking north-east towards the door leading into the Courtyard

Rear Section



Figure 125

Timber beam construction detail

Rear Section



Figure 126

Looking across the shop towards the laundry and bathroom facilities (Photograph taken looking south-east)

Centre Section



Figure 127

Laundry and bathroom facilities – underside of staircase, leading to the upper floors of the Rear Section, is visible

Centre Section



Figure 128

Looking into the shop from the Laundry

Centre Section



Figure 129

Looking north-east across the shop space towards the exit into the Courtyard

Rear Section



Figure 130

Looking towards Nurses' Walk and Suez Canal from the shop interior (Photograph taken looking north-west)

Rear Section



Figure 131

Display window on the south-western side of the shop

Rear Section



Figure 132

Detail of entrance way to Jewellers' shop from Nurses' Walk

Rear Section



Figure 133

Retailer's sign on the rear wall of the shop (Photograph taken looking north-east)

Rear Section

4.0

Assessment of Cultural Significance

4.1 Assessment of Significance

The following assessment of heritage significance has been prepared utilising the current evaluation criteria established by the New South Wales Heritage Council.

Criterion (a) – An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)

The building's historical significance derives from its development from the early commercial era of this city, its continual use as a retail and residential premises.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area)

Thomas Playfair, and his family, are strongly associated with the site through his meat processing, export and butchering business. Playfair was also a Member of the NSW Legislative Assembly and Mayor of Sydney. The site itself has strong associations with Francis Greenway, who lived close by, at the corner of Argyle and George Streets, from 1814 to 1835.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area natural history (or the cultural or natural history of the local area)

The building represents a commercial building typical of its type in this context. Its proportions are pleasing with a formal symmetry typical of the Victorian Regency architecture in Britain which was transported to this country and adapted by the early European settlers. The building is centrally located within the George (High) Street precinct and contributes to the heritage and townscape significance. 103 George Street and the surrounding buildings were the earliest commercial development on The Rocks area and established the urban/commercial streetscape of George Street.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

The building's social significance derives from its links with and support function associated with the development of the society in which it has sat for 150 years. Built as a store in what would have been the most important merchandising precinct in the country, its relevance grew as its use evolved to not only link its function to serve customers in general, but to more closely relate to the important servicing of the shipping industry which had developed into an essential part of the social and commercial life of the city. Its almost continuous use as a residence, as an adjunct to its retail function, derives from the early social pattern and is one of the few buildings in the area that has retained this commercial/residential tradition to the present day.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

The building's scientific significance derives from the ability of the fabric to demonstrate methods of building construction contemporary with the times, and the efficacy of these methods and materials to withstand a long period of wear due to usage, weathering and attack by pathological agents - mainly, in this case, termites. The builders of this period were undoubtedly schooled in Britain and skilled in methods appropriate to conditions and materials found in their homeland. The site and building have the ability to reveal evidence of pre-European culture, of its use as a garden site associated with the hospital, and of earlier construction. The site may contain archaeological features and deposits relating to pre-European topography and land use, and evidence of the earliest phases of construction.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

In its almost continuous use as a residence, as an adjunct to its retail function, the site is a rare example of the early social patterning. It is one of the few buildings in the area that has retained this commercial / residential tradition to the present day.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's

- **cultural or natural places; or**
- **cultural or natural environments.**

(or a class of the local area's cultural or natural places; or

- **cultural or natural environments)**

The buildings on the site are representative of what was at the time, the most important merchandising precinct in the country. The shop premises, and the relevance of the place, grew as its use evolved to not only link its function to serve customers in general, but to more closely relate to the servicing of the shipping industry which had developed into an essential part of the social and commercial life of the city.

4.2 Statement of Significance

The Ariel Bookshop and residence and site are of State heritage significance for their historical and scientific cultural values. The site and building(s) are also of State heritage significance for their contribution to The Rocks area which is of State heritage significance in its own right. The building known as 103 George Street, the Rocks, is of cultural significance due to early associations with the first Hospital site, the early development of The Rocks precinct, the carrying out of mercantile-related businesses in the area, with cultural diversity of the various owners and tenants, and its association with a leading personality of the late 19th Century, Thomas Playfair. The site is also significant for its close physical proximity to the home of Francis Greenway, who, for some 20 years, lived at, or near, the corner of Argyle and George Streets in the former Assistant Surgeon's residence. The site, and the historical records associated with it, provide evidence of the evolution of the Colony's system of land title registration, of the development of architectural style, and the evolution of building techniques in Sydney from the middle to the late 19th Century. It retains significant parts of its original fabric and contributes texture and form to the unique townscape of The Rocks. It provides evidence of the changing demands and expectations of the community by adaptation of the building(s) to accommodate various commercial and residential uses. It has the ability to continue as a reference to the past for both present and future generations as it can continue to be used sympathetically, possibly almost identically, to its initial form of use. The structure is substantially intact and has a high archaeological potential to reveal evidence about former inhabitants of the site.

4.3 Comparative Analysis

No. 103 George Street is a fine three storey building in the Victorian Regency Style. Its proportions are pleasing with a formal symmetry in line with that of the Victorian Regency architecture in Britain which was transported to Australia and adapted by the early European settlers.

Apperly *et al*⁴³ give the following description of this architectural style –

Victorian Regency, as its name suggests, is a continuation of the Old Colonial Regency style. In nineteenth-century Britain and Australia, those who upheld the virtues of refinement and simple elegance fought a protracted rearguard action against what they saw as Victorian vulgarity. During the early years of Victoria's long reign, these virtues were still being admired by people blessed with the kind of 'good taste' which had flourished during the eighteenth-century Age of Reason. The Regency style required simplicity, subtlety restraint, and the styles rules allowed little room for development or change. In Australia, consequently, Victorian Regency buildings continued to exhibit clearly defined rectangular masses arranged symmetrically with, more often than not, the outer edges of the roof finished behind a simple parapet.



Figure 134

Victorian Regency terrace, Melbourne, giving the impression of a single storey building. Architect: John Gill. Note the roof finished with a simple parapet. (Source: www.walkingmelbourne.com/images)

The masonry walls of stone or brick were usually stuccoes and line to imitate quality stonework, but on occasions walls were finished externally in face brickwork.



Figure 135

Burrendulla, Mudgee, NSW. Architect, William Weaver. Note external face brickwork and louvred timber jalousies (Source: Apperly, et al, p. 46)

⁴³ Apperly, Richard, Irving, Robert, Reynolds, Peter, *A Pictorial Guide to Identifying Australian Architecture, Styles and Terms from 1788 to the Present*, (1989), Angus & Robertson, Sydney. p. 46.

Projecting mouldings of simple, classical design were gently modelled in stucco to cast delicate shadows on the smooth surfaces of the walls. Crisp lines and classical proportions in the treatment of doors and windows continued from earlier times, and louvred timber jalousies were often provided for protection against the summer sun.

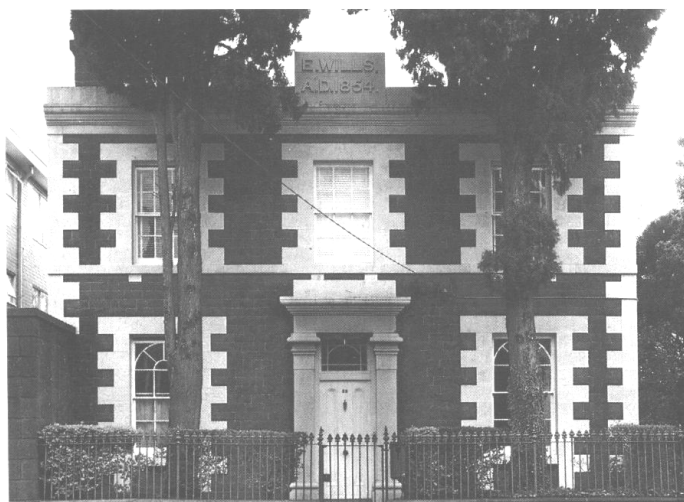


Figure 136

House, Hanover Street, Fitzroy, Victoria. Built by Edward Wills, Stonemason, 1854. Intractable basalt expertly refined by moulded details.

(Source: Apperly et al, p. 47)

A recurring feature of the Victorian Regency style is the balcony cantilevered out from the face of the wall and finished with a tasteful balustrade of iron or timber. Ground-floor verandas had rectangular timber posts with the broad face set to the street, or openwork iron columns; sometimes in the more prestigious examples, classical columns might be used. The elegantly drooping concave or ogee roof was popular for verandas, reflecting its canvas awning origins. Here, corrugated-iron roofing could easily be curved to the desired profile, and it soon became the norm. (Note the ogee form of the verandah roof in Figure 45 above)



Figure 137

Strathlie, Broadmarsh, Tasmania. Architect unknown. A villa displaying finesse of detailing in stone and timber.

(Source: Apperley et al, p. 47)

No. 103 George Street displays a number of the fine details of this architectural style.



Figure 138

Above awning view of
103 George Street,
displaying

*Parapet concealing the
roof*

*Sash windows with small
panes*

String courses

*Façade features framed
by subtle projections*

*Verandah colonnade
(or, in this case, above-
street awning)*

(Source: Apperley *et al*, p.
48)

The choice of architectural style for this particular building in the thriving commercial precinct that The Rocks had become by the 1850s, is perhaps explained by the following -

The unchanging nature of the style appealed to speculative builders, who found its simplicity easy to exploit, even to the point of omitting the stucco on external walls (*as is the case for 103 George Street – author's note*) and painting the bare brickwork. But, whether it was destined to cater for the needs of a poor artisan or a rich merchant, the Regency building had an air of understatement.⁴⁴

⁴⁴ Apperley, *et al*, (1989), p. 48.

5.0

Grading of Significance

5.1 Introduction

103 George Street, The Rocks has been carefully assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

- Relative age
- Original design quality
- Degree of intactness and general condition
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

Grading reflects the contribution the element makes to overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered).

EXCEPTIONAL SIGNIFICANCE

Includes the original extant fabric and spaces of particular historic and aesthetic value.

HIGH SIGNIFICANCE

Includes extant fabric from the early phases of construction.

MODERATE SIGNIFICANCE

Includes building fabric and relationships which were originally of higher significance, but have been compromised by later, less significant modifications.

LITTLE SIGNIFICANCE


Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the places's significance.

INTRUSIVE

Recent fabric, which adversely affects the significance of the place.

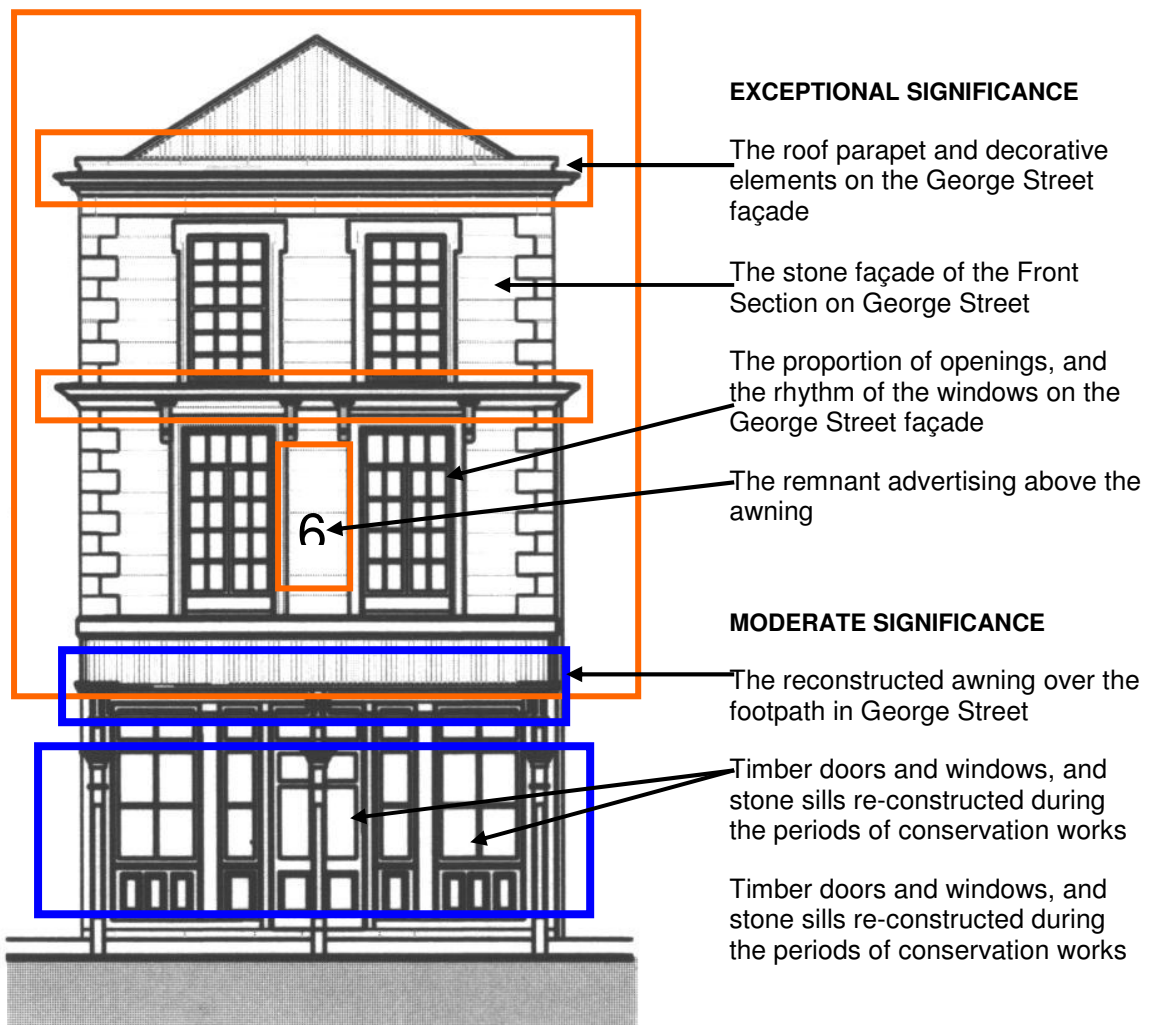
Grading has been established as a valuable tool, to assist in developing appropriate conservation measures for the treatment of 103 George Street, The Rocks, and its various elements. In general, good conservation practice encourages the focussing on change, or upgrading of, an historical building/site to those areas or components, which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

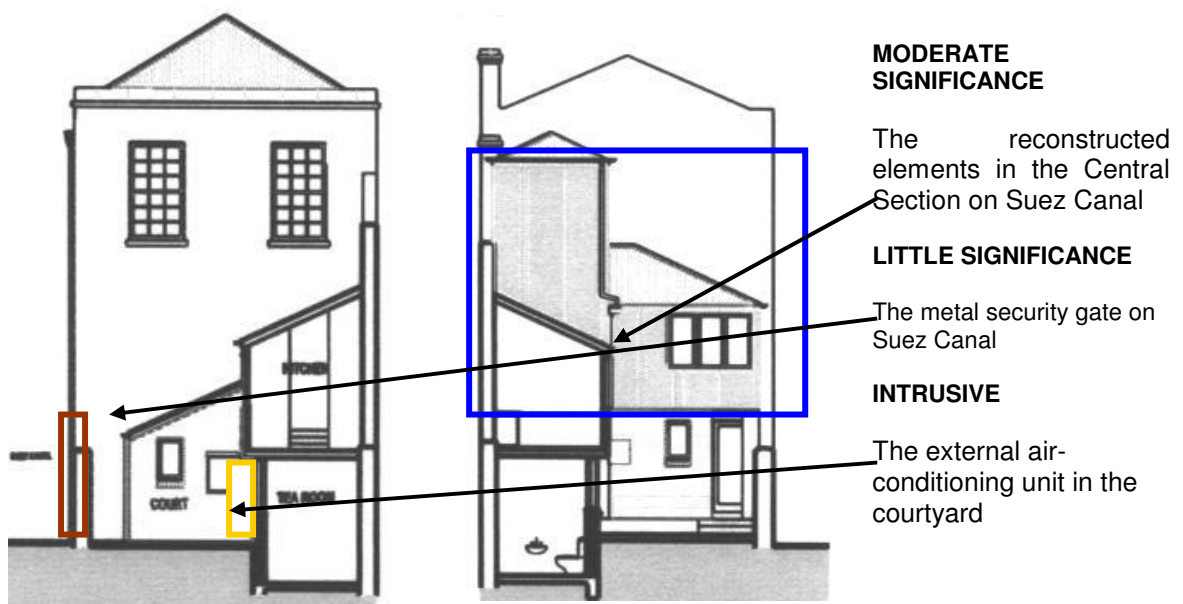
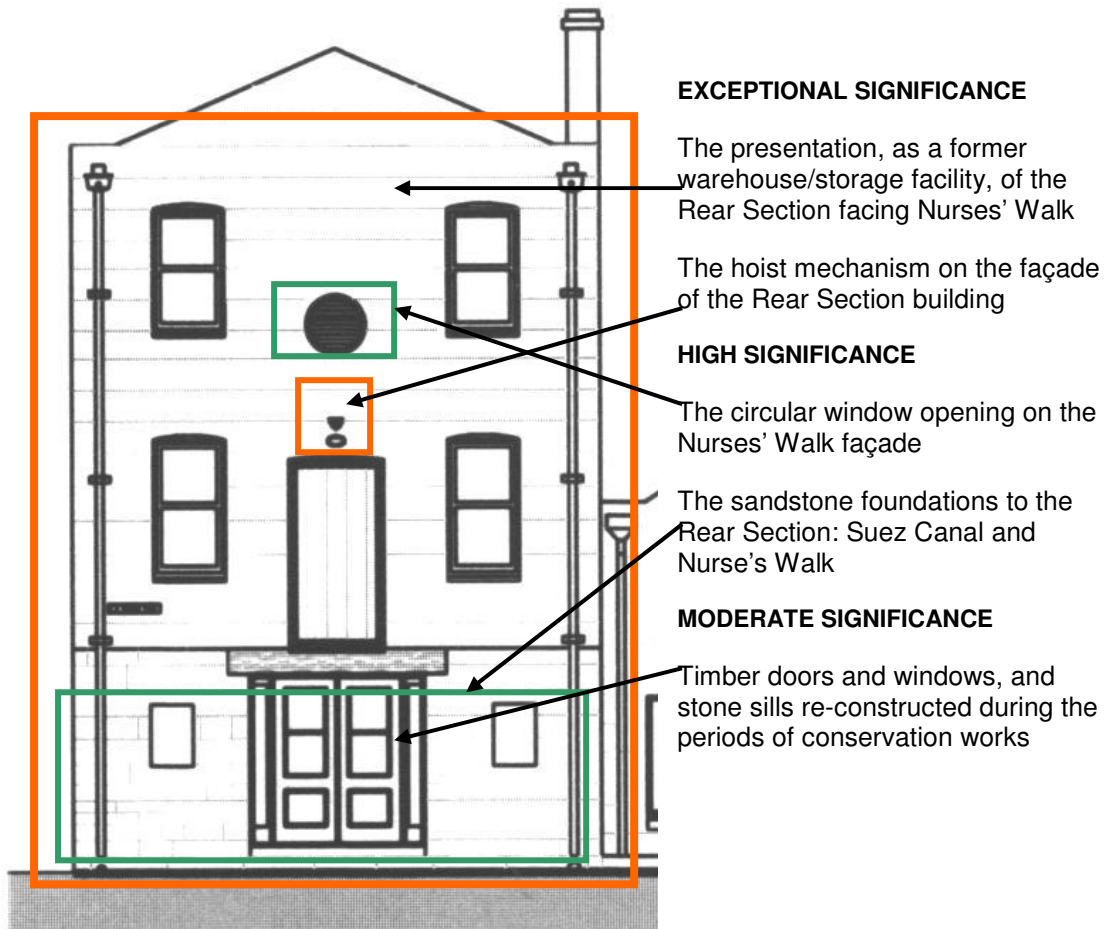
5.2 Grading of Significant Elements

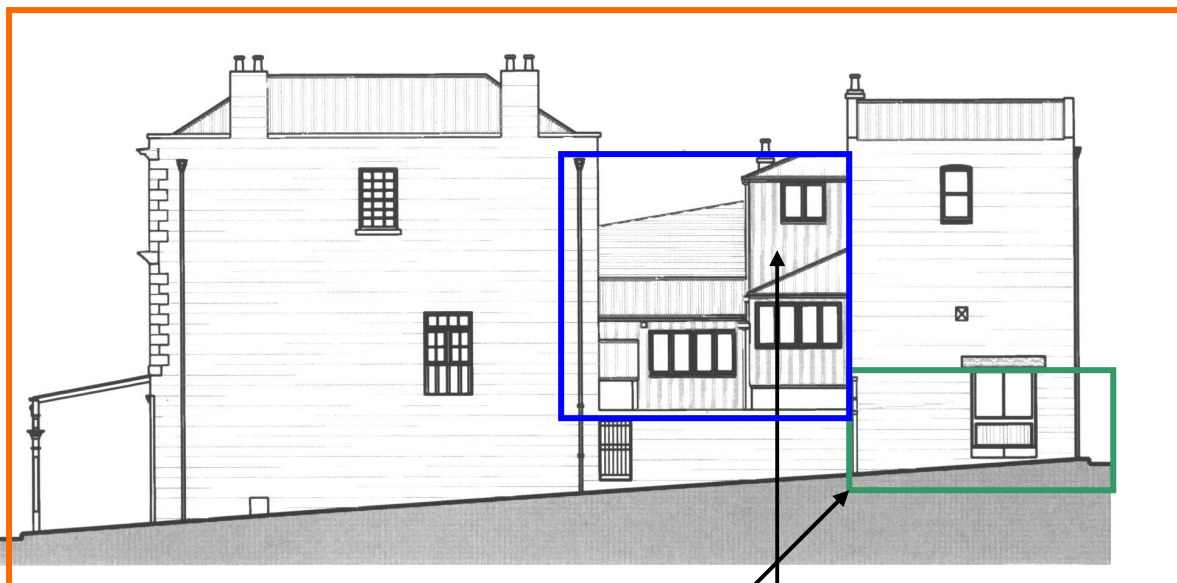
<p>103 George Street, The Rocks</p>		<p>Level of significance</p>
<ul style="list-style-type: none"> • The overall form and scale of the two main structures on the site • The stone façade of the Front Section on George Street • The presentation, as a former warehouse/storage facility, of the Rear Section facing Nurses' Walk • The proportion of openings, and the rhythm of the windows on the George Street façade • The roof parapet and decorative elements on the George Street façade • The decorative timber ceiling in the eastern room on the first level of the Front Section • The hoist mechanism on the façade of the Rear Section building • The remnant advertising on the above awning, Front Section 	<p>EXCEPTIONAL</p>	
<ul style="list-style-type: none"> • The above and under ground archaeological potential • The tiled walls and tiling decoration in the former butcher's shop • The layout of all the internal spaces and rooms of both the George Street and the Nurses' Walk buildings • The circular window opening on the Nurses' Walk façade of the Rear Section • The sandstone foundations to the Rear Section: Suez Canal and Nurse's Walk • Timber floor structures • Lath and plaster walls and ceilings • Internal staircases and associated hallways • Internal remnant chimney inside the building on Nurses' Walk 	<p>HIGH</p>	
<ul style="list-style-type: none"> • Timber doors and windows, entrance doorways, and stone sills reconstructed during the periods of conservation works • The reconstructed awning over the footpath in George Street • The reconstructed elements in the Central Section on Suez Canal 	<p>MODERATE</p>	
<ul style="list-style-type: none"> • All other materials post-dating the 1990s works 	<p>LITTLE</p>	
<ul style="list-style-type: none"> • The external air-conditioning unit in the courtyard 	<p>INTRUSIVE</p>	

Key

	Exceptional Significance
	High Significance
	Moderate Significance
	Little Significance
	Intrusive







EXCEPTIONAL SIGNIFICANCE

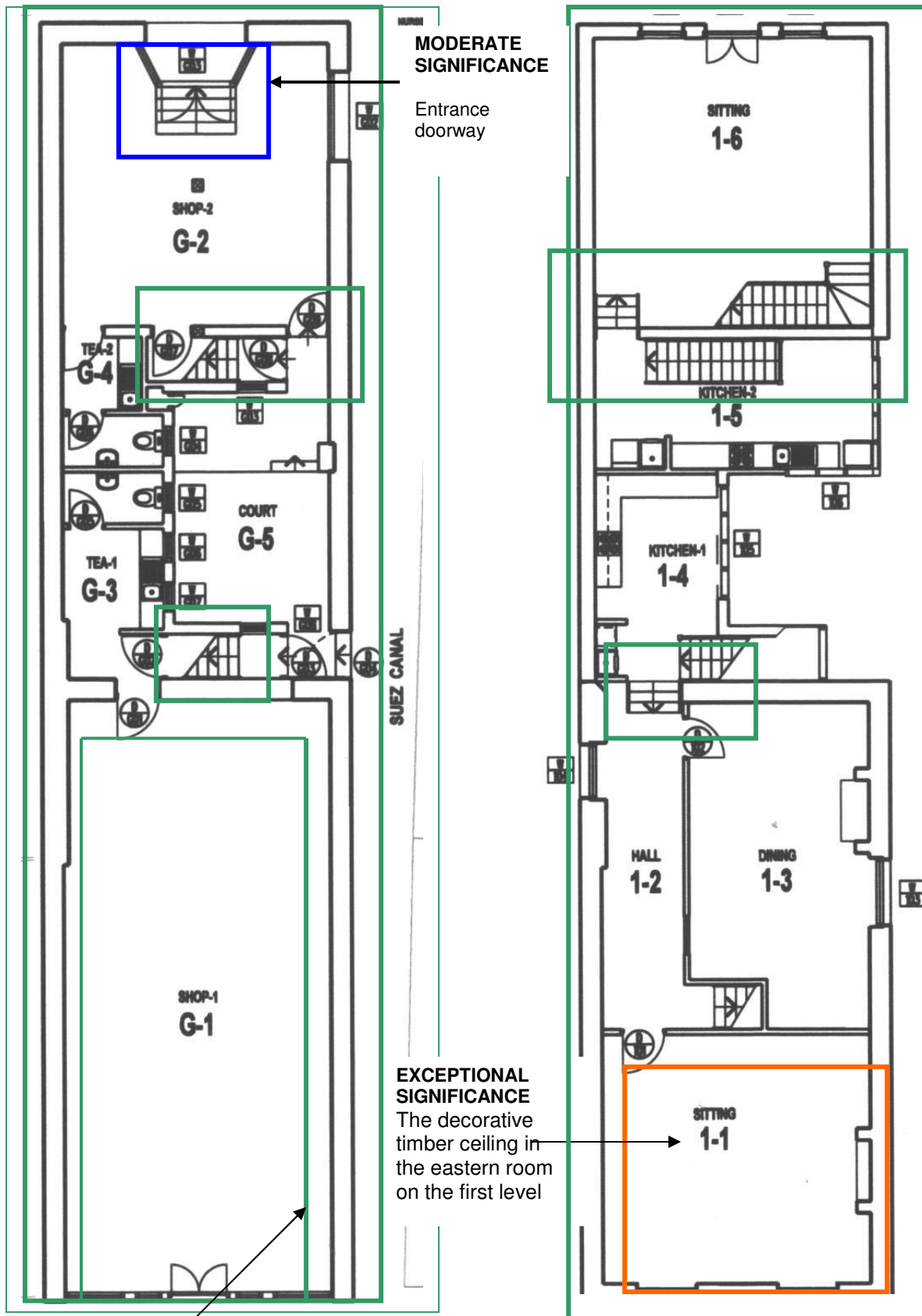
The overall form and scale of the two main structures on the site

HIGH SIGNIFICANCE

The sandstone foundations to the Rear Section:
Suez Canal and Nurse's Walk

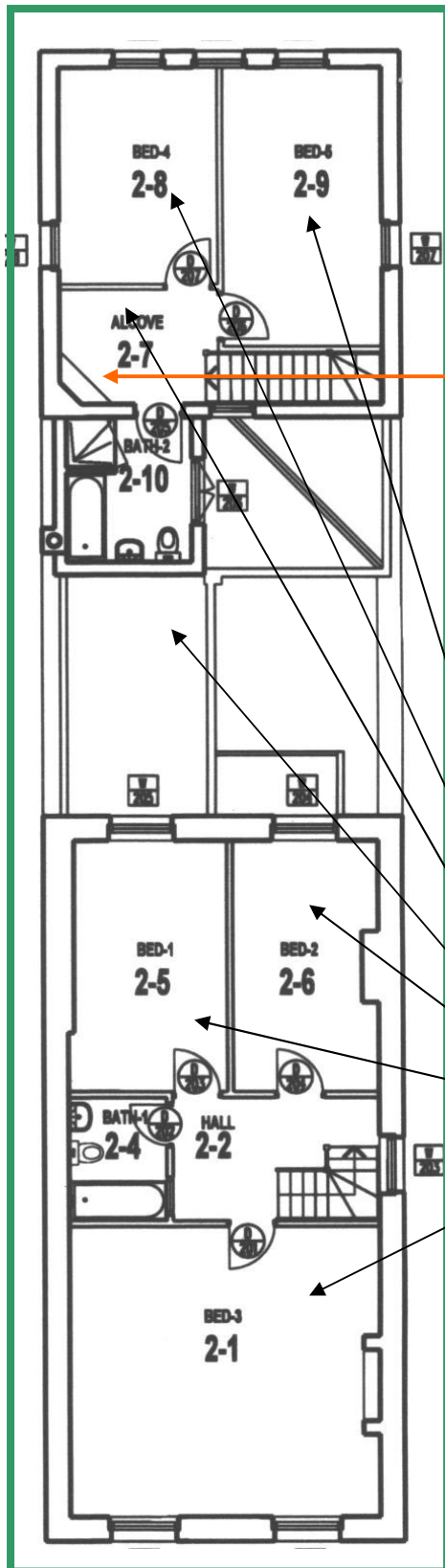
MODERATE SIGNIFICANCE

The reconstructed elements in the Central Section on Suez Canal



HIGH SIGNIFICANC
 Timber floor structures
 Lath and plaster walls and ceilings
 Internal staircases and associated hallways
 The tiling decoration in the former butcher's shop

The layout of all the internal rooms and spaces
 Staircases and associated hallways



HIGH SIGNIFICANCE

Internal remnant chimney
inside the building on
Nurses' Walk

HIGH SIGNIFICANCE

- Timber floor structures
- Lath and plaster walls and ceilings
- Staircases and associated hallways
- The layout of all the internal rooms and spaces

6.0

Constraints, Opportunities and Requirements

6.1 Introduction

This section outlines various major issues involved in the preparation of the conservation guidelines for the site. It takes into consideration matters arising from the statement of significance, procedural constraints imposed by cultural conservation methodology such as that of the Australia ICOMOS *Burra Charter*. It identifies all statutory and non-statutory listings that apply for the site and describes constraints and opportunities arising from these listings.

6.2 Issues Arising from the Statement of Significance

Considering the Statement of Significance, the following issues need to be addressed in the conservation guidelines.

- Both the front and rear sections of 103 George Street, The Rocks should be retained and conserved and should continue to be used for retail, commercial and residential purposes.
- All original and early features should be retained and conserved.
- All components should exemplify and reflect all significant periods of their development in context, and in their relative importance to the interpretation of the past.
- No intervention with the fabric which further confuses the evolution of the building should be permitted.
- No new work or activity should be carried out which would detract from or obscure physical evidence of the significant fabric.
- New works or activities at the place should enhance its significant historic character.
- Aspects of 103 George Street, The Rocks which contribute to the visual character of The Rocks should be conserved and not obscured in any future development.
- A site-specific interpretation strategy, taking into account the site's rich history, should be prepared for the place.

6.3 Physical Condition of the Place

Apart from some minor deterioration,⁴⁵ 103 George Street, The Rocks, is, as at September, 2005, and as the result of extensive conservation works in the late 1990s, in good condition.

6.4 Sydney Harbour Foreshore Authority

The Rocks is managed by the Sydney Harbour Foreshore Authority (SHFA), which was constituted on 1 February 1999 under the Sydney Harbour Foreshore Act, 1998. The Rocks area is, therefore, not within the jurisdiction of the Council of the City of Sydney.

The principle functions of SHFA are stated in its Act as follows:

- (a) to protect and enhance the natural and cultural heritage of the foreshore area;
- (b) to promote, co-ordinate, manage, undertake and secure the orderly and economic development and use of the foreshore area, including the provision of infrastructure;
- (c) to promote, co-ordinate, organise, manage, undertake, secure, provide and conduct cultural, educational, commercial, tourist, recreational, entertainment and transport activities and facilities.

In recognition of the importance of heritage conservation in The Rocks, The Rocks Heritage Management Plan (adopted February, 2002)⁴⁶ has been prepared to provide a firm basis for understanding and conserving the heritage value of The Rocks and to assist in preparing individual Conservation Management Plans for heritage buildings within The Rocks.

6.4.1 SHFA Vision and Charter

Vision

To demonstrate vision and leadership in creating quality environments that are enriching, diverse, accessible and sustainable by continually improving Sydney's significant waterfront precincts, balancing visitor, community and commercial expectations.

Charter

1. To add value by redevelopment of surplus government land through a highly skilled organisation that creates new city precincts on the harbour
2. Capitalise on the economic and cultural worth of foreshore precincts, notably The Rocks, Circular Quay, Darling Harbour, as core attractions for both visitors and Sydneysiders
3. Balance economic return, vibrancy and diversity of harbour foreshores, including the working waterfront
4. Deliver excellence in its role as place manager for Sydney's premier harbour sites
5. As custodian, ensure preservation and interpretation of natural and cultural heritage around the foreshores, promoting a sense of community ownership

⁴⁵ The timber flooring in the south-western office on the First Level of the George Street building is in need of repair.

⁴⁶ Godden Mackay Logan Pty Ltd, *The Rocks Heritage Management Plan* (2000), p.6. *The Rocks Heritage Management Plan*, adopted February, 2002.

6. Facilitate the opening up of foreshore areas to the public, balancing protection with active use while improving and extending waterfront public domain.

The Authority proposes, subject to the recommendations of the conservation plan, to continue to use 103 George Street, The Rocks for commercial uses.

6.5 Heritage Management Framework

6.5.1 Environmental Planning Instruments (EPIs)

There are three principle EPIs under the Environmental Planning and Assessment Act 1979 that are applicable to The Rocks, and these are as follows:

A. State Environmental Planning Policy (Major Projects) 2005

The SEPP - Major Projects identifies The Rocks as being included within the City Foreshores Areas. The SEPP provides that development with a capital investment value of less than \$5 Million is development under Part 4 of the Act (i.e. requires a Development Application) for which the Minister is the consent authority. Development over \$5 Million is development to be dealt with under Part 3A of the Act, i.e. as a Major Project Application, for which the Minister is also the consent authority.

In accordance with the instrument of delegation from the Minister to the Sydney Harbour Foreshore Authority Planning Assessment Manager, the Planning Assessment Team receives and process Development Applications and Major Project Applications, and can determine DAs (applications less than \$5 million in value) under delegation from the Minister. Major Project Applications are reported to the Minister for determination.

B. Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Rocks is included in the 'Foreshores and Waterways Area' defined in the SREP, and as such any development must be considered in terms of the criteria set out in clauses 21 to 27 of the SREP. The SREP does not identify any heritage items within The Rocks, however it does identify the Sydney Harbour Bridge and the Circular Quay Ferry Wharves as heritage items and any development within their vicinity needs to be considered in terms of impacts on these items, including views to the items. Draft Amendment 1 to the SREP also identifies a 'Buffer Zone' for development in the vicinity of the Sydney Opera House, which covers a majority of The Rocks area, and any impacts on views to the Opera House are to be taken into consideration.

The SREP also requires the consideration of potential to impact on archaeological or potential archaeological relics.

The Rocks is also included as a 'Strategic Foreshore site' on Sheet 1 of the SREP, for which a Master Plan (deemed DCP) is required. However this only applies to the City Foreshores area if the Minister directs, and as yet there has been no such direction.

The DCP that exists under the SREP is also relevant to development in The Rocks. Its primary focus is on ecological and landscape character areas, and built form

design guidelines for development very close to the water's edge. The only relevant landscape character area in The Rocks is Dawes Point.

C. Sydney Cove Redevelopment Authority (SCRA) Scheme

The Rocks is covered by the SCRA Scheme which has the status of an EPI under Schedule 6 of the Environmental Planning and Assessment Act 1979. The SCRA Scheme comprises a series of Building Site Control Drawings which provide for the maximum height of buildings on any particular site, and which also specify permissible uses for a particular site or precinct.

The SCRA Scheme does not have any further development provisions nor does it specifically identify Heritage Items.

6.5.2 New South Wales Heritage Act

Heritage and Conservation Register

The *NSW Heritage Act* requires a 'government instrumentality' such as the SHFA to 'establish and keep a register entitled the *Heritage and Conservation Register*. The register must be reviewed annually, and amended if necessary.

The register must contain items, under the ownership or control of SHFA, that are or could be listed in the *NSW State Heritage Register* or could be subject to an Interim Heritage Order, or which are listed as an item of environmental heritage in an environmental planning instrument.

SHFA has prepared a Section 170 Register, which has been endorsed by the NSW Heritage Council.

State Heritage Register

103 George Street, The Rocks is included as Listing Number 10587 (Gazetted 10th May, 2002, page 2865) on the NSW Heritage Register, together with 95 other items in The Rocks now individually entered on *The NSW State Heritage Register*. This listing recognises the sites as being of State significance and provides statutory protection under the *NSW Heritage Act (1977)*. 103 George Street is also included on the *Sydney Harbour Foreshore Authority (SHFA) Heritage Register* (SCA Register) 1979-1998, No. B047, AR063.

Under Section 60 of the *Heritage Act* any development for State Heritage Register items, which may affect the significance of the site (buildings, setting etc) must be referred to the NSW Heritage Council for approval, unless the Minister grants exemptions. *The State Heritage Register* lists 96 items in The Rocks.

The Minister has delegated the NSW Heritage Council's role to approve S.60 Applications for *minor* development in The Rocks to the Sydney Harbour Foreshore Authority for a number of types of development including change of use of an existing building, temporary uses for 2 years or less, internal fit-outs, shopfronts and awnings etc.

Archaeological Management

An excavation permit, issued by the NSW Heritage Council, is required where there is reasonable knowledge or likelihood that disturbance or excavation of the land is likely to result in archaeological relics being discovered, exposed, moved, damaged or destroyed. The Act defines 'relic' as -

Any deposit, object or material evidence

(a) which relates to the settlement of the area that comprises New South Wales, not being an Aboriginal settlement, and

(b) which is 50 or more years old.

The 'relics'; provision of the Heritage Act apply to all land within The Rocks.

6.6 Community Groups

103 George Street, The Rocks has been classified by the National Trust of Australia (NSW) as part of a classified precinct (93 – 109 George Street), Commercial Buildings.

Listing on the Register of the National Trust carries no statutory implications. The Trust's opinions however, are usually sought when major proposals are being formulated in heritage precincts or in relation to heritage buildings.

6.7 Building Regulations

The Building Code of Australia is concerned with establishing uniform building regulations across Australia. The Code is implemented in NSW through the Local Government Act 1993. Generally, minimum standards are required to be reached in building works.

The main provisions of the Code concern structural requirements, fire resistance, access and egress (including provisions for people with disabilities), services and equipment and health and amenities.

An assessment of compliance of the complex with the Code has not been carried out for this report.

In general, when considering the Building Code of Australia in heritage buildings, proposals must ensure that significance fabric and spatial qualities are not compromised.

6.8 Baseline Archaeological Assessment

The archaeological potential of the site was assessed in *The Rocks and Millers Point Archaeological Management Plan* in 1991 with the following recommendations:

6.8.1 Below Ground

- Below ground archaeological remains.
An historical and archaeological assessment prior to archaeological investigation is recommended.

6.8.2 Above Ground

- Above ground archaeological remains.
An archaeological watching brief or monitoring programme is recommended.

7

Conservation Policies

7.5 Introduction

Conservation can be regarded as the management of change. It seeks to safeguard that which is important in the built environment within a process of change and development. As such, it is one of the functions of this document to establish criteria, policies and recommendations of the conservation, on-going use of the buildings as an appropriate and desirable future direction. In this way the owners and managers of the place/buildings will be able to formulate proposals within a known framework of acceptable directions, and planning authorities will be able to assess those proposals against the criteria.

The following section identifies **Policies** and **Guidelines** as the two basic mechanism, with which to achieve the conservation and on-going use of the subject complex in the context of the adaptive re-use and necessary upgrade of the various building components. A brief **Background** provides the context for each of the policies. The **Policies** identify basic conservation guidelines, which are required to be met. They are supported by **Guidelines** and in places they should be clearly identified by the proponent and discussed in any Development Application submission.

This section contains general policies that are structured under five major headings with sub policies relating to more specific issues. The first major policy, and especially its sub policy *8.2.2 Treatment of fabric of different grades of significance*, should be used as a basis for decision making, to enable future planning for each building and external and internal element to be made with due regard to the significance of the fabric in question.

7.6 Application of the Burra Charter

The *Australia ICOMOS Burra Charter 1999*,⁴⁷ known as *The Burra Charter*, is widely accepted in Australia as the underlying methodology by which all works to sites/buildings, which have been identified as having national, state and regional significance are undertaken.

Because 103 George Street, The Rocks is of demonstrated cultural significance, procedures for managing changes and activities at the complex should be in accordance with the recognised conservation methodology of the *Burra Charter*.

7.6.1 Consistent Terminology

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved a standardised terminology for conservation processes and related actions should be adopted. The terminology in the *Burra Charter* is a suitable basis for this. Article 1 of the *Burra Charter* gives the following definitions⁴⁸ -

⁴⁷ *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 1999.*

⁴⁸ *Australia ICOMOS Burra Charter 1999, p. 2.*

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning the *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a place that contributes to the *cultural significance* of another place.

7.6.2 Treatment of Fabric of Different Grades of Significance

The building components of 103 George Street, The Rocks have been carefully assessed to identify the differing levels of contribution each makes to the significance of the overall site. The grading utilises a five-tier system of values: *exceptional significance*, *considerable significance*, *some significance*, *little significance* and *intrusive*.

The grading of significance of the various elements of the Stores is a valuable planning tool, and it assists in developing a consistent approach to the treatment of different elements. The various grades of significance generate different requirements for retention and conservation of individual spaces and their various elements.

- Items identified as being of **exceptional and high significance** should be retained and conserved *in situ*. Any work, which affects the fabric or external appearance of these items should be confined to Preservation, Restoration, Reconstruction, or Adaptation as defined by The *Burra Charter*. They should also be subject to continuing care and Maintenance.
- Where the fabric is of **moderate significance** some intervention is permissible. Adaptation, relocation or alteration to components of these items and spaces is acceptable provided that it protects the overall cultural significance, and is carefully considered and executed. Such work should take place within defined work programs and should not be the product of general maintenance or sporadic alterations.
- Elements assessed as of **little significance** provide evidence of long term use and support the character and overall quality of the place. They have particular qualities that can expand overall interpretive themes, but are generally not regarded as essential to the major aspects of significance of a building or place, often fulfilling a functional role and/ or are in poor condition. Both retention and removal are acceptable options, depending on the element. Major interventions should be confined to areas where the fabric is of little significance.
- Elements identified as **intrusive** can reduce or obscure the overall significance of the place, despite their role as illustrators of the site's progressive development. The preferred option is for their removal, conversion to a more compatible form or replacement in a way, which help to retain the overall significance of the item. These items need not be addressed immediately.

The *Burra Charter* recommends a minimalist approach be taken in removing fabric graded as of **little significance** or **intrusive**, and it be limited to protecting and enhancing fabric of greater cultural significance, or allowing practical use of the building.

7.7 The Use of 103 George Street, The Rocks

Background

Throughout its history, 103 George Street, The Rocks, has fulfilled a varied retail, storage and residential purpose. The types of businesses have ranged from an historic butchery, public dining rooms, shoemaking and sales, clothing manufacturing and sales, and currently, book and jewellery sales. The upper floors have been used variously as the home of the resident tradespersons and family; as boarding house facilities, or for storage.

Policy

The ground floor levels of the George Street and Harrington Street sections of 103 George should continue to be used for retail. The upper levels of the George Street building, and the second level of the Harrington Street building, may be used as commercial offices, but should retain all elements associated with domestic residence to ensure reinstatement of the original function. The open character of the first level of the Harrington Street premises should be retained.

Guidelines

- The open character of the spaces on the ground floor sections of the buildings on George Street and Harrington Street should be retained to ensure an appropriate milieu for retail activities.
- The open character of the first level of the Harrington Street building should be retained to reflect its historic use as a storage facility.
- Facilities such as bathrooms and kitchens should be maintained to ensure that the upper levels of both the George Street and Harrington Street premises can be used for residential purposes.
- The side entrance to the George Street upper level premises should be maintained to ensure that ready access, independent from the Ground Level retail premises, is continued.
- The open nature of the small courtyard between the George Street and Harrington Street buildings should be maintained.

7.8 Asset Management

7.8.1 SHFA responsibilities

Background

103 George Street, The Rocks, as part of The Rocks, is owned by the Crown and vested in the Sydney Harbour Foreshore Authority (SHFA). SHFA has overall responsibility for the management of the place.

Policy

Sydney Harbour Foreshore Authority shall retain management of 103 George Street, The Rocks as a single entity within the overall context of The Rocks precinct.

Guidelines

- The Authority should implement a management structure that integrates development and conservation work with the overall management of 103 George Street, The Rocks
- SHFA should make this Conservation Management Plan a publicly accessible document.
- SHFA should ensure that this document and any subsequent recording and investigations are achieved in such a manner that provides an accurate record of the changes to the significant fabric of 103 George Street, The Rocks
- The intention, aims and policies of this CMP shall be disseminated through, and implemented by, relevant key staff of SHFA.
- SHFA shall adequately assess the impact of proposed modifications to significant fabric, prior to the granting of owner's consent.
- All recording, when required, should be undertaken and archived in accordance with the recording guidelines prepared by the NSW Heritage Office.
- A program of regular monitoring should be established, covering both the physical changes within 103 George Street, The Rocks and visitor experience issues, and be incorporated, where relevant, into management decisions.
- The Authority should investigate mechanisms which give it better control of the design, documentation and implementation of work to heritage buildings. One option, which should be investigated, is that all such activities be undertaken directly by the Authority and paid for by the tenant.

7.8.2 Adoption, Endorsement and Review of the CMP⁴⁹

Background

The Conservation Management Plan (CMP) for 103 George Street, The Rocks, proposes a framework for the management of heritage issues in relation to upgrading and adaptive re-use projects and, into the long term, to ensure that the identified significance of the complex is retained and maintained.

⁴⁹ Adoption (SHFA), Endorsement (NSW Heritage Council) and Review (SHFA)

Circumstances, however, will change over the years as various recommendations are implemented and new use requirements emerge. Conservation Policies need to progressively respond to changing situations if they are to remain relevant.

Policy

This Conservation Management Plan should be adopted as one of the bases for the future management of the site. Conservation Policies should be reviewed every five years.

Guidelines

- Reviews of the CMP should be based on *The Burra Charter* and other guidelines by the NSW Heritage Office.
- Reviews should also take into account any other relevant legislation, planning frameworks, appropriate literature and widely recognised conservation practices and procedures.
- Reviews should be undertaken by experienced conservation practitioners in conjunction with relevant ownership and management representatives.
- Irrespective of the requirement to review the document every 5 years, the CMP should remain as a valid basis for on-going heritage management until such reviews are completed.

7.8.3 Required Approvals

Background

To prevent gradual loss of cultural significance through gradual change, a mechanism for controlling any modifications by tenants to the significant fabric needs to be established.

The Minister as consent authority and master plan approval authority, under SEPP 56 and SREP 26 for SHFA's legislative foreshore area (excluding non-master plan areas in Pyrmont / Ultimo), transferred the planning assessment responsibilities from the then Department of Infrastructure, Planning and Natural Resources (DIPNR) now the NSW Department of Planning (DoP) to the Sydney Harbour Foreshore Authority on the 4 August 2003 as follows:

- A.** Master Plans – transferred the planning functions of processing, exhibiting, assessing and reporting on Master Plans within SHFA's legislative foreshore area, from DoP to SHFA, for determination by the Minister.
- B.** Major DAs – transferred the planning functions of processing, exhibiting, assessing and reporting on major Development Applications within SHFA's legislative foreshore area, from DoP to SHFA, for determination by the Minister.
- C.** Minor DAs – delegated the processing of all minor DAs in SHFA's legislative foreshore area from the Minister to the Planning Assessment Manager of SHFA.

SHFA has delegation from the NSW Heritage Council to approve minor Section 60 applications.

Policy

Before doing work to any part of 103 George Street, The Rocks or lodging a development application or a Section 60 application, the proponent should liaise with

SHFA's heritage architect and obtain the consent of the Sydney Harbour Foreshore Authority.

Guidelines

- A formal pre-lodgement process should be required to ensure that any proposed development by a tenant is consistent with the SEPP No.56 objective to protect significant cultural values, prior to SHFA giving its consent (as landowner) to the lodgement of a Section 60 and a Development Application.
- Prior to granting owner's consent to a proposal, the SHFA should, in its capacity as land owner and manager, be satisfied that there are no adverse heritage impacts associated with the proposal. Where necessary, a Heritage Impact Assessment and adequate documentation of the proposed works should be required to assist in the assessment of owner's consent applications.
- Once this Conservation Management Plan (CMP) has been endorsed by the NSW Heritage Council, activities identified in Section 8.4 (*Exemptions under the NSW Heritage Act*) of this document will be exempt from further reference to the NSW Heritage Council.

7.8.4 Tenancy

Background

To prevent the gradual loss of cultural significance through incremental change, a mechanism for controlling any modifications undertaken by tenants to the significant fabric needs to be established.

Policy

All tenants of the building should be made aware of the cultural significance of the place. Tenancies should only be selected/approved by SHFA on the basis that the proposed or future uses are compatible with the significance of historic uses, and the sensitive fabric and spaces, and introduced elements can be installed and removed without impact.

Guidelines

- Tenants shall adopt the guidelines of this CMP in their planning and design.
- Tenants should be aware of Sydney Harbour Foreshore Authority (SHFA) policies.
- The impact of proposed modifications to significant fabric should be adequately assessed, prior to the granting of owner's consent

7.8.5 Appropriate Conservation Skills and Experience

Background

The Burra Charter encourages the use of skilled and appropriate professional direction and supervision from a range of disciplines for conservation activities.

The attitudes, skills and experience required and creative approaches taken in the context of a conservation project are quite different to those applied to the design and construction of new buildings.

Policy

Appropriate conservation skills and experience should be available within project teams to deal with any programs of conservation and upgrading of the building components of 103 George Street, The Rocks.

Guidelines

- Appropriate professional skills and experience assembled to work on the detailed conservation of the building could include, as appropriate, researchers, archaeologists, architects, structural engineers, building code compliance advisers, materials conservation specialists and cost planners.
- Building contractors, project managers and trades personnel who are experienced with working on historic buildings should be selected to work on the project.

7.9 Management of Significance

7.9.1 Retention of Significance

Background

103 George Street, The Rocks represents an important phase in the development of The Rocks area, the commercial activities of the early Colony, and the historic practice of combining retail and residential premises.

Policy

The statement of significance should be adopted as the basis for heritage management. All decisions should consider and seek to retain the values identified in the Statement of Significance.

Guidelines

- The building should be retained, appropriately conserved and used for purposes compatible with the importance and significance of its fabric.
- All original and significant early features should be retained and conserved. The conservation process should take note of the role and importance of the particular component in its context and in its relative importance to the interpretation of its past.
- No intervention with the fabric which further confuses the evolution of the building/s should be permitted. No new work or activity should be carried out which would detract from or obscure physical evidence of the significant fabric.
- Any intervention should, where possible, be reversible.
- The conservation, adaptation and maintenance of 103 George Street, The Rocks, should be approached with the general principle of changing “as much as necessary but as little as possible”.
- Replacement, repair and reconstruction procedures should be carried out using materials and details which match original/early work to the extent that the new material can be identified only on close examination.
- Where elements or features affect the significance of the building/s detrimentally through past alterations and additions, these should be removed, and the areas appropriately restored/reconstructed to original detail, or adapted in a sympathetic and appropriate manner.
- Internal alterations and renovations are acceptable within the context of compatible use, however they should not impact on the significance of the internal original fabric and spatial qualities of the building components on the site, or their external façades.
- No externally mounted air-conditioning, ventilation equipment, water heaters or service components should be visible from the street or impact negatively on the façade.
- Evidence of the progressive evolution of 103 George Street, The Rocks should be respected and retained.

7.9.2 Conservation of Significant Fabric

Background

One of the key objectives of contemporary conservation practice is that as much of the significant original fabric of the building or place should be retained and conserved in order to preserve the essential integrity of the heritage resource for future generations. While any conservation activity will affect the building in some way, the aim, consistent with responsible re-use or management aims, should be to minimise the work necessary. In this way the authenticity of the item will be retained as far as possible within a process of evolutionary changes and good maintenance practice.

The existing building fabric, both internally and externally, of the two built structures comprising of 103 George Street, The Rocks, is currently in excellent condition.

Policy

Extant building fabric, both internally and externally should be retained and conserved, in accordance with the levels of significance identified in Section 5.0 Grading of Significance, of this Conservation Management Plan.

Guidelines

- Original external and internal fabric, which has been identified as of exceptional of considerable significance should be retained and conserved.
- No conservation or maintenance work should alter or negatively impact on the significant elements of the external façades or significant internal fabric/spaces.
- Degraded or aged building elements, which are not likely to be causing on-going deterioration, should not be repaired for visual reasons if by doing so the patina of age and ability to successfully interpret various stages of use is degraded.
- Where repairs or alterations are required, new material should closely match original or adjacent materials. However, evidence of change should not be so well matched as to be impossible to read on close inspection.
- Any visible structural elements should be retained as existing and left exposed, with appropriate maintenance. No structural members should be removed, other than to re-instate significant architectural elements.
- All original doors, windows, fireplaces, hearths, timber and stone floors, balustrades, staircases and associated landings should be retained, with appropriate maintenance
- Where it is clear that original or significant fabric has been removed it is considered appropriate to adaptively reconstruct based on extant fabric.

7.9.3 Conservation of Significant Spaces

Background

The significance of the site at 103 George Street, The Rocks, is characterised by two separate buildings, constructed at different periods, with a small internal courtyard.

Policy

The spatial qualities of the two buildings that make up 103 George Street, The Rocks, together with the small open space that divides them, contribute to the

significance and interpretation of the place and therefore should be conserved, as part of the on-going use, on-going management and any future development strategy.

Guidelines

- The distinctive spatial qualities of the front and rear sections of the site should continue to be maintained.
- Future development options should ensure that the historic use of the ground floor sections of the buildings for retail is continued, and that the residential character of the upper floors is maintained.
- The open character of the intermediate courtyard should be maintained.

7.9.4 Archaeological Monitoring

Background

The Rocks and Millers Point Archaeological Management Plan states that disturbance of potential archaeological deposits or features will require a detailed assessment by a qualified archaeologist. The Heritage Act 1977 (Section 140) states that any excavation, where relics may be disturbed, requires an excavation permit.

Policy

All work involving excavation of the site should be carried out under archaeological supervision by a qualified archaeologist.

Guidelines

Based on the significance of the site, *The Rocks and Millers Point Archaeological Management Plan (1991)*, and *The Rocks Archaeological Report 2000*, it is the recommendation of the CMP that any ground disturbance on the property in the future be subject to further archaeological monitoring.

7.9.5 On-going Maintenance and Repair

Background

The nature of any building is that its fabric will deteriorate due to the effects of age, maintenance, weather, vegetation incursion and use. To ensure the on-going conservation of significant building fabric, a regular maintenance schedule should be implemented, which provides for regular inspection and for remedial action to be taken where necessary.

Policy

The significant fabric of 103 George Street, The Rocks should be maintained by the implementation of the short, medium and long-term maintenance program outlined in Section 8.3, Ongoing Maintenance.

Guidelines

- The building fabric and services should be subject to continuing care and maintenance by the SHFA.
- In addition to regular maintenance activities, prompt preventative action and repair should be taken as necessary.

- Prevention of continuing deterioration should take priority over widespread repair or reconstruction.
- Inspection and maintenance works should only be conducted by those with professional knowledge and experience of buildings and materials.
- No maintenance work or repairs should negatively impact on significant fabric.
- Maintenance and repair works are to be carried out by tradespeople with demonstrated heritage skills, experience and knowledge.

7.9.6 Controls on Intervention

Background

Article 3 of *The Burra Charter* indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric.

Adaptations of existing fabric for practical reasons such as installation of new services and equipment, and the need to meet fire safety and other statutory requirements may be required in terms of securing a viable use for the building components as a whole, and satisfying the changing needs of the general public.

Policy

Intervention into building fabric for non-conservation purposes should generally be restricted to approved programs of re-use or upgrading of service areas and facilities.

Guidelines

- Intervention into any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that required by the proposed works.
- Limited intervention for exploratory or research purposes should generally be restricted to approved programs of re-use, or upgrading of service areas and facilities.
- Intervention should not be detrimental to the original fabric.
- Existing service areas may be upgraded. Any upgrading is subject to the proper approval process.
- New internal floor coverings are permissible, but should have minimal impact on the floor structure.

7.9.7 Retention of Fixtures and Fittings

Background

The hoist above the loft-door of the Harrington Street building is a relic of the site's historic use and contributes to the special character of the building components and 103 George Street, The Rocks, as a whole.

Policy

Features and fixtures associated with the site's historic use should be retained and preserved.

Guidelines

- The retention and conservation of these features and fixtures should be considered as part of the design work for future adaptive re-use programs.

7.9.8 Interpretation

Background

Interpretation of historic places essentially reveals long-term connections and cohesions which underpin our cultural identity. To "interpret" a historic place, in its geographic and physical setting, is to bring its history to life to increase the public's understanding, and, through this extended understanding, to give them an enhanced perception the significance of the place.

Due to its history, significance and setting, 103 George Street, The Rocks is capable of being interpreted for promotional and educational purposes.

Policy

The heritage significance of 103 George Street, The Rocks should be interpreted on site by appropriate methods.

Guidelines

- One of the primary components of the conservation management of the 103 George Street, The Rocks should be to make the values of its cultural significance physically, intellectually and/or emotively accessible to the public.
- The ongoing management of 103 George Street, The Rocks should include the development and implementation of an interpretation strategy, which reveals the cultural significance of the place.
- In making significance accessible, SHFA should take into account of the policies and guidelines contained within the *ICOMOS International Cultural Tourism Charter*.
- Interpretation programs should provide equitable physical, spiritual and intellectual access to the cultural significance of the 103 George Street, The Rocks.
- Interpretation at 103 George Street, The Rocks should take into account all periods of development and occupation in the context of the history of The Rocks area under the management of SHFA, and be presented in an accurate and insightful manner.
- Interpretation should take into account all the historic phases of 103 George Street, The Rocks.

7.10 New Work Policies

7.10.1 Integration of New Work Background

Because of the significance of 103 George Street, The Rocks, scope for new development is limited. In general, no external alterations or additions should occur, except minor additions for services, where these can be concealed from public view. Within the general principles outlined above in this Conservation Management Plan, some relatively minor internal alterations and additions could occur. These should generally be confined to less significant areas and should only affect limited amounts of original fabric. New work should be carefully designed and integrated with the original character of the significant components.

Policy

The introduction of new fabric should be undertaken in such a manner that it does not result in a lessening of the cultural significance of the place. New work should be identifiable as such and should, where possible, be capable of being removed without damage to significant fabric or spaces.

Guidelines

- Any new development should be carried out within the existing building envelopes.
- Period detailing should only be used to elements for which there is clear evidence of the original detail (either remaining in the fabric or in documents).
- Where there is no evidence of the original detail, it is not necessary/appropriate to invent a period detail (unless the original character of the space is to be recreated and the new element is required to blend in).
- Careful detailing will ensure minimal damage to the significant fabric and will allow for reversibility.
- Where an historic function is being re-established, new fittings and fixtures may be adopted to complement the existing architectural character.

7.10.2 Integration of Services

Background

The installation of services is an intrinsic component of the contemporary functioning and viability of 103 George Street, The Rocks. It is recognised that periodic upgrading of services within the building components will be required. In particular, the lack of a mechanical air-conditioning system has resulted in significant constraints on the maintenance of long-term tenancies.

Policy

The extension or alteration of existing services in 103 George Street, The Rocks, is acceptable in the context of re-use, but should not have a detrimental impact to the significance of the building components as a whole.

Guidelines

- Any proposed upgrading of services should be carefully planned. The preparation of schematic layouts is not sufficient: service routes must be planned so as not to damage the significant fabric or disrupt significant spaces.
- Areas previously modified for services should be re-used, in preference to modifying intact fabric.
- The surface mounting of services is preferable to chasing services into significant fabric, in particular face brickwork, stonework and timber.
- Brackets or fixings for services should not damage significant fabric.

7.10.3 Ordinance Compliance

Background

The *Building Code of Australia* is the operative building ordinance in New South Wales for the conservation and re-use of heritage buildings.

In terms of on-going use programs, the key issues are usually compliance with fire resistance, egress provisions, and provision of disabled access and facilities. It is essential that the cultural values of the buildings and the overall complex be not degraded by inappropriate responses to meeting ordinance requirements.

Policy

Approaches to compliance with building ordinances for the conservation and upgrading and re-use programs of the various building components of 103 George Street, The Rocks should focus of responding to the spirit and intent of the ordinances if strict compliance would adversely affect the significance. Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided.

Guidelines

- Conservation and on-going use programs should not place undue stress on the building fabric in order to meet excessive requirements of ordinance compliance.
- Methods of complying with ordinance requirements which utilise fire or smoke detection and active fire suppression are preferred to the addition of fire rating material, which may obscure extant finishes.
- Future upgrades of the buildings should take into consideration any newly developed approaches for the implementation of fire safety standards that do not harm the existing significant fabric.
- When dealing with disability access issues, refer to the document "Access to Heritage Buildings for People with Disabilities" prepared by E.J. Martin (Cox), August 1997.

7.10.4 Signage and External Lighting

Background

It is recognised that commercial and retail tenancy identification and temporary signage are an intrinsic component of the commercial use and viability of 103 George Street, The Rocks as a whole. External lighting of buildings can add to their

character. Signage and external lighting, however, should have no adverse impact on significant heritage fabric and the overall character of the place.

Policy

External signage and lighting should be in accordance with The Rocks Signage and Lighting Policies.

Guidelines

- Signs and external lighting must be consistent with the relevant Sydney Harbour Foreshore Authority policies for signage and lighting in The Rocks.
- The historic signage on the upper level of the George Street façade should be preserved.
- Suitably located signs that provide a legible and clear message and contribute to the vitality of the 103 George Street, The Rocks, are encouraged.
- Signs on the individual building components should be discreet and complementary in terms of colour, material, proportion, positioning and font.
- Signs should be harmoniously integrated with the architecture of the building and should not obscure or damage the significant features or fabric.
- It is not necessary to attempt to create or recreate an “historic” character in the signage, but modern standardised “trademark” signage is not appropriate.
- Fluorescent and iridescent paints are inappropriate. Signs should preferably be illuminated by floodlighting.
- The illumination of 103 George Street, The Rocks, should highlight architectural features rather than floodlighting whole façades. Care should be taken to ensure that over-illumination does not occur.

8

Implementing the Plan

8.5 Introduction

This Conservation Management Plan has been prepared to provide guidelines for the conservation, re-use, interpretation and management of 103 George Street, The Rocks and to ensure that the heritage value of the place is maintained and enhanced.

This section sets out the implementation guidelines for the policies, including a list of management issues and a list of exemptions that can be endorsed by the Heritage Council which will not require further reference for approval.

8.6 Management Issues

- SHFA to review and adopt this Conservation Management Plan.
- Refer this Conservation Management Plan to the NSW Heritage Office for its endorsement.
- Continue to develop the emerging concepts for the use of 103 George Street, The Rocks and its building components within The Rocks.
- Confirm with the NSW Heritage Office that 103 George Street, The Rocks can be managed in accordance with this CMP, without any further reference.
- Refer any development proposals, which fall outside the scope of this CMP, to the NSW Heritage Office and DIPNR.
- Develop and implement interpretation of 103 George Street, The Rocks and encourage tourist visitation.
- Ensure funding for recurrent long-term maintenance, and ensure that maintenance is made at the appropriate time.
- Ensure long-term security of 103 George Street, The Rocks.

8.7 On-going Maintenance

The on-going maintenance schedule refers to cyclical maintenance works to fabric that should be implemented by the Authority as part of the process of on-going management of 103 George Street, The Rocks. A record of when this work is performed, and any faults discovered, or repairs made, should be recorded and kept separately alongside a copy of this maintenance schedule.

ON-GOING MAINTENANCE SCHEDULE					
103 George Street, The Rocks					
Building or Site element	Every Year	Every 2 years	Every 5 years	Every 10 years	Every 20 years
GENERALLY					
OVERALL BUILDING	Monitor condition, general cleaning		Check security and general safety		
EXTERNAL					
WALLS and courtyard					
Sandstone work	Closely monitor condition	Monitor condition, careful general cleaning	Clean as required	Clean and repair as required on advice of expert assessment	Replace as necessary under expert advice
Rendered brick	Closely monitor condition	Monitor condition, general cleaning	Clean and patch rendering under expert guidance.	Clean and repair as required on advice of expert assessment	Replace as necessary
Brick elements	No exposed brick elements in original building				
EXTERNAL ELEMENTS					
TIMBER WINDOWS, DOORS, DECORATIVE BRACKETS, STAIRCASE	Monitor condition, general cleaning	Inspect condition, paintwork and working order	Repaint and / or repair as required	Strip, seal and repaint and/or repair	Original elements should not be replaced
STORMWATER DISPOSAL					
GUTTERS, RAINWATER HEADS & DOWNPIPES	Monitor condition and clear		Repair and repaint as required		Replace as necessary
ROOFING					
FLASHING PARAPETS CAPPING CORRUGATED IRON	Monitor condition	Monitor condition, general cleaning	Clean and repair as required	Clean and repair as required on advice of expert assessment	Replace as necessary
INTERNAL					
GENERALLY					
WALLS	Routine monitor		Inspect.	Inspect condition and patch as required.	
WALL SIGNAGE	Routine monitor	Preserve condition	Preserve condition	Restore as necessary	Restore as necessary

MASONRY AND LIGHTWEIGHT WALLS		Monitor condition		Repair and repaint where appropriate	Clean and prepare surfaces, repainting where appropriate
CEILINGS		Monitor condition		Repair and repaint as required	Repair and repaint as required
TIMBER FLOOR STRUCTURE	Monitor condition		Repair as required	Repair and refinish as required	Repair as required
FLOOR BOARDS		Monitor condition	Repair as required	Renew gap-seal between boards when necessary	Repair as required
JOINERY			Monitor wear	Repaint or revarnish surfaces intended for painting, or varnish	Replace, repaint or revarnish as required
TIMBER STAIRS	Monitor condition		Repair and refinish as required	Repaint or revarnish surfaces intended for painting, or varnish	Repair as required
SERVICE AREAS	Monitor condition		Repair and refinish as required		
SERVICES					
AIR-CONDITIONING		Monitor condition	Monitor condition and repair as required		Replace mechanics as required
ELECTRICAL	Inspect, repair replace as required.		Monitor fittings and fixtures. Repair or replace as required		Replace mechanics as required
PLUMBING	Inspect, repair replace as required		Monitor condition		Replace as required

8.8 Exemptions under the New South Wales Heritage Act

Any major works that are proposed need to be assessed and approved by the Heritage Council to ensure that the heritage significance of the item will not be adversely affected.

To achieve efficiency and focus only on activities that may affect significance, s.57 of the Heritage Act contains provisions for granting exemptions for certain activities that would otherwise require approval under the Act. There are two types of exemptions that can apply to the property.

- Standard exemptions such as building maintenance, minor repairs, alterations to certain interiors and change of use.
- Site-specific exemptions that relate to a particular property.

The NSW Heritage Office has prepared a series of guidelines for the identification of those exemptions that can be sought as part of the s60 application process. These guidelines have been utilised in determining the following proposed general exemptions for the premises at 103 George Street, Sydney.

The site-specific conservation framework developed within this Conservation Management Plan will also be exempt from further reference to the NSW Heritage Council, once this document has been endorsed by the Heritage Council. This Schedule of Exemptions is the version revised by the NSW Heritage Office in 2005.

SCHEDULE OF EXEMPTIONS TO SUBSECTION 57(1) OF THE HERITAGE ACT 1977

MADE UNDER SUBSECTION 57(2)

GENERAL CONDITIONS

1. These general conditions apply to all of the following Exemptions.
2. Anything done pursuant to the following Exemptions must be carried out in accordance with relevant Guidelines issued by the NSW Heritage Office including *"The Maintenance of Heritage Assets: A Practical Guide"* 1998, *"Moveable Heritage Principles"* 2000 and *"The Heritage Council Policy on Managing Change to Heritage Items"*.
3. The following standard Exemptions do not apply to anything affecting relics, places, items or sites if heritage significance to Aboriginal peoples or which affects traditional access by Aboriginal people.
4. The Assistant Director, Principle Heritage Officers employed by the Heritage Office and the Executive Director, Tenant and Asset Management Services, employed by the Sydney Harbour Foreshore Authority, the Executive Director, Cultural Heritage, employed by the Department of Environment and Conservation and the Director of Planning employed by the Sydney City Council, may perform any of the functions of the Director of the Heritage Office under these Exemptions.

The authorisation to the Executive Director, Tenant and Asset Management Services of the Sydney Harbour Foreshore Authority is restricted to land for which the Sydney Harbour Foreshore Authority is the delegated approval body under Section 169 of the Heritage Act, and the preparation and submission of information required to demonstrate that compliance with the criteria contained in these exemptions is satisfied, must not be carried out by the Executive Director, Tenant and Asset Management Services.

The authorisation to the Executive Director, Cultural Heritage, of the Department of Environment and Conservation is restricted to land for which it is the delegated approval body under Section 169 of the Heritage Act, and the preparation and submission of information required to demonstrate that compliance with the criteria contained in these exemptions is satisfied, must not be carried out by the Executive Director, Cultural Heritage.

The authorisation to the Director of Planning, Sydney City Council, is restricted to land for which the Council is the delegated approval body under Section 169 of the Heritage Act, and the preparation and submission of information required to demonstrate that compliance with the criteria contained in these exemptions is satisfied, must not be carried out by the Director of Planning, Sydney City Council (Amended 8 July 2005).

5. In these Exemptions, words shall be given the same meaning as in the *Heritage Act 1977* ("the Act") unless the contrary intention appears from the context of the exemption.
6. Anything done pursuant to the following Exemptions must be specified, supervised and carried out by people with knowledge, skills and experience appropriate to the work.

Guidelines

In addition to the Guidelines listed in paragraph 2 above, the Heritage Council adopted Guidelines on April 2004 for use in interpreting and applying the Standard Exemptions. If it is unclear whether proposed development satisfies the requirements of these exemptions, an application will be required under Section 60 of the Heritage Act.

8.8.1 STANDARD EXEMPTION 1: MAINTENANCE AND CLEANING

1. The following maintenance and cleaning does not require approval under s. 57(1) of the Act:
 - (a) the maintenance of an item to retain its condition or operation without the removal of or damage to the existing fabric or the introduction of new materials;
 - (b) cleaning including the removal of surface deposits, organic growths or graffiti by the use of low pressure water (less than 100 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing.

NOTE 1: Traditional finishes such as oils and waxes must continue to be used for timber surfaces rather than modern alternative protective coatings such as polyurethane or acrylic which may seal the surface and can cause damage.

NOTE 2: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning.

Guidelines

Maintenance is distinguished from repairs, restoration and reconstruction as it does not involve the removal of or damage to existing fabric or the introduction of new materials. It is continuing process of protective care. Typical maintenance activity includes:

- The removal of vegetation and litter from gutters and drainage systems;
- Resecuring and tightening fixings of loose elements of building fabric;
- Lubricating equipment and services which have moving parts;
- The Application of protective coatings such as limewash, polish, oils and waxes to surfaces which have previously had such coatings applied; and
- Cleaning by the removal of surface deposits using methods other than aggressive mechanical or chemical techniques such as high pressure, high temperature or strong solvents which may affect the substrate.

8.8.2 STANDARD EXEMPTION 2: REPAIRS

1. Repair to an item which is of the type described in (a) or (b) below does not require approval under s. 57(1) of the Act:

- (a) the replacement of services such as cabling, plumbing, wiring and fire services that used existing service routes, cavities or voids or replaces existing surface mounted services and does not involve damage to or the removal of significant fabric;
- (b) the repair (such as refixing and patching) or the replacement of missing, damaged or deteriorated fabric that is beyond further maintenance, which matches the existing fabric in appearance, material and method of affixing and does not involve damage to or the removal of significant fabric.

NOTE 1: Repairs must be based on the principle of doing as little as possible and only as much as is necessary to retain and protect the element. Therefore replacement must only occur as a last resort where the major part of an element has decayed beyond further maintenance.

NOTE 2: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance.

NOTE 3: Repair must maximise protection and retention of fabric and include the conservation of existing detailing, such as vents, capping, chimneys, carving, decoration or glazing.

Guidelines

This standard exemption is not intended to allow the cumulative replacement of large amounts of high proportion of the fabric of an item. If replacement of large amounts of fabric is necessary, an application will be required to be submitted under s.60 of the Heritage Act. If there is uncertainty about whether the proposed extent of repair is exempt from approval, advice should be sought from the NSW Heritage Office.

Repairs should have detailed specifications and be carried out by licensed tradespeople with experience in the conservation of heritage buildings. It is essential that the composition of elements of the fabric such as renders, mortars, timber species and metal types remain the same to assist with matching appearance and avoiding chemical incompatibility.

Repair may involve reconstruction which means returning an item to a known earlier state. This may involve the use of new or recycled materials. Reconstruction must satisfy a four-part test to qualify for exemption from approval.

1. The nature of the earlier state being reconstructed must be known. Where there is conjecture about the earlier state of the fabric or where it is proposed to change the appearance, material or method of fixing of the fabric an application under s.60 of the Heritage Act will be required.
2. The replacement fabric must be matching in appearance and method of fixing. The use of salvaged or recycled fabric can be a valuable resource in matching appearance in preference to the use of new fabric which may appear obtrusive. However, the damage to other heritage buildings by the salvaging of fabric for reuse is unacceptable. Salvaged materials must be judiciously sourced so as not to encourage secondary damage to other heritage resources. The use of artificial ageing techniques to assist the matching of new with original fabric is only advocated where there is an obtrusive mismatch of materials which negatively impacts on the heritage significance of the item. Ideally, new and original fabric should be subtly discernable on close examination to assist interpretation of the history of change to the building.
3. The fabric being replaced must be beyond further maintenance. The replacement of fabric may only occur where fabric is missing or it is so damaged or deteriorated that it is beyond further maintenance. In many cases the judgement about the level of deterioration and the effectiveness of further maintenance will require the advice of a person who is suitably experienced in similar heritage conservation projects. If it is unclear that the fabric is beyond further maintenance, its replacement will require the submission of an application under s.60 of the Heritage Act.
4. Significant fabric must not be damaged or removed. In all cases of repair, the damage or removal of significant fabric is not permitted without approval. Significant fabric is that which contributes to the heritage significance of the item. The identification of the level of significance of fabric will usually require the advice of a person who is suitably experienced in similar heritage conservation projects. The damage or removal of significant fabric will require the submission of an application under s.60 of the Heritage Act.

New material used in repairs should where possible be date stamped in a location which is not conspicuous but is legible on close examination. Archival recording of removed and replacement fabric is advocated and should be used in interpretative displays where practicable.

8.8.3 STANDARD EXEMPTION 3: PAINTING

1. Painting does not require approval under s. 57(1) of the Act if the painting:

- (a) does not involve the disturbance or removal of earlier paint layers other than that which has failed by chalking, flaking, peeling or blistering;
 - (b) involves over-coating with an appropriate surface as an isolating layer to provide a means of protection for significant earlier layers or to provide a stable basis for repainting;
 - (c) employs the same colour scheme and paint type as an earlier scheme if they are appropriate to the substrate and do not endanger the survival of earlier paint layers.
2. Painting which employs a different colour scheme and paint type from an earlier scheme does not require approval under s. 57(1) of the Act, provided that:
- (a) the Director is satisfied that the proposed colour scheme, paint type, details of surface preparation and paint removal will not adversely affect the heritage significance of the item; and
 - (b) the person proposing to undertake the painting has received a notice advising that the Director is satisfied.
3. A person proposing to undertake repainting of the kind described in paragraph 2 must write to the Director and describe the proposed colour scheme, paint type, details of surface preparation and paint removal involved in the repainting. If the Director is satisfied that the proposed development meets the criteria set out in paragraph 2(a) the Director shall notify the applicant.

NOTE: Preference should be given to the re-establishment of historically significant paint schemes of the item that are appropriate to the significance of the building.

Guidelines

This standard exemption is not intended to allow the cumulative replacement of large amounts of high proportion of the fabric of an item. If replacement of large amounts of fabric is necessary, an application will be required to be submitted under s.60 of the Heritage Act. If there is uncertainty about whether the proposed extent of repair is exempt from approval, advice should be sought from the NSW Heritage Office.

Repairs should have detailed specifications and be carried out by licensed tradespeople with experience in the conservation of heritage buildings. It is essential that the composition of elements of the fabric such as renders, mortars, timber species and metal types remain the same to assist with matching appearance and avoiding chemical incompatibility.

Repair may involve reconstruction which means returning an item to a known earlier state. This may involve the use of new or recycled materials. Reconstruction must satisfy a four-part test to qualify for exemption from approval.

5. The nature of the earlier state being reconstructed must be known. Where there is conjecture about the earlier state of the fabric or where it is proposed to change the appearance, material or method of fixing of the fabric an application under s.60 of the Heritage Act will be required.
6. The replacement fabric must be matching in appearance and method of fixing. The use of salvaged or recycled fabric can be a valuable resource in

matching appearance in preference to the use of new fabric which may appear obtrusive. However, the damage to other heritage buildings by the salvaging of fabric for reuse is unacceptable. Salvaged materials must be judiciously sourced so as not to encourage secondary damage to other heritage resources. The use of artificial ageing techniques to assist the matching of new with original fabric is only advocated where there is an obtrusive mismatch of materials which negatively impacts on the heritage significance of the item. Ideally, new and original fabric should be subtly discernable on close examination to assist interpretation of the history of change to the building.

7. The fabric being replaced must be beyond further maintenance. The replacement of fabric may only occur where fabric is missing or it is so damaged or deteriorated that it is beyond further maintenance. In many cases the judgement about the level of deterioration and the effectiveness of further maintenance will require the advice of a person who is suitably experienced in similar heritage conservation projects. If it is unclear that the fabric is beyond further maintenance, its replacement will require the submission of an application under s.60 of the Heritage Act.
8. Significant fabric must not be damaged or removed. In all cases of repair, the damage or removal of significant fabric is not permitted without approval. Significant fabric is that which contributes to the heritage significance of the item. The identification of the level of significance of fabric will usually require the advice of a person who is suitably experienced in similar heritage conservation projects. The damage or removal of significant fabric will require the submission of an application under s.60 of the Heritage Act.

New material used in repairs should where possible be date stamped in a location which is not conspicuous but is legible on close examination. Archival recording of removed and replacement fabric is advocated and should be used in interpretative displays where practicable.

8.8.4 STANDARD EXEMPTION 4: EXCAVATION

1. Excavation or disturbance of land of the kind specified below does not require approval under s. 57(1) of the Act, provided that the Director is satisfied that the criteria in (a), (b) or (c) have been met and the person proposing to undertake the excavation or disturbance of land has received a notice advising that the Director is satisfied:

- (a) where an archaeological assessment has been prepared in accordance with Guidelines published by the Heritage Council of NSW which indicates that there is little likelihood of there being any relics in the land or that any relics in the land are unlikely to have State of local heritage significance; or
- (b) where the excavation or disturbance of land will have a minor impact on the archaeological resource; or
- (c) where the excavation or disturbance of land involves only the removal of fill which has been deposited on the land.

2. A person proposing to excavate or disturb land in the manner described in paragraph 1 must write to the Director and describe the proposed excavation or disturbance of land and set out why it satisfies the criteria set out in paragraph 1. If

the Director is satisfied that the proposed development meets the criteria set out in paragraph (a), (b) or (c) the Director shall notify the applicant.

NOTE: Any excavation with the potential to affect Aboriginal objects should be referred to the Director-General of the Department of Environment and Conservation.

Guidelines

Restoration in accordance with clause 1 of this standard exemption does not involve the removal of fabric and only relates to the return of fabric which has been removed to storage or has been dislodged from its original location.

8.8.5 STANDARD EXEMPTION 5: RESTORATION

1. Restoration of an item by returning significant fabric to a known earlier location without the introduction of new material does not require approval under s. 57(1) of the Act.

2. The following restoration does not require approval under s. 57(1) of the Act, provided that the Director is satisfied that the criteria in (a) have been met and the person proposing to undertake the restoration has received a notice advising that the Director is satisfied:

(a) the restoration of an item without the introduction of new material (except for fixings) to reveal a known earlier configuration by removing accretions or reassembling existing components which does not adversely affect the heritage significance of the item.

3. A person proposing to undertake restoration of the kind described in paragraph 2 must write to the Director and set out why there is a need for restoration to be undertaken and the proposed material and method of restoration. If the Director is satisfied that the proposed development meets the criteria set out in paragraph 2(a), the Director shall notify the applicant.

8.8.6 STANDARD EXEMPTION 6: DEVELOPMENT ENDORSED BY THE HERITAGE COUNCIL OR DIRECTOR (Amended 8 July 2005)

1. Development specifically identified as exempt development by a conservation policy or strategy within a conservation management plan which has been endorsed by the Heritage Council of NSW or within an interim conservation management strategy endorsed by the Director does not require approval under s. 57(1) of the Act.

2. A person proposing to do anything of the kind described in paragraph 1 must write to the Director and describe the proposed development. If the Director is satisfied that the proposed development meets the criteria set out in paragraph 1, the Director shall notify the applicant.

Guidelines

This standard exemption does not exempt development that is consistent with a conservation policy or strategy contained in an endorsed conservation management

plan or interim conservation management strategy other than development that is specifically identified as exempt development in that conservation plan or strategy.

8.8.7 STANDARD EXEMPTION 7: MINOR ACTIVITIES WITH NO ADVERSE IMPACT ON HERITAGE SIGNIFICANCE

1. Anything which in the opinion of the Director is of a minor nature and will not adversely affect the heritage significance of the item does not require approval under s.57(1) of the Act.
2. A person proposing to do anything of the kind described in paragraph 1 must write to the Director and describe the proposed activity. If the Director is satisfied that the proposed activity meets the criteria set out in paragraph 1, the Director shall notify the applicant.

Guidelines

This standard exemption has the potential to relate to a wide range of minor to relate to a wide range of minor development. In determining whether a proposed development is minor the Director may have regard to the context of the particular heritage item such as its size and setting. For instance a development may be considered to be minor in the context of Prospect Reservoir's 1200ha curtilage whereas a similar proposal affecting an item on a smaller site may not be considered to be minor.

In order to assess whether a proposal has an adverse affect on heritage significance it is necessary to submit a clear and concise statement of the item's heritage significance and an assessment of whether a proposal impacts on that significance.

8.8.8 STANDARD EXEMPTION 8: NON-SIGNIFICANT FABRIC

The following development does not require approval under s.57(1) of the Act, provided that the Director is satisfied that the criteria in (a) have been met and the person proposing to undertake the development has received a notice advising that the Director is satisfied:

- (a) the alteration of the building involving the construction or installation of new fabric or services or the removal of building fabric which will not adversely affect the heritage significance of the item.
2. A person proposing to do anything of the kind described in paragraph 1 must write to the Director and describe the proposed development. If the Director is satisfied that the proposed development meets the criteria set out in paragraph 1(a), the Director shall notify the applicant.

Guidelines

In order to assess the level of significance of fabric it is necessary to submit a clear and concise statement of the item's heritage significance and to grade the fabric of the place in accordance with its association with or impact on that significance. It may not always be concluded that more recent fabric is of less or no heritage significance.

8.8.9 STANDARD EXEMPTION 9: CHANGE OF USE (Amended 8 July 2005)

The change of use of an item or its curtilage or the commencement of an additional or temporary use does not require approval under s. 57(1) of the Act, provided that

the Director is satisfied that the criteria in (a) or (b) have been met and the person proposing to undertake the change of use has received a notice advising that the Director is satisfied:

- (a) the use does not involve the alteration of the fabric, layout or setting of the item or the carrying out of development other than that permitted by other standard or site specific exemptions; or
- (b) the use does not involve the cessation of the primary use for which the building was erected, a later significant use or the loss of significant association with the item by current users;

2. A person proposing to change the use of an item or its curtilage or to commence an additional or temporary use of an item or its curtilage in the manner described in paragraph 1 must write to the Director and describe the changes proposed. If the Director is satisfied that the proposed development meets the criteria set out on paragraph 1(a) or (b), the Director shall notify the applicant.

Guidelines

For the purposes of this standard exemption any change of use which is inconsistent with specific conditions of any previous approval or consent such as hours of operation or nature of conduct of an activity requires approval under section 57(1) or the modification of an approval under s.65A of the Heritage Act.

8.8.10 STANDARD EXEMPTION 10: NEW BUILDINGS

1. Subdivision under the *Strata Scheme (Freehold Development) Act* or *Strata Scheme (Leasehold Development) Act* of the interior of a building that has been constructed since the listing of the item on the State Heritage Register or the publication of an interim heritage order in the Gazette which applies to the land does not require approval under s. 57(1) of the Act.

2. Alteration to the interior of a building which has been constructed since the listing of the item on the State Heritage Register or the publication of an interim heritage order in the Gazette which applies to the land does not require approval under s. 57(1) of the Act.

Guidelines

Subdivision to which clause 1 of this standard exemption applies must not subdivide the curtilage of the exterior of a building other than approved car spaces. A strata plan which otherwise proposes the subdivision of the curtilage of a heritage item requires approval under s.57(1) of the Heritage Act.

For the purposes of clause 2 of this standard exemption, alterations to the interior of a building:

- do not include internal alterations to additions to buildings which existed prior to the listing of the site on the State Heritage Register or publication of the interim heritage order;
- must not affect the external appearance of the building such as by balcony enclosure or window screening; and

- must not be inconsistent with any specific conditions of a previous approval.

Such alterations require approval under s.57(1) of the Heritage Act.

8.8.11 STANDARD EXEMPTION 11: TEMPORARY STRUCTURES

1 The erection of temporary structures does not require approval under s. 57(1) of the Act, providing that the Director is satisfied that the criteria in (a) and (b) have been met and the person proposing to erect the structure has received a notice advising that the Director is satisfied:

- (a) the structure will be erected and used for a maximum period of 4 weeks after which it will be removed within a period of 2 days and not erected again within a period of 6 month;
- (b) the structure is not to be located where it could damage or endanger significant fabric including landscape or archaeological feature of its curtilage or obstruct significant views of and from heritage items.

2. A person proposing to erect a structure of the kind described in paragraph 1 must write to the Director and set out the nature of the structure, the use for the structure and how long it will remain in place and the next occasion on which it is anticipated that the structure will be erected. If the Director is satisfied that the proposed development meets the criteria set out paragraphs 1(a) and 1(b) the Director shall notify the applicant.

Guidelines

The cumulative impact of the multiple use of this standard exemption will be considered by the Director in the assessment of the simultaneous construction of a number of temporary structures or a succession of temporary structures which may have a prolonged adverse impact on heritage significance of the item.

8.8.12 STANDARD EXAMPTION 13: SIGNAGE

1. The erection of signage which is of the types described in (a) or (b) below does not require approval under s.57(1) of the Act:

- (a) temporary signage which is located behind or on the glass surface of a shop window which is not internally illuminated or flashing and is to be removed within eight weeks; or
- (b) a real estate sign indicating that the place is for auction, sale or letting and related particulars and which is removed within 10 days of the sale or letting of the place;

2. The erection of signage which is of the types described in (a) or (b) below does not require approval under s.57(1) of the Act provided that the Director is satisfied that the criteria in (a) and (b) respectively have been met and the person proposing to erect is has received a notice advising that the Director is satisfied:

- (a) the erection of non-illuminating signage for the sole purpose of providing information to assist in the interpretation of the heritage significance of the item and which will not adversely affect significant fabric including landscape or archaeological features of its curtilage or obstruct significant views of and from heritage items; or

- (b) signage which is in the form of a flag or banner associated with a building used for a purpose which requires such form of promotion such as a theatre or gallery, which is displayed for a maximum period of eight weeks and which will not adversely affect significant fabric including landscape or archaeological features of its curtilage;

3. A person proposing to erect signage of the kind described in paragraph 2 must write to the Director and describe the nature and purpose of the advertising or signage. If the Director is satisfied that the proposed development meets the criteria set out in paragraph 2(a) or 2(b), the Director shall notify the applicant.

4. Signage of the kind described in paragraph 1 and 2 must:

- (a) not conceal or involve the removal of signage which has an integral relationship with the significance of the item;
- (b) be located and be of a suitable size so as not to obscure or damage significant fabric of the item;
- (c) be able to be later removed without causing damage to the significant fabric of the item; and
- (d) reuse existing fixing points or insert fixings within joints without damage to adjacent masonry.

Guidelines

In addition to the requirements of clause 4 of the standard exemptions, signage may be controlled by Development Control Plans or Signage Policies prepared by the relevant local Council. The operation of the standard exemptions do not affect the requirements for consent by local Councils or the need to satisfy any signage policies which may have been adopted by them.

Additional forms of signage not addressed by this standard exemption may not require approval under s.57(1) of the Heritage Act if they satisfy the requirements of other standard exemptions such as standard exemption 7 (Minor Activities with no Adverse Impact on Heritage Significance) or standard exemption 8 (Non-significant Fabric).

Signage in accordance with clause 2(a) of the standard exemption for the purpose of assisting the interpretation of the heritage significance.

- requires approval under section 57(1) of the Heritage Act if additional information is provided which is unrelated to heritage interpretation such as commercial promotion or sponsorship; and

must be in accordance with the guidelines for *Interpretation of Heritage Significance* due to be published by the NSW Heritage Office in 2004.

8.8.13 STANDARD EXEMPTION 15: COMPLIANCE WITH MINIMUM STANDARDS AND ORDERS

1. Development which is required for the purpose of compliance with the minimum standards set out in Part 3 of the *Heritage Regulation 1999* or an order issued under either:

- (a) section 120 of the *Heritage Act 1977* regarding minimum standards of maintenance and repair; or

- (b) section 121S of the *Environmental Planning and Assessment Act 1979* regarding an order which is consistent with a submission by the Heritage Council under section 121S(6) of the Act;

does not require approval under s. 57(1) of the Act.

Guidelines

This standard exemption is intended to facilitate and expedite compliance with orders and minimum standards of maintenance and repair.

The Minimum Standards of Maintenance and Repair replaced the “wilful neglect” provisions of the Heritage Act in 1999. The minimum standards are contained in Part 3 of the Heritage Regulation 1999 and are reproduced in the Heritage Information Series published by the NSW Heritage Office. The minimum standards only apply to items listed on the State Heritage Register and relate to:

- weather protection;
- fire prevention and protection;
- security; and
- essential maintenance and repair to prevent serious or irreparable damage.

Maintenance and repair which exceed the minimum standards in the Regulation may be exempt from approval under other standard exemptions (refer to #1 and #2).

Orders under s.121S(6) of the EP&A Act are those given by a Council or other consent authority in relation to an item listed on the State Heritage Register, land to which an interim heritage order applies or a heritage item listed under an environmental planning instrument. Orders must not be given in relation to items listed on the State Heritage Register or land to which an interim heritage order relates unless the consent authority has given notice of it to the Heritage Council and considered any submission made by it.

8.8.14 STANDARD EXEMPTION 16: SAFETY AND SECURITY

1. The following development does not require approval under s. 57(1) of the Act, provided that the Director is satisfied that the criteria in (a) or (b) have been met and the person proposing to undertake the development has received a notice advising that the Director is satisfied:

- (a) 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 item including landscape or archaeological features of its curtilage; or
- (b) development, including emergency stabilisation, necessary to secure safety where a building or part of a building has been irreparably damaged or destabilised and poses a safety risk to its users of the public.

2. A person proposing to undertake development of the kind described in paragraph 1 must write to the Director and describe the development and, if it is of the kind set

out in 1(b), provide certification from a structural engineer having experience with heritage items confirming the necessity for the development with regard to the criteria set out in 1(b) and any adverse impact on significant fabric. If the Director is satisfied that the proposed development meets the criteria set out in paragraph 1(a) or (b), the Director shall notify the applicant.

Guidelines

Development exempt under this standard exemption must be for the temporary or emergency securing of safety for users or the public. Permanent upgrading of site or building security may be exempt under other standard exemptions such as #7 (Minor Fabric). Development described in 1(b) of this exemption is intended to apply in circumstances where there has been damage caused by a sudden change in circumstances of the building such as a catastrophic event, rather than safety risks which may arise from ongoing neglect of maintenance.

Emergency maintenance and repairs such as required following a storm event may be exempt under other standard exemptions such as #1 (Maintenance and Cleaning) and #2 (Repairs). More intrusive means of upgrading security which may damage significant fabric will require the submission of an application under s.60 of the Heritage Act.

Development in accordance with this exemption must be undertaken with minimal intervention to significant fabric.

8.9 Adaptive Re-use Guidelines

8.9.1 Introduction of New Work

Background

Within the general principles outlined above in this conservation plan, some relatively minor internal alterations and additions could occur. These should generally be confined to less significant areas or affect limited amounts of original fabric. New work should be carefully designed and integrated with the original character of the significant components.

Policy

The introduction of new fabric should be undertaken in such a manner that does not result in a lessening of the cultural significance of the area. New work should be identifiable as such and should, where possible, be capable of being removed without extensive damage to significant fabric or space.

Guidelines

- The adaptive re-use of all building components is acceptable, with compatible new uses selected that utilise the original character or permit a creative and responsible re-use of the fundamental architectural, functional and spatial characteristics as far as possible.
- SHFA shall ensure that any new uses selected for the existing building shall adopt the principle of "loose fit", where the new use is adjusted as necessary to work within the available spatial and architectural configuration.
- Adaptation of a building's interior should ensure that the original fabric or significant architectural and spatial features are retained and interpreted as far as possible.
- The detailed requirements of the new uses should not generate undue changes to the existing fabric that cannot be reversed in the long term, or which do not respect and work within the existing architectural framework.
- Subdivision of internal spaces should be undertaken in a secondary manner, using such items as partitions that can eventually be removed and which do not cut into the existing finishes or details.
- External alterations or additions should be discouraged; however, if required to meet approved interpretation, re-use or cultural tourism requirements, these should be of a minor nature, and subservient to the primary architectural features and composition of the existing structure.
- Intervention into the building fabric for additions or alterations to services should respect the integrity of the extant material, and not be detrimental to the original fabric.
- SHFA shall consider alternative approaches to the resolution of functional, safety, BCA or health requirements to minimise any adverse impact upon significant fabric or features.

- Redundant but significant equipment, fittings and fixtures are to be retained on site, preferably in their existing location, or in a new location as determined by the site-specific interpretation plan.
- The introduction of new services and associated fittings as part of approved re-use programs should be carried out with the minimum of disruption to the fabric and spaces.
- Existing or old service chases or conduits should be re-used in preference to new chases. Services should be rationalised, grouped and treated to minimise intrusion.
- Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided.
- Period detailing should only be used to elements for which there are clear evidence of the original detail (either remaining in the fabric or in documents).
- Where there is no evidence of the original detail, it is not necessary/appropriate to invent a period detail (unless the original character of the space is to be recreated and the new element is required to blend in).
- The use of imitation heritage detailing for new work should be avoided.
- When a new function is being introduced, a new architectural vocabulary of details and materials may be adopted to complement the existing architectural character.
- Careful detailing will ensure minimal damage to the significant fabric and can allow for reversibility.
- Where a function is being re-established, for example the reinstatement of kitchen to the rear tunnel back, new fitting and fixtures may be adopted to complement the existing architectural character.

8.9.2 Services

Background

The installation of services is an intrinsic component of the contemporary functioning and viability of the buildings and the overall complex. It is recognised that periodic upgrading of services within the building components will be required.

Policy

The extension or alteration of existing services in the buildings is acceptable in the context of re-use, however, should not have a detrimental impact to the significance of the building components of the site as a whole.

Guidelines

- Any proposed upgrading of services should be carefully planned. The preparation of schematic layouts is not sufficient, service routs must be planned so as not to damage the significant fabric.
- Areas previously used or modified for amenities and services should be re-used, in preference to modifying intact fabric and spaces. Services areas such as bathrooms, WC's and kitchens may generally be upgraded.
- Should new or additional facilities be required, this should be concentrated in areas that have previously undergone change and modification and not impact on highly significant fabric or potential archaeological remains.
- The surface mounting of services is preferable to chasing services into significant fabric, in particular rendered masonry walls, brickwork and timber.
- The use of contemporary fixtures and fittings is acceptable provided that any brackets or fixings for services do not damage significant fabric.
- The use of prefabricated showers stalls and the lie, which are generally freestanding and removable and require minimal additional servicing is encouraged in order to reduce the impact on wall and floor structure.
- Future air-conditioning, ventilation services, ducting for cooking elements, water heaters and such elements should not impact negatively on significant internal fabric or spaces. No elements should be fixed or visible to the front, George Street façade. Attachment of such services to the rear and side facades is acceptable provided that there is no adverse impact to any highly significant fabric or spaces and is removable. The use of wall and floor mounted units as opposed ceiling vents is preferred. The scale of the buildings would not require ducting.
- Some external lighting of the front facades of the building and rear sandstone wall is encouraged provided that it can be integrated in such a way that there is minimal impact to highly significant fabric and is discrete.
- As appropriate, the provision of additional services to support short-term event based activities on the site should be based on the principle of temporary supply and complete removal at the conclusion of the event.

8.9.3 Ordinance Compliance

Background

The *Building Code of Australia* is the operative building ordinance in New South Wales for the conservation and re-use of heritage buildings.

In terms of on-going use programmes, the key issues are usually compliance with fire resistance, egress provisions, and provision of disabled access and facilities. It is essential that the cultural values of the buildings and the overall site not be degraded by inappropriate responses to meeting ordinance requirements.

Policy

Approaches to compliance with building ordinances for the conservation and upgrading and re-use programmes of the various building components of the site should focus of responding to the spirit and intent of the ordinances if strict compliance would adversely affect the significance. Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided.

Guidelines

- Conservation and on-going use programmes should not place undue stress on the building fabric in order to meet excessive requirements of ordinance compliance.
- Methods of complying with ordinance requirements which utilise fire or smoke detection and active fire suppression are preferred to the addition of fire rating material, which may obscure extant finishes.
- Future upgrades of the buildings should take into consideration any newly developed approaches for the implementation of fire safety standards that do not harm the existing significant fabric.
- When dealing with disability access issues, refer to the document *Access to Heritage Buildings for People with Disabilities* prepared by E.J. Martin (Cox), August 1997.

9

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McCormick, Tim, *First Views of Australia 1788 – 1825*, (1987), Sydney.

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1. Trevor R Howse & Associates Pty Ltd, (1994), 103 George Street, Sydney: Fire Safety and Protection.
2. Randall Jones & Associates Pty Ltd., (1994), 103 George Street, The Rocks: Survey of Structural Condition.
3. OHM Consultants (1995) *103 George Street, The Rocks*; a report including (i) A Chronological pattern to the construction; (ii) an outline of the Original Layout and Format of the Building as it Stands, and (iii) Features Requiring further investigation, conservation and retention.⁵⁰
4. OHM Consultants (1995) *A Photographic Survey* (room by room coloured photographs of the condition of the buildings on the site), prepared for the SCA.
5. Illes Constructions (1996) *Delapidation report*, prepared for the SCA.
7. Kevin Riggs & Company, Architects, *Conservation Management Plan* (1994,)
8. Kevin Riggs & Company, Architects, *Conservation Management Plan* (Updated 1998)
9. *The Rocks and Millers Point Archaeological Management Plan*, (1991)
10. Godden Mackay Logan Pty Ltd, *The Rocks Heritage Management Plan* (2000), p.6. *The Rocks Heritage Management Plan*, adopted February, 2002.

⁵⁰ Because of the important contribution that it makes to an understanding of the site, and the sensitivity of subsequent conservation programs, a copy of OHM Consultants' 1995 report, *103 George Street, The Rocks*, has been included as an appendix.

10

Appendix

Report prepared for the Sydney Cove Authority (1995)

OHM Consultants, 103 George Street, The Rocks

103 George Street
The Rocks

Sydney Cove Authority
1995



1. A chronological pattern to the construction.
2. Outline the original layout and format of the building as it stands.
3. Highlight any features that will require further investigation, conservation or retention.

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O.H.M.
Consultants

The following drawings are deduced from evidence of building fabric still in place. There is evidence of earlier out buildings before the erection of the rear rooms that are presently still intact. The only remaining fabric of these rooms is the perimeter wall up to the base of windows 1.05/1.06 and all lower stone block walls. A new roof, awning and shop front were fitted by the Sydney Cove Authority.

Roof

Front

Originally slate with slightly belled trusses to accommodate the box gutters inside the parapet wall.

A skylight or dormer windows were fitted to the east and west elevations.

Middle section

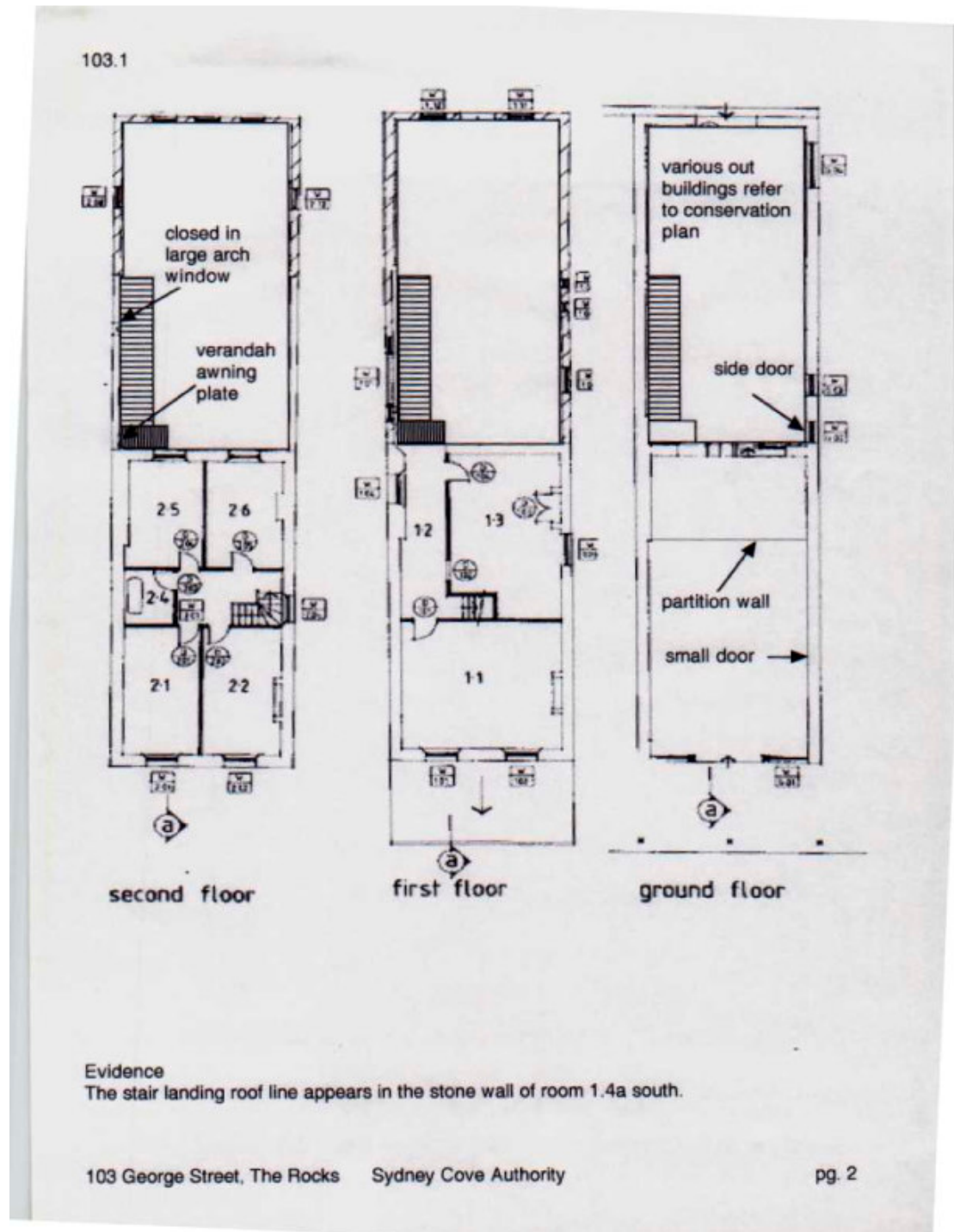
Corrugated iron roof with skylights over the original stairs, these were closed over when it was re-roofed.

The bathroom walls (room 1.5) went to rafter height.

Rear section

Corrugated iron roof with vents that were closed over when re-roofed.





103 1
Stair landing roof plate over Room 1.2a

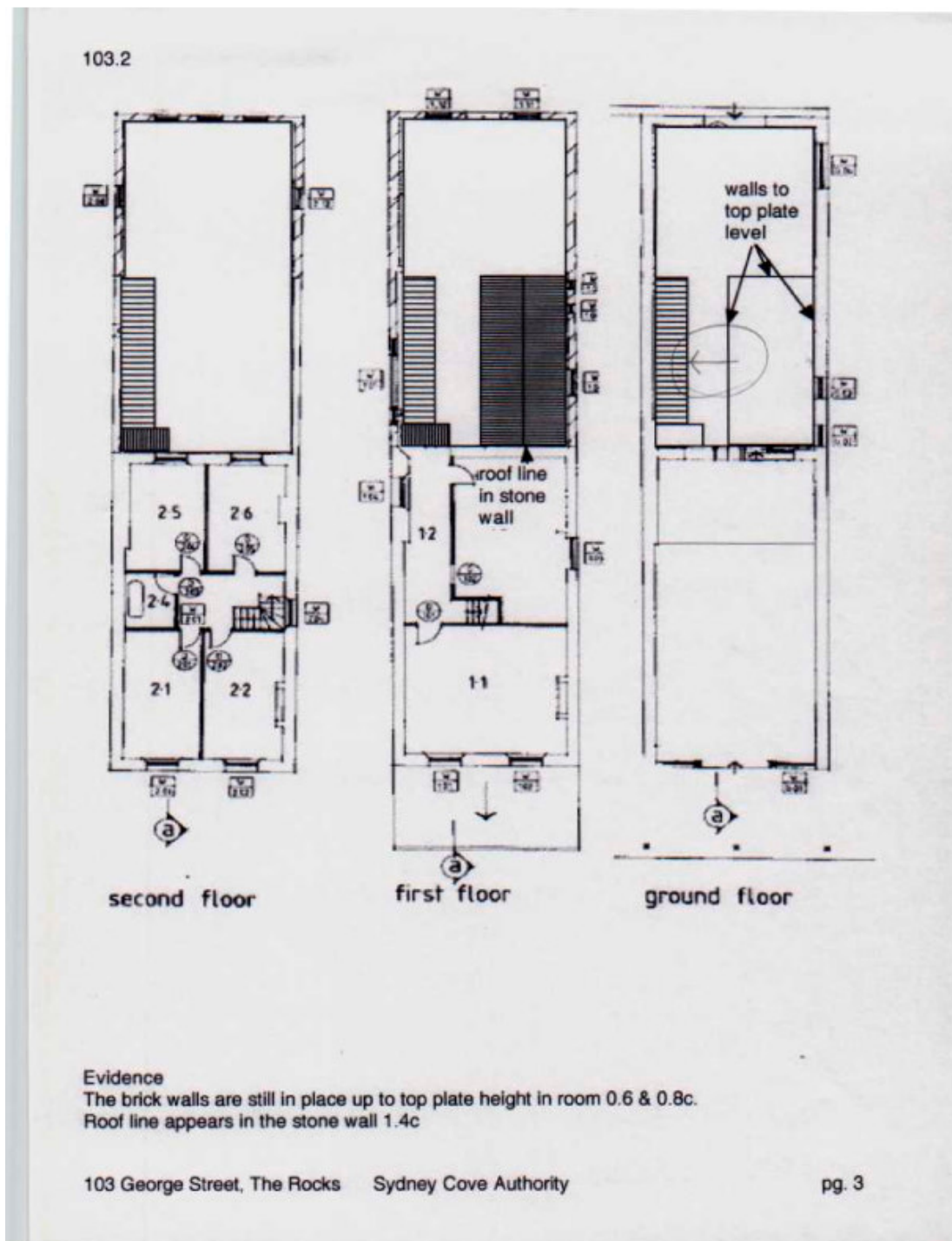


Closed in camber arch from earlier out building Room 1.4a

103.1
Removed partition wall showing original paneled ceiling Room 0.3



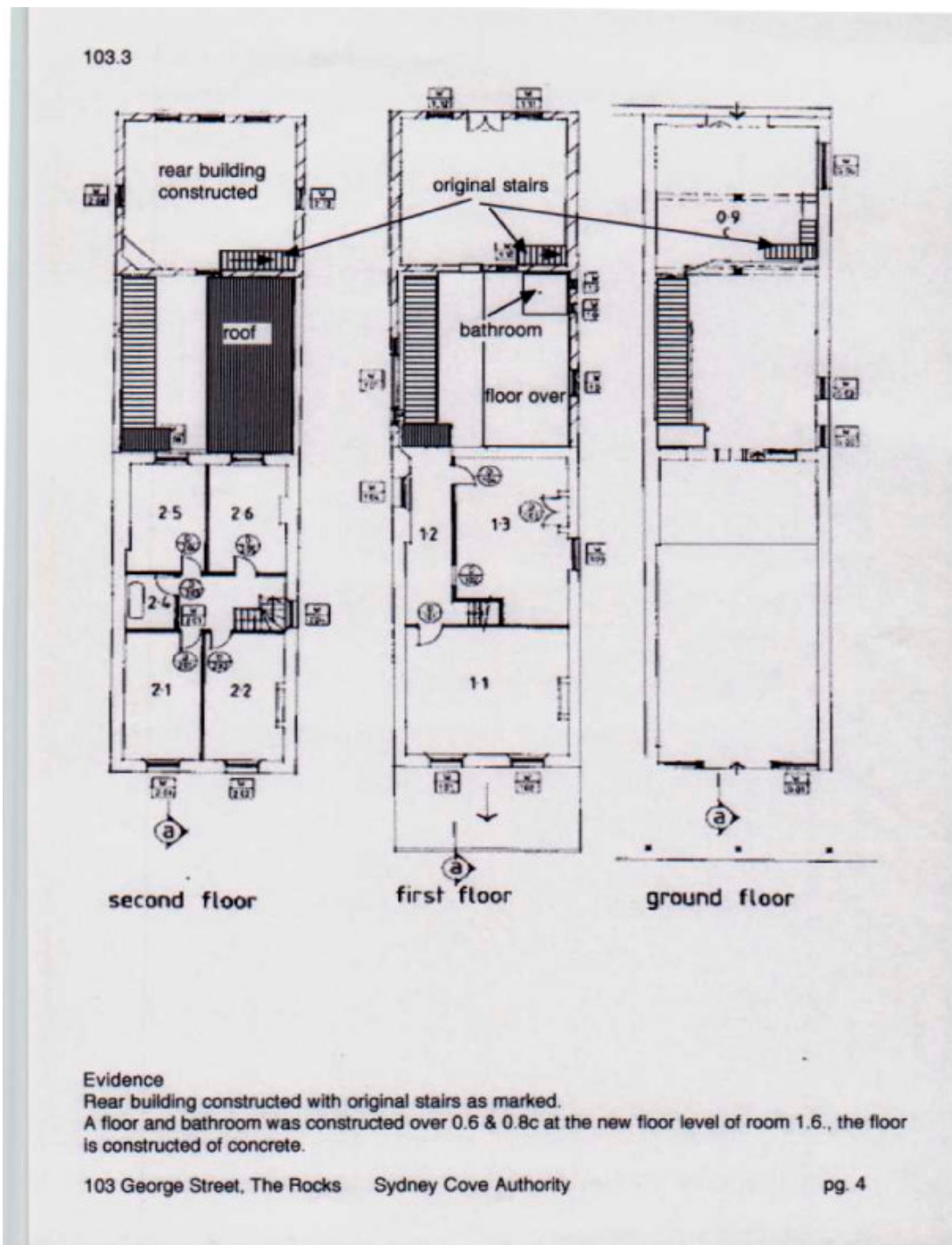
Closed in door way to Suez Canal



103 1
Top plate level of rear room that is now Room 0.6/0.8



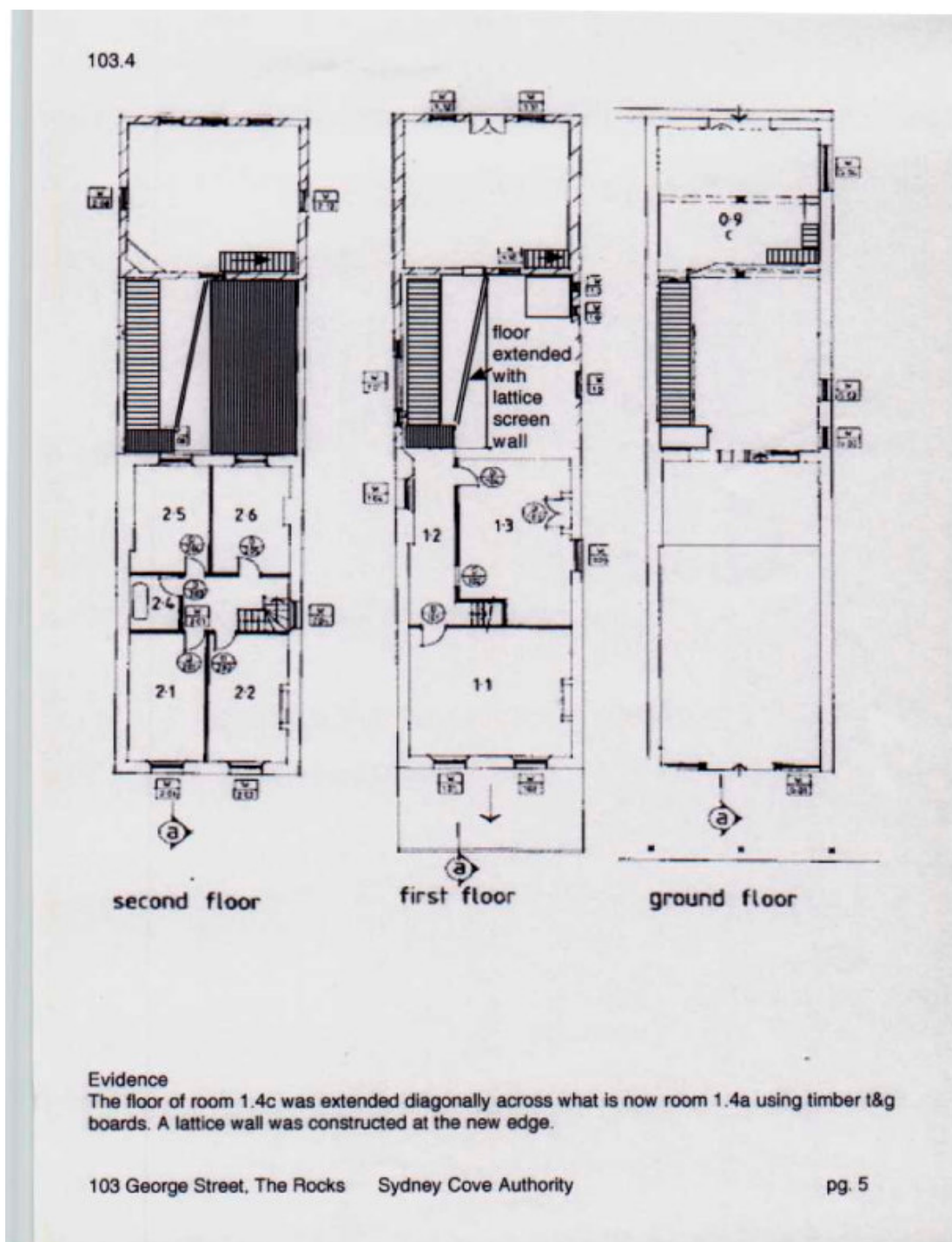
Impression of the roof line of rear room in the stone wall Room 1.4

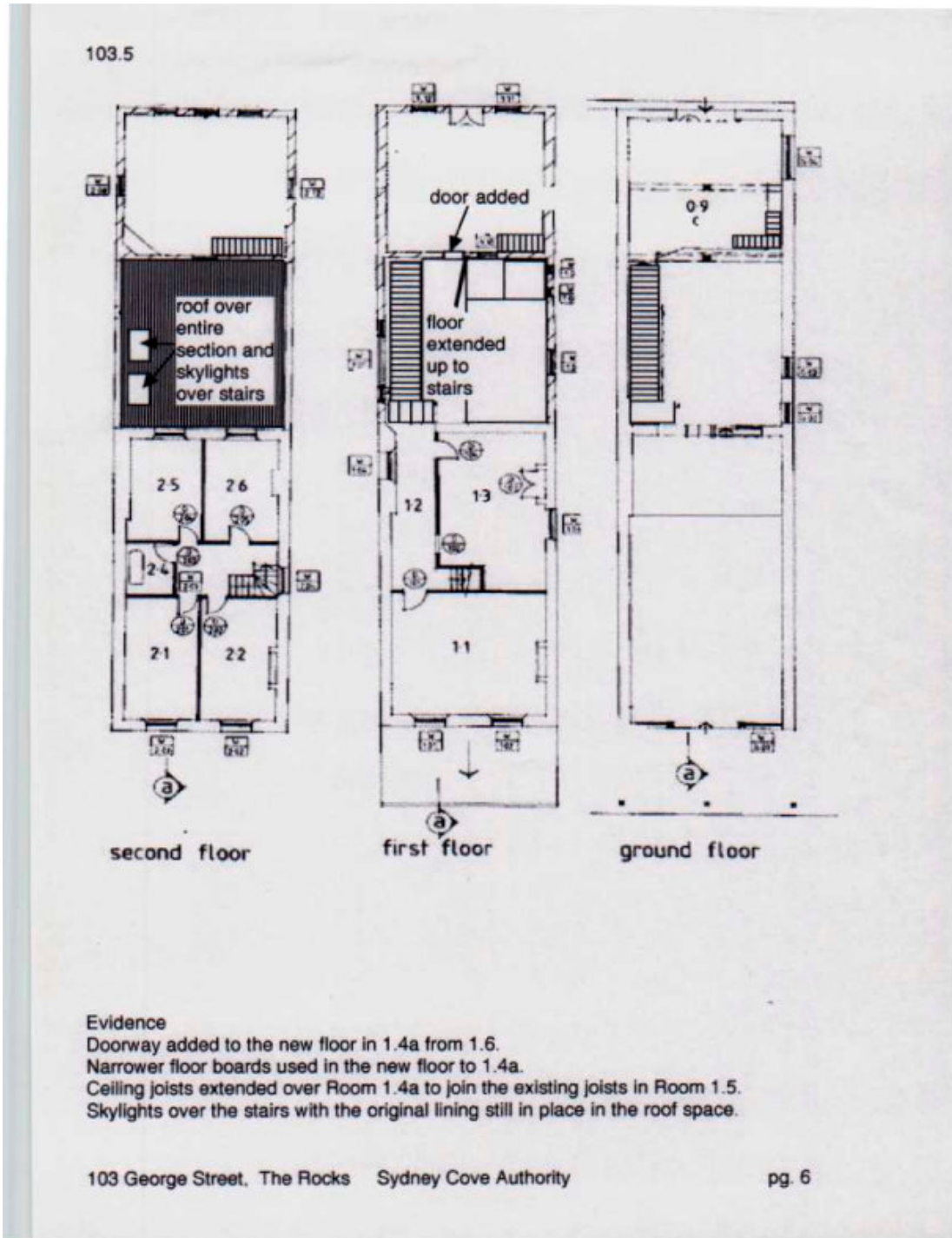


103.3
Impressions of original stair in Room1.6



Closed over opening of the original stairs Room 1.6



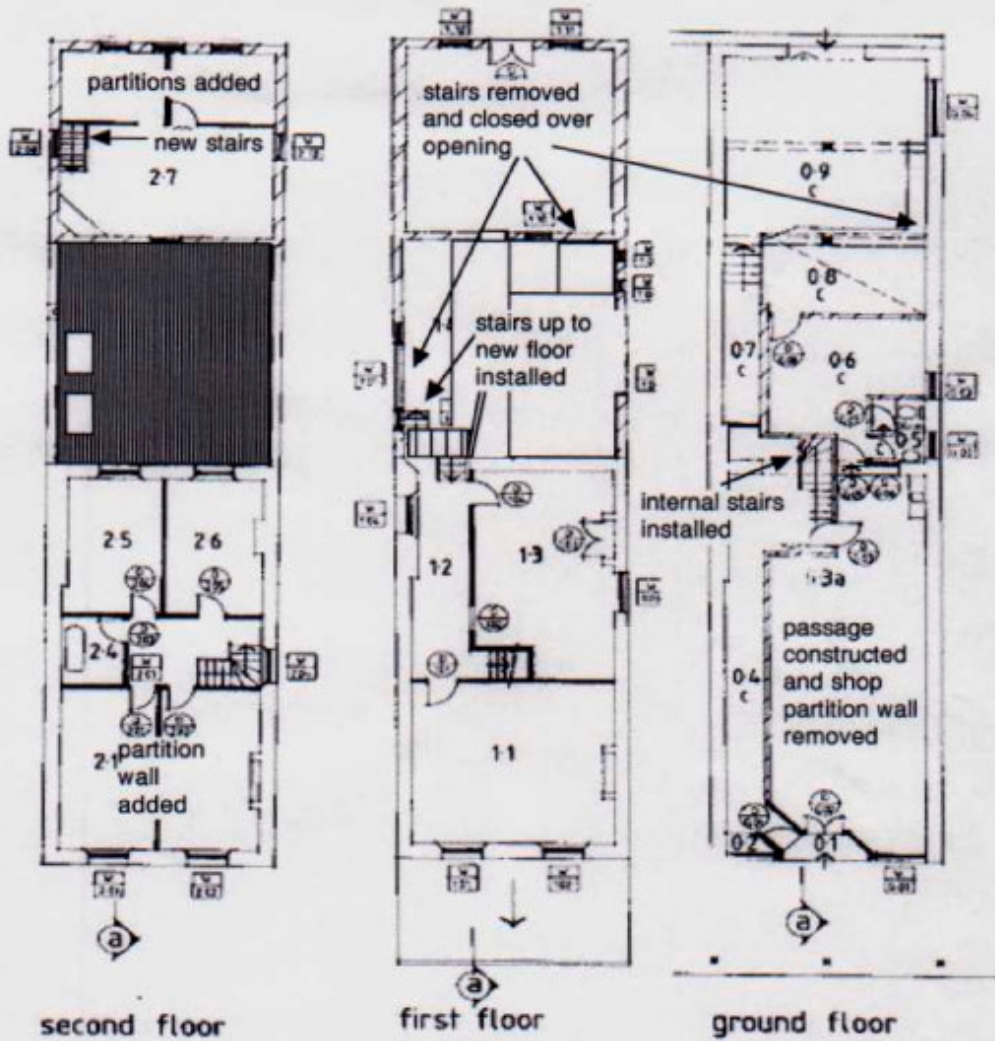


103.5
Extended ceiling joists over Room 1.4a



Closed over skylights in the roof over the stairs in Room 1.4a

103.6



Evidence

- Timber partition walls added dividing Room 2.1,2,2
- Timber partition walls added dividing Room 2.8,2.9
- Stairs to level 1 of the rear building removed and closed over.

Stairs to level 2 of the rear building removed and closed over. A new stair was constructed and is still in place.

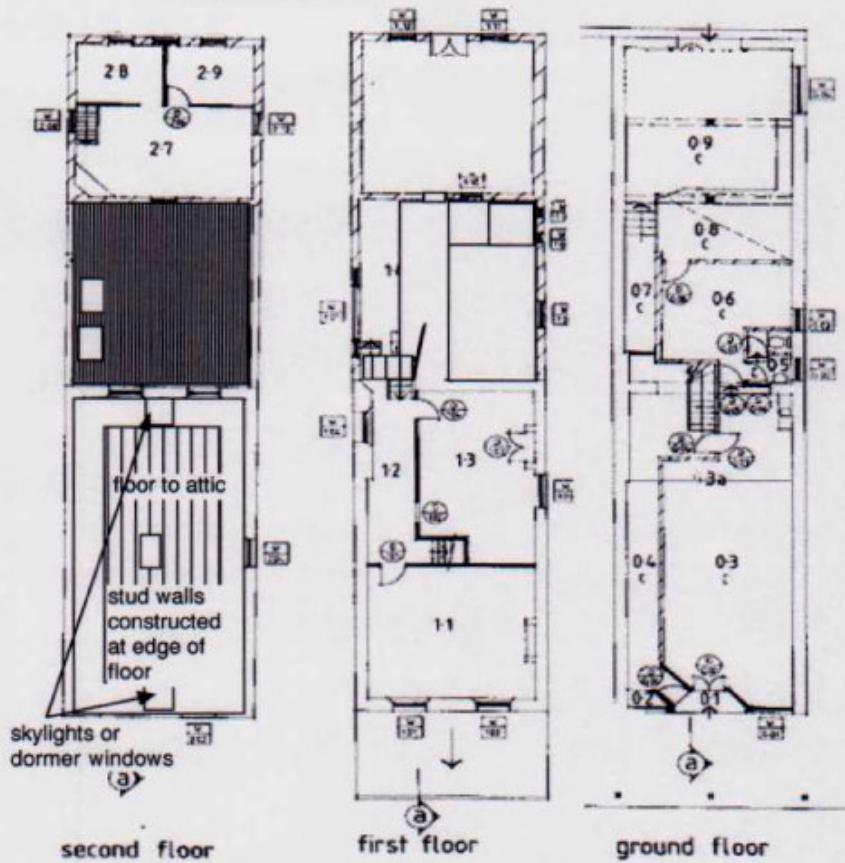
The stairs in Room 1.4a are removed and closed over. New steps down to Room 1.4a from 1.2 are constructed to accommodate the floor height differential.

A new stair is constructed in Room 0.4 up to 1.2a and a brick rendered wall built to create a passage to the front of the building at George Street from the stairs.

The building is lined with timber t & g boards. (see fabric report)

The partition across Room 0.3 is removed.

103.7



Evidence

A timber floor is situated in the roof space.

A timber stud wall up to the rafters at the edge of the timber floor, sections are still in place.

Skylights or dormer windows were fitted into the slate roof on the east and western elevations.

A ceiling constructed in Room 0.6 using timber t & g lining boards.

Roof
Bathroom Room 1 5 was extended to roof height



Closed over skylights in the roof at the front of the building

103 7
Timber floor and wall studs in attic over Room 2.6

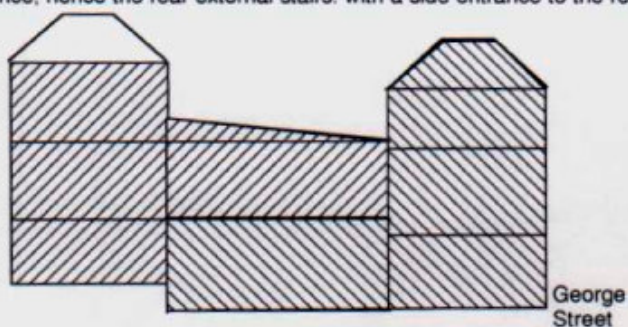


Ceiling in Room 0.6

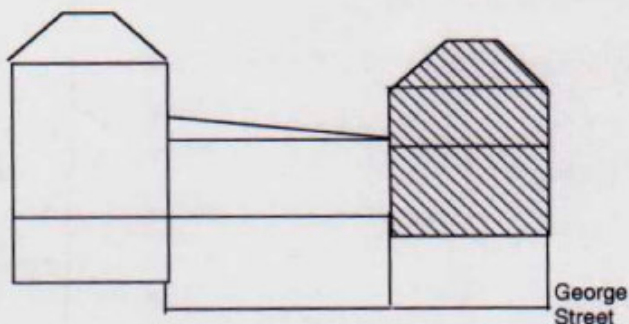
103.8

Tenancy

For the major part of the occupancy of the present building, the evidence indicates that 103 George Street was divided into two commercial tenancies, the front having a residence above. The front tenancy being a food preparation business usually required a separate access to the residence, hence the rear external stairs, with a side entrance to the rear from Suez Canal.



This was later altered to one residential and one commercial tenancy with a separate internal side passage, entering from George Street to an internal stair to the first floor.



This enabled the property to be let as one premises or to let the residential floors above the front shop separately.

Special conservation requirements

Wall paper samples

Room 1.1
1.2 + stairwell
2.6

Tiles in situ

Room 0.3
0.4

Threshold

Room 1.2

Plaster lath walls

Room 1.1
1.2
1.3
2.5
2.6

Stove & fire surround

Room 2.2
2.7



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