



Draft Conservation Management Plan

Gallipoli Club, 12-14 Loftus Street, Sydney

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Executive Summary

This Conservation Management Plan (CMP) was prepared for AMP Capital Investors Limited to manage the heritage significance of the Gallipoli Club, formerly known as the FL Barkers Wool Store located at 12-14 Loftus Street. The purpose of this CMP is to guide the conservation and management of the heritage item in perpetuity and to assist property owners to manage maintenance and new works to the site. The CMP provides a careful analysis of why the site is significant, policies on how to retain its heritage significance, and conservation strategies to ensure its long term viability. The CMP should be reviewed and updated in 10 years.

The former FL Barkers Wool Store is listed as a local heritage item on the City of Sydney LEP (2005) and the Draft LEP (2011).

What is the heritage significance of the Gallipoli Club?

The former FL Barkers Wool Store at 12-14 Loftus Street is of local heritage significance for its historic and aesthetic values and for its rarity.

The store demonstrates the former use and function of Circular Quay as the principal trading port of the colony of NSW and as such, contributes to the interpretation of the nearby Customs House and the Hinchcliff wool store. It reflects the shift in the market centre for wool to the colonies over London and reflects the significance and expansion of the Australian wool industry, and the economic importance of wool as Australia's chief export. The construction of the stores circa 1880 reflects the boom period in the wool industry circa 1870-1880. The store is associated with noted wool merchants and brokers F.L. Barker's although its use in this capacity was relatively short lived. The early twentieth century conversion reflects the move away from goods handling and the commercialisation of Circular Quay.

The former wool and produce store is of aesthetic significance for its form and design which although altered is able to be interpreted as one of the first generation wool stores which dominated Circular Quay in the mid-19th century. The store features characteristic masonry brick and sandstone facades, with gables over loading bays (on the rear Loftus Lane elevation), remnant internal timber post and beam construction with king post truss roof and remnant timber floors. The remnant jib hoist interprets its utilitarian origins.

The store is one of only two surviving stores within the vicinity of the Quay and one of only a small group of surviving smaller stores in the broader LGA and is considered rare.

The archaeological potential of the store and associated Loftus Lane has been assessed as moderate however archaeological deposits associated with the First Government House garden, or Aboriginal burials are potentially of National heritage significance.

The former store has been associated with the Gallipoli Legion Club for 65 years however the likely social significance of the club to its membership community is associated with its function rather than a specific association with 12-14 Loftus Street.

How should Gallipoli Club be managed and conserved?

Section 6 of this CMP provides conservation policies and guidelines to assist in the management of the places' heritage values. As the physical structure of the former FL Barkers Wool Store is of high significance, any proposed modifications to the heritage item must take into consideration the identified significance and must have regard for the total resource.

When undertaking works to the site, assessment under relevant legislation (refer section 5) should consider whether the works are likely to impact on the site's heritage significance and/or nominated significant fabric, as identified in this CMP. Reference should be made to the site's statement of heritage significance (Section 4.4), schedule of significant elements (Section 4.5) and its archaeological potential

and aboriginal cultural heritage significance (Section 4.6). If works may impact on the site's heritage significance, a heritage impact statement or archaeological assessment should be prepared by a suitably qualified consultant in accordance with guidelines of the Office of Environment and Heritage.

The former FL Barkers Wool Store requires regular maintenance and upgrade works to conserve its heritage significance and identified significant fabric. Change should also be considered with a goal of conserving and enhancing the identified heritage values of the asset, wherever possible, while accommodating its continued use. Minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977* and as specified in the *Heritage Regulations 2005*, is recommended to be applied to the asset to ensure its long-term conservation.

In general terms, the building is in fair condition however significant stonework is in very poor condition with salt damp affecting the eastern and northern store walls. To assist the property owners to manage the heritage significance of the former store as well as its functional requirements, the schedules of conservation and maintenance works provided in section 7 should be adopted and implemented.

1 Introduction

Urbis has been engaged by AMP Capital Investors Limited to prepare the following Conservation Management Plan (CMP).

The purpose of a CMP is to assess and consider the significance of an item prior to submitting development proposals. The CMP provides a careful analysis of why the item is significant, policies on how to retain its significance, and conservation strategies to ensure its long term viability.

1.1 SITE LOCATION

The site is located at 12-14 Loftus Street, Sydney (Figure 1), on the eastern side of Loftus Street, north of the juncture with Bridge Street and opposite Reiby Place.

FIGURE 1 – AERIAL VIEW AND LOCATION OF THE SUBJECT SITE



[Source: Google Maps 2011]

1.2 METHODOLOGY

This Conservation Management Plan has been prepared in accordance with the *NSW Heritage Manual* (1996), the *Australia ICOMOS Burra Charter* (1999) and *The Conservation Plan* by James Semple Kerr (2000).

The report is structured as follows:

- **Section 1 – Introduction:** project brief, methodology, limitation, author identification and acknowledgements
- **Section 2 – Site Description:** site location, asset and site description, use and operation, curtilage and condition assessment
- **Section 3 – History:** historical overview of the heritage item and relevant historical themes

- **Section 4 – Significance:** assessment and statement of heritage significance, identification of significant elements and archaeological potential
- **Section 5 – Heritage Listing and Statutory Obligations:** statutory heritage listings, obligations under relevant legislation
- **Section 6 – Conservation Policies:** policies to manage the items significance and implementation strategies for the policies
- **Section 7 – Conservation and Maintenance Schedule:** schedule of ongoing maintenance works
- **Section 8 – Bibliography and References.**

This report follows a site inspection undertaken on 10/10/2012. The site was inspected by Fiona Binns (Senior Heritage Consultant) and Jean Rice (Architect).

1.3 AUTHOR IDENTIFICATION AND ACKNOWLEDGEMENTS

The following report has been prepared by Fiona Binns (Senior Heritage Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

The authors would like to thank the following people for their assistance with the compilation of this plan:

- Jean Rice (Architect) has provided specialist input into the conservation and maintenance of the site
- Frank Ianni and Caroline Choy (AMP Capital Investors Limited)

1.4 LIMITATIONS

The following areas were not accessed at the time of the inspection:

- Roof space of the southern store (14 Loftus Street)

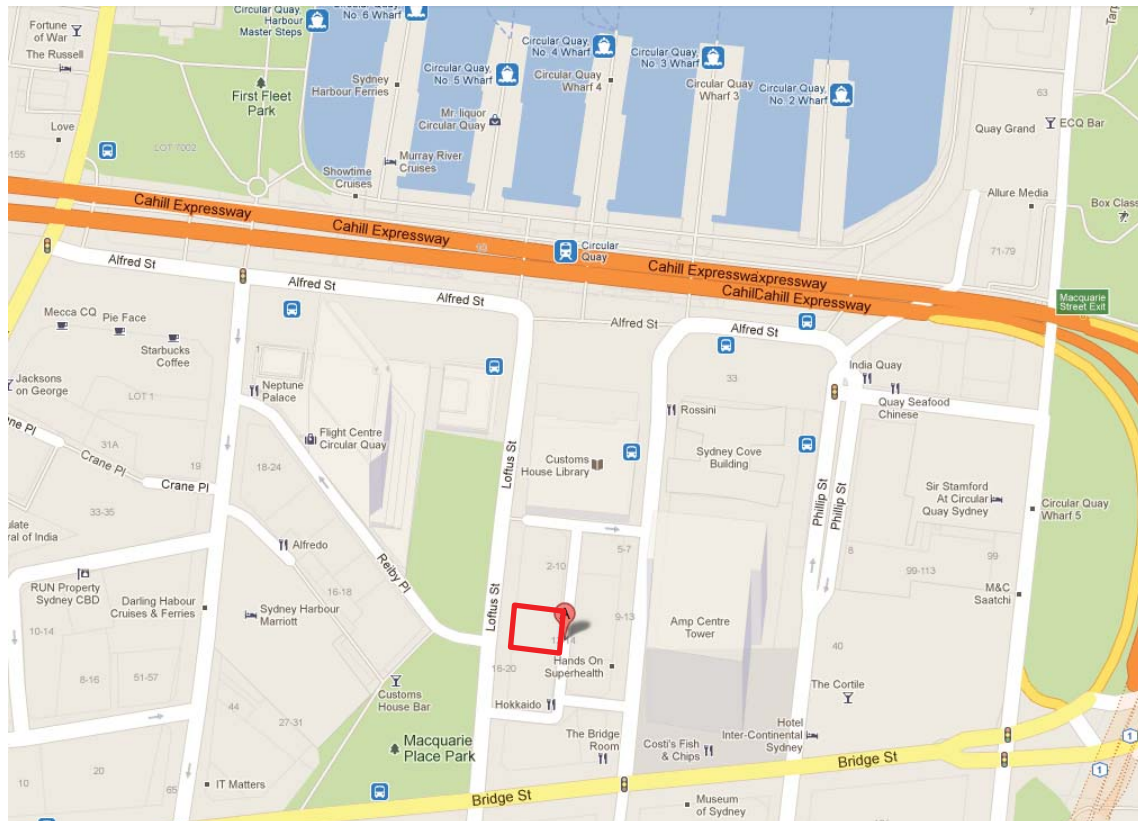
This report notes the potential for original fabric and finishes that were not able to be investigated as part of the brief for the provision of the CMP. For example; original timber flooring under carpeting, original ceiling beams within lined ceilings or potential intact roof truss in the southern store. The CMP makes recommendations with regard to the management of original fabric should this be recovered.

2 Site Description

2.1 SITE LOCATION, ACCESS AND SETTING

The Gallipoli Club/Former LF Barkers Wool Store is located at 12-14 Loftus Street, Sydney, north of the junction with Bridge Street and opposite Reiby Place. It comprises Lot 1 of Deposited Plan 87960. The principal frontage is to Loftus Street (western elevation). It has a secondary frontage to Loftus Lane (eastern elevation). Loftus Lane is predominantly utilitarian in character and provides a rear frontage for varied commercial development fronting Loftus Street. The Gallipoli Club adjoins multistorey commercial development along the northern and southern boundaries (2-10 and 16-20 Loftus Street).

FIGURE 2 – LOCATION OF THE SUBJECT SITE



SOURCE: GOOGLE 2012

FIGURE 3 – STREETSCAPE VIEWS



THE SUBJECT SITE (LEFT) AND ADJOINING 10-11 STOREY COMMERCIAL BUILDING AT 16-20 LOFTUS STREET



2-10 LOFTUS STREET AND CUSTOMS HOUSE (NORTH OF THE SUBJECT SITE).



LOFTUS LANE VIEW SOUTH SHOWING THE SUBJECT SITE (EASTERN ELEVATION) AND ADJACENT COMMERCIAL DEVELOPMENT

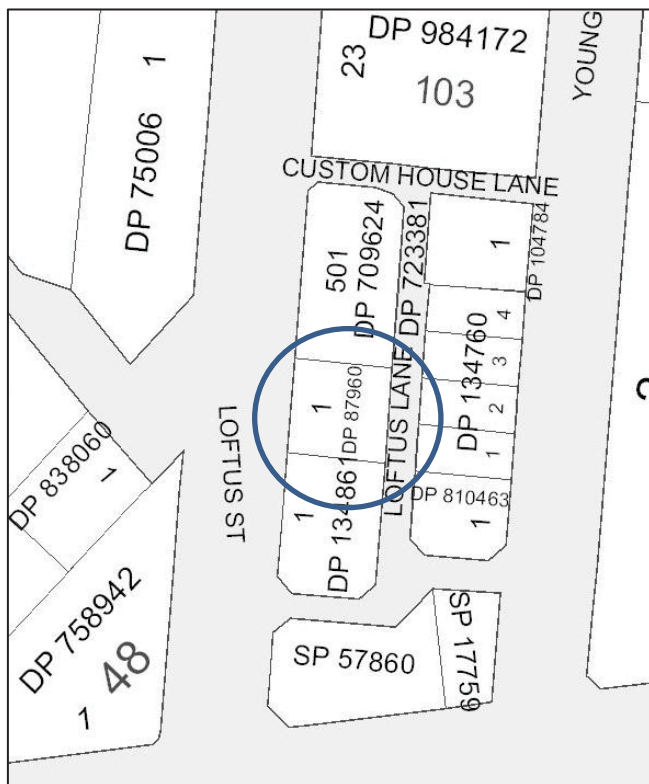


LOFTUS LANE VIEW NORTH SHOWING THE SUBJECT SITE (EAST ELEVATION) AND ADJACENT COMMERCIAL DEVELOPMENT

2.2 CURTILAGE

The subject building is constructed over the entire allotment and as such, the physical footprint of the building forms both the lot boundary and curtilage (Figure 4).

FIGURE 4 – CURTILAGE OF THE GALLIPOLI CLUB



SOURCE: LAND AND PROPERTY INFORMATION, CADASTRAL RECORDS

2.3 SITE DESCRIPTION – THE EXTERIOR

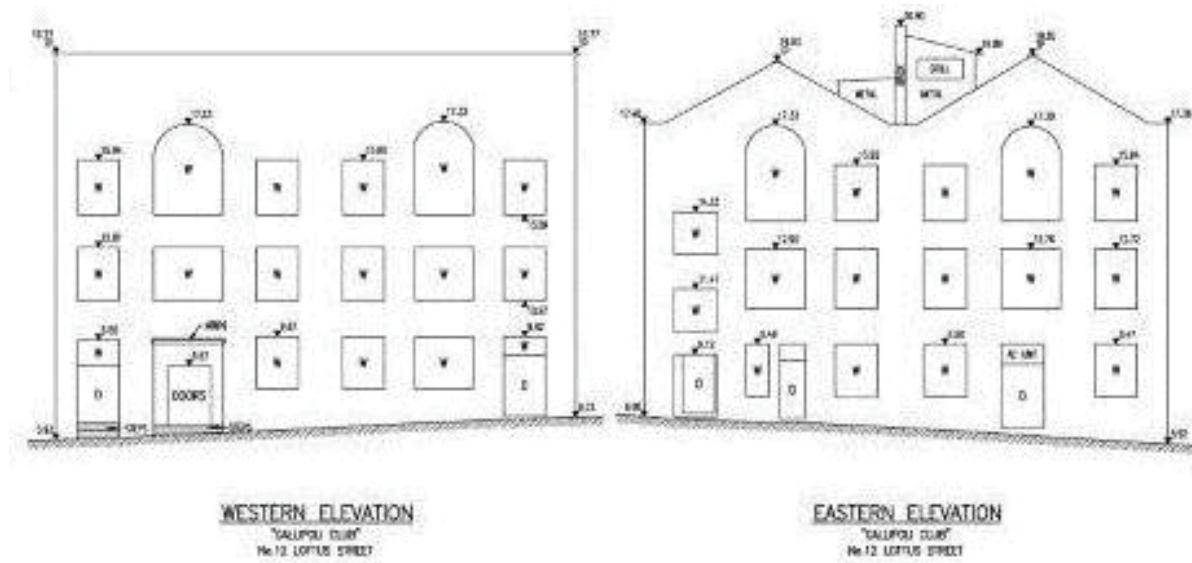
The site comprises a pair of stores constructed circa 1880 in the Victorian Regency style, characteristic of small stores of the period. The original builder and/or designer are unknown. The stores are three storeys, constructed in Sydney sandstone and sandstock brick, and originally comprised two gabled bays similar to those which are extant at the rear (Loftus Lane) Figure 9. The masonry facades are embellished by sandstone quoining to the side of each store and around the former arched central loading bays and sandstone voussoirs. The building has a painted finish and the gabled roof is clad in corrugated iron.

Numerous modifications to the exterior fabric have created the modern appearance of one building. The principal Loftus Street façade now has a rendered brick parapet (c. 1910) which incorporates the stone gables and features rendered capping. Art Nouveau spandrels were added to the front façade with the part infill of the central bays and likely correspond with early twentieth century commercial refurbishment. All of the windows have been modified (post 1950s), the original double hung sash windows have been replaced on the upper storeys with aluminium framed windows with dark glazing. Early timber frames survive on the ground floor of number 14 (southern store) although the glazing has been replaced and mullions removed for single pane windows. Ground floor masonry cornices over the windows and doors correspond to the c.1910 conversion.

The southernmost entry is an early addition to the façade (c.1910) however has been further modified while the two street level entries to the northern store (no. 12) reflect more recent modifications (1960s and 1980s respectively) for bar and restaurant functions. The central street level entry (c.1960s) incorporates an awning beneath the cornice. There is evidence of other street level entrances being enclosed. The ground floor of no.14 has been rendered and the quoins around the central bay removed.

A plaque at the front states that the Gallipoli Legion of Anzacs Club (Gallipoli Club) was opened in 1947. Painted signage within the parapet reads "The Gallipoli Club". Contemporary tenancy signage includes three suspended signs associated with each of the street entries as well as two hamper signs.

FIGURE 5 – ELEVATIONS



SOURCE: DENNY LINKER & CO, 2012

FIGURE 6 – THE PRINCIPAL WESTERN FAÇADE

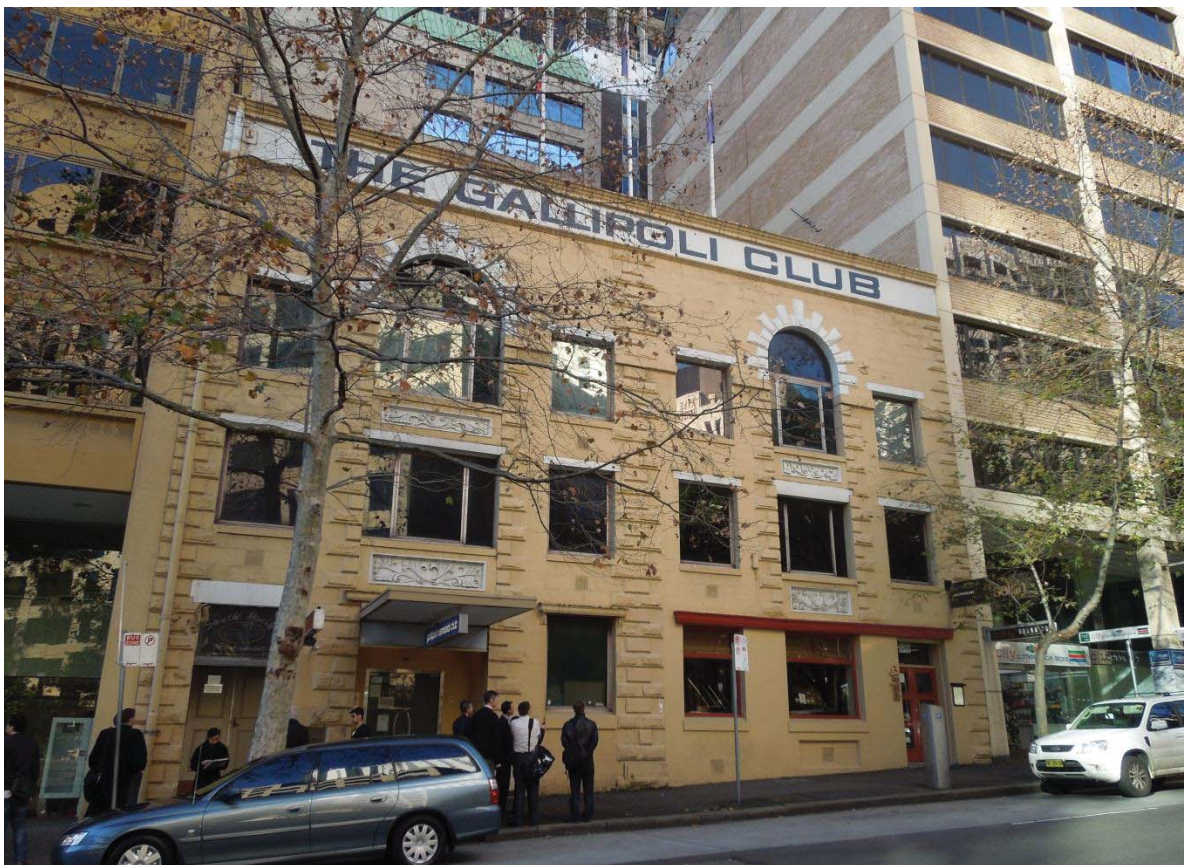


FIGURE 7 – DETAILS OF THE LOFTUS STREET FAÇADE



GROUND FLOOR NORTHERN STORE (12 LOFTUS STREET) SHOWING THE NEW OPENINGS AND AWNING.



GROUND FLOOR SOUTHERN STORE (14 LOFTUS STREET) SHOWING THE C.1910 ENTRY AND REMNANT TIMBER WINDOW FRAMES. THE ORIGINAL QUOINS AROUND CENTRAL BAY HAVE BEEN REMOVED



DETAIL OF THE INFILLED CENTRAL ENTRY (12) AND SANDSTONE QUOINING.



DETAIL OF THE FAÇADE OF NO. 14 SHOWING THE ALTERED WINDOWS AND C.1910 ART NOUVEAU SPANDRELS WITHIN THE INFILLED CENTRAL BAY

The parapet is in poor condition, with some cracking of the masonry joints where the gables have been infilled to form the parapet and structural ties on the façade reflect some early reinforcement.

FIGURE 8 – LOFTUS STREET FAÇADE – CONDITION OF FABRIC



STRUCTURAL REINFORCEMENT OF THE WESTERN FAÇADE



CRACKING TO THE PARAPET

The rear Loftus Lane elevation (Figure 9) is more intact and retains the original configuration of the double gables although the façade is less ornate than the Loftus Street façade, and does not feature sandstone quoining. Characteristic of the store typology, each of the facades features a central bay beneath the gable, with arched sandstone voussoirs and flanked by pairs of double hung timber framed windows in various arrangements and of varying condition and integrity. The former central loading bay spandrels have been partially infilled, new street level openings. The insertion of the fire stair (circa 1953) resulted in part infill of the southernmost bay of windows (on all floors) with new windows provided between the floor levels and additional access to the laneway. Some timber window heads have been replaced and some covered with metal sheeting.

The elevation is more utilitarian in character and a number of services have been fixed to the façade, with many crude accretions. One early jib hoist remains on the southernmost section of the façade.

FIGURE 9 – LOFTUS LANE FACADE



14 LOFTUS STREET (SOUTHERN STORE)



12 LOFTUS STREET (NORTHERN STORE)



DETAIL OF THE REMNANT JIB HOIST AND INFILLED WINDOW (TO FIRE STAIR)



DETAIL OF THE NORTHERN STORE FAÇADE SHOWING THE INFILLED SPANDRELS WITHIN THE CENTRAL BAY. THE FIRST FLOOR SOUTHERN WINDOW (SHOWN AT LEFT) LIKELY REFLECTS THE ORIGINAL FABRIC AND CONFIGURATION



THE REAR ACCESS TO THE GALLIPOLI CLUB BAR (12) PARTIALLY INFILLS THE CENTRAL BAY.



GROUND FLOOR OF THE SOUTHERN STORE (14) SHOWING LATER OPENINGS

The elevation retains most of the original stone, however is in extremely poor condition. Much of the stonework is delaminating, with the highest degradation occurring around the downpipes and in the areas beneath the parapet capping and window sills. Cracking and open mortar joints are also evident, particularly along the roof line and in the vicinity of downpipes. There is some evidence of plant growth. There has been some partial cement render of the street level with evidence of salt attack and damp above the rendered sections and further delamination of the stone. Some sections of the render have an ashlar line and picked finish to appear as sandstone.

FIGURE 10 – LOFTUS LANE FAÇADE – CONDITION OF STONE



DETAIL OF THE GABLE END SHOWING DELAMINATED (SPALLING) STONE BENEATH THE PARAPET CAPPING



DETAIL OF STEPPED CRACKING SUGGESTING MOVEMENT ALONG THE ROOFLINE AND SPALLING TO PARAPET



SEVERE SPALLING/ DELAMINATION OF STONE TO THE NORTHERN STORE (GROUND FLOOR)



DETAIL OF SALT DAMP TO THE NORTHERN STORE

The southern return elevation is cement rendered and some of the stonework is cracked at the top of the south east corner, indicating movement. Some window glazing has been broken and/or boarded over. Timber joggles have been inserted in the stonework over some of the windows.

FIGURE 11 – THE SOUTHERN RETURN/ LOFTUS LANE



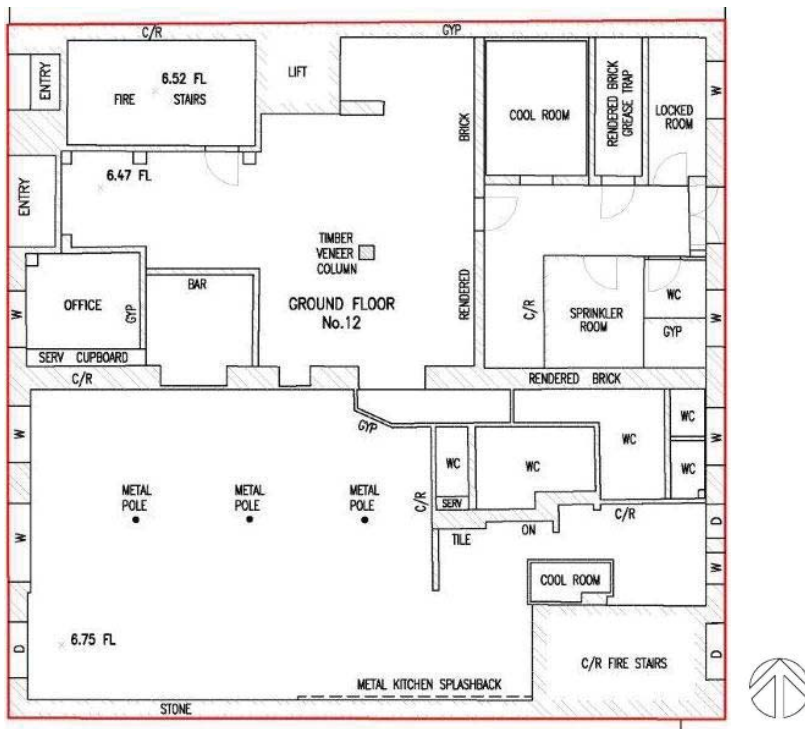
CRACKING AT THE SOUTHEAST CORNER NEAR THE PARAPET INDICATES SOME MOVEMENT AT THE JUNCTURE OF THE FACADES.

2.4 SITE DESCRIPTION – THE INTERIOR

With the removal of most of the internal stone dividing wall between the two original wool stores, the interiors now function as one building, particularly on the upper levels. As outlined in section 3.3.4, the interiors have been subject to various fit outs over the years and finishes and fixtures are largely contemporary.

2.4.1 GROUND FLOOR

FIGURE 12 – FLOOR PLAN GROUND FLOOR



SOURCE: DENNY LINKER & CO, 2012

The ground floor is split into two retail tenancies and also incorporates the north western stair lobby. The southern store is occupied by Selah Restaurant, while the northern store houses the Gallipoli Memorial Club bar. The restaurant fitout is largely contemporary, with refurbished ceilings (with standard quad cornice) and later timber and tiled flooring. Contemporary WCs, cool room and other services are located to the rear

The southern sandstone store wall is partially exposed within the tenancy and section of the original brick/stone dividing wall between the stores are retained between the tenancies although the wall has been rendered and painted (refer Figure 12). The southern stone wall is in generally in good condition, although the lower courses indicate damp with some spalling of the stone.

FIGURE 13 – GROUND FLOOR VIEWS – SELAH RESTAURANT



COMMERCIAL KITCHEN



RESTAURANT VIEW



DETAIL OF THE SOUTHERN STORE WALL AND TIMBER FLOORING



CONTEMPORARY WC FIT OUT

Within the northern store (12), the fit out of the Gallipoli Memorial Club is largely contemporary, with refurbished ceilings and floor finishes, and new bar. The space is open plan, with separate rear service area incorporating coolroom, WCs and other utilities. A contemporary lift provides access to the upper floors.

There is potential for two original timber structural posts to be retained within the fit-out; one of the posts is free standing within the bar area (encased within later cladding) and the second potentially adjoins the northern wall of the fitout. The location of the posts is shown colour coded on the significance plans at Figure 48 and in views of the fit out below at Figure 14. A section of the northern sandstone wall is exposed within the rear service area.

FIGURE 14 – GROUND FLOOR VIEWS - THE GALLIPOLI MEMORIAL CLUB BAR



GALLIPOLI MEMORIAL CLUB PUBLIC BAR



THE GROUND FLOOR CLUB BAR APPEARS TO RETAIN THE ONLY REMAINING ORIGINAL TIMBER BEAM (ENCASED WITHIN LATER CLADDING).



REAR SERVICE AREA - COOL ROOM AND GREASE TRAP



REAR SERVICE AREA – VIEW TO NORTHERN STORE WALL

FIGURE 15 – THE NORTHWESTERN STAIR LOBBY



GROUND FLOOR STAIR HALL WITH CONCRETE STAIR AND METAL BALUSTRADE



THE STAIR HALL LEVEL 2

The northwestern stair lobby was constructed after 1982 and provides the public access from Loftus Street to the first floor restaurant and club facilities. The lobby features tiled flooring and concrete stair with metal balustrade. The north wall of the stair well has been built out at the base with false brickwork and the original sandstone wall above is exposed. The north wall stonework is in very poor condition, with

salt damp evident on the ground and first floor. There has been significant fretting to the stonework and some stonework has been removed and patched with stone veneers fixed with cement mortar. Patch repairs and repointing (in cement) is also evident on the level 2 landing.

FIGURE 16 – THE NORTH WALL /STAIR LOBBY – CONDITION OF FABRIC



VIEW OF FRETTED AND DELAMINATED STONEWORK TO LEVEL 1



PATCH REPAIR WITH STONE VENEER ABOVE THE BUILT OUT BRICK WALL (LEVEL 1)



DETAIL OF CEMENT POINTING TO LEVEL 2 STONEWORK

A second concrete fire stair (c.1953) is located at the southeastern corner of the site and provides egress to the rear Loftus Lane. The southern sandstone wall has been rendered and painted in the stairwell. Some evidence of concrete cancer within the stairwell.

FIGURE 17 – THE SOUTH EASTERN FIRE STAIR C.1953

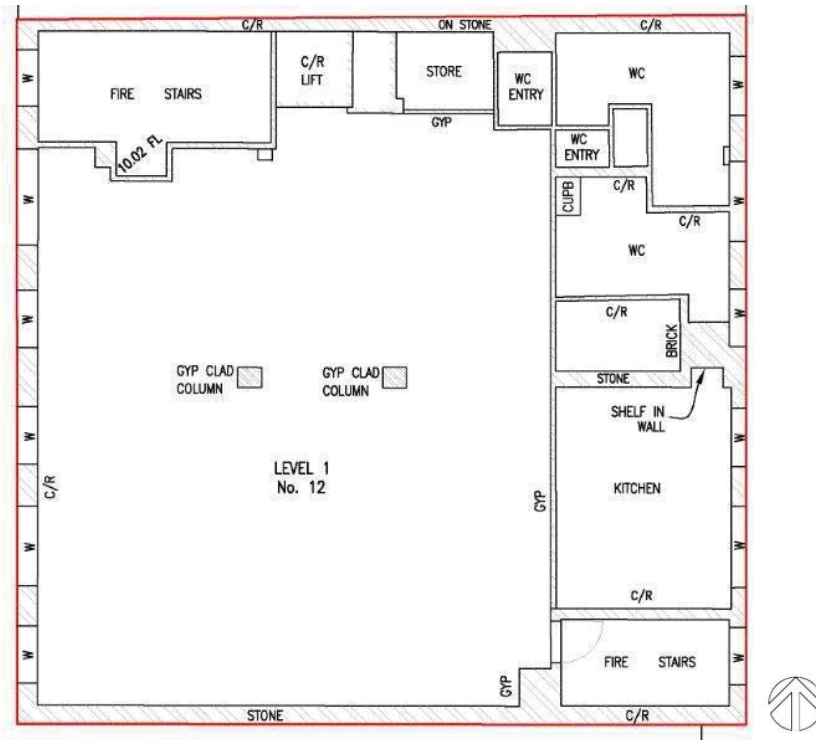


VIEW OF THE SOUTHEASTERN FIRESTAIR FROM LEVEL 2

2.4.2 LEVEL 1/ FIRST FLOOR

Level 1 is currently occupied by the South Pacific Chinese Restaurant. The fit out and finishes are contemporary and the floor features a large open plan restaurant/ dining area, kitchen, store and services. Only a small section of the stone wall dividing the two stores is retained on the eastern side, within the kitchen area. The stonework has been painted. The southern sandstone wall is exposed within the restaurant area and generally is in good condition.

FIGURE 18 – FLOOR PLAN LEVEL 1



SOURCE: DENNY LINKER & CO, 2012

FIGURE 19 – FIRST FLOOR VIEWS



THE SOUTHERN SANDSTONE WALL IS EXPOSED WITHIN THE RESTAURANT DINING AREA



RESTAURANT VIEW NORTHWEST



REMNANT SECTION OF THE FORMER SADNSTONE WALL THAT DIVIDED THE TWO STORES



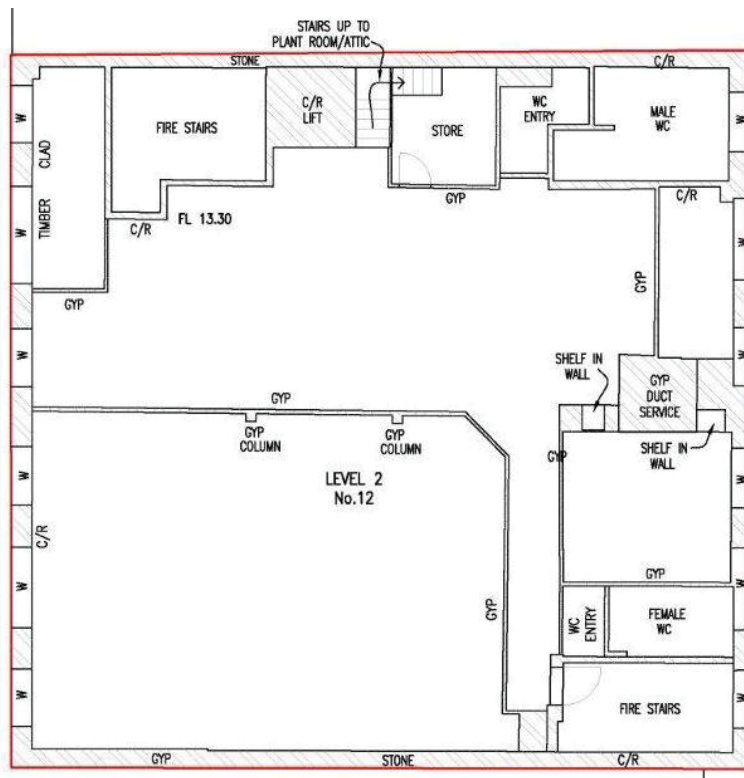
CONTEMPORARY WC FITOUT

2.4.3 LEVEL 2/ SECOND FLOOR

The second floor is used by the Gallipoli Club. It has a Boardroom and a bar area, with small storerooms and male and female WCs. A timber stair adjacent to the lift well on the north wall accesses the roof space. The stonework of the north wall is exposed within the stair hall.

The central dividing wall between the stores has been almost completely demolished on this floor. As with the first floor, the stonework of the southern wall is partially exposed. The stone is in good condition generally with some localised water damage and a dropped stone at the centre. The partitions and fit out is largely contemporary although there is some potential for significant original timber flooring and ceilings beneath/ above the modern fit-out. The current ceiling is fully lined however there is potential for retained beams within the false beam structures as indicated at Figure 46. Flooring appears to be timber within the boardroom and partly within the bar area, however has been carpeted. Some of the stores and offices feature tiled flooring.

FIGURE 20 – FLOOR PLAN LEVEL 2



SOURCE: DENNY LINKER & CO, 2012

FIGURE 21 – LEVEL 2 VIEWS



THE BOARDROOM VIEW SOUTH TO SANDSTONE WALL. THERE IS POTENTIAL FOR ORIGINAL CEILING BEAMS TO BE RETAINED WITHIN THE FALSE BEAM STRUCTURES



CONTEMPORARY PARTITION BETWEEN THE BAR/ BOARDROOM



VIEW NORTH SHOWING THE ROOF ACCESS STAIR, LIFT AND ACCESS TO WC



THE CONTEMPORARY BAR



VIEW NORTH ALONG THE REAR HALL TO THE BAR AREA



LEVEL 2 WC

2.4.4 THE ROOF LEVEL

The roof level is accessed via stair from level 2 on the north side. Only the northern roof space was accessed at the time of the inspection.

The original king post truss and timber joists are retained although with some missing members. Timber battens indicate the original roof was slate. Stonework of the eastern gable indicates that the finish was formerly lime-washed. As with the external elevations, the interior of the eastern gable shows evidence of salt damp. Previous structural reinforcement is evidenced by the old structural tie with turnbuckle. The space has been altered with the addition of the lift motor room and ducting/ services.

FIGURE 22 – ATTIC VIEWS



VIEW OF THE KING POST TRUSS AND EASTERN GABLE



VIEW WEST TO LIFT MOTOR ROOM AND PLANT



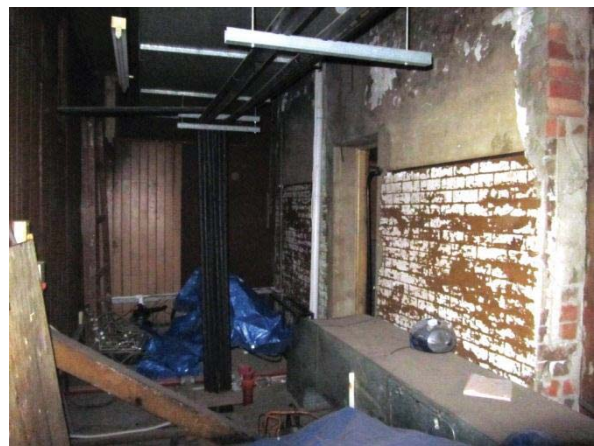
DETAIL OF ONE OF THE MISSING MEMBERS



DETAIL OF CEILING BATTENS (THE PLACEMENT OF WHICH INDICATES A FORMER SLATE ROOF)



FORMER LIFT MOTOR ROOM/ PLANT ROOM BETWEEN THE GABLES.



FORMER ROOF ACCESS FROM THE SOUTHERN STORE

There is a roof extension between the gables on the eastern side which appears to be an early element which has been variously altered. The space was originally part constructed in masonry and featured a decorative plaster wall finish. The western section of the structure is lined in timber battens. The space served as a roof access from the southern store and also housed a lift motor room for a previous lift on the eastern side. The area now houses air conditioning and plant. Flooring is part timber and part concrete. External cladding is contemporary.

The roof is clad in zincalume with box gutters at the centre and sides. The rendered internal face of the Loftus Street parapet is drummy and parapet capping is spalling.

FIGURE 23 – EXTERNAL ROOF VIEWS



LIFT MOTOR ROOM



VIEW EAST OVER THE SOUTHERN STORE GABLE AND ROOF ADDITION



DETAIL OF BOX GUTTER, SOUTH WALL GUTTER AND DISCHARGE TO THE REAR LOFTUS LANE (SE CORNER)



THE INTERNAL FACE OF THE LOFTUS STREET PARAPET

3 History

3.1 HISTORICAL SOURCES

The following historical sources were consulted in the process of completing this CMP.

- City of Sydney Archives
- State Library NSW (Mitchell Library)
- Office of Environment and Heritage (Heritage Branch) Library
- Sydney Water Plan Room
- Land and Property Information.

Various online resources were also used; refer to the full bibliography and references provided in Section 8 of this report.

3.2 THE WOOL INDUSTRY

The first Merino sheep were imported to Australia in 1796 by John Macarthur. The sheep were initially kept at Pyrmont until 1805 when Macarthur was granted 10,000 acres at Camden Park and 30 convicts to assist in the production of fine wool. Wool was being exported to England by 1810. During the 19th century, Australia's most valuable export was wool and Australia became a force in the global market as world's largest merino wool exporter. Initially, most of the wool was shipped to London to be sold by brokers however by the latter part of the 19th century; most of the wool was sold at auction in Australia.

In the late 1850s, Sydney's wool auctions were in their infancy. Mort and Co. was the only firm selling wool by auction, the wool coming mostly from the smaller farms. Wool from the larger estates was handled by the large mercantile firms of the day, who organised shipping direct to England. Sydney public wool sales were minor affairs.¹ By 1864, seven wool selling brokers were operating and Sydney was on the way to becoming the leading wool centre of the world, although it would be several years before international wool buyers were attracted to the Sydney market.² From the 1870s to the 1880s the Australian wool industry continued to grow, particularly in NSW where the state funded a major expansion of the railway network. It was at this time that Sydney began to rival Melbourne and Geelong as the most important colonial centre in handling wool, and also threatened the London market.³

Many of the early wool stores and warehouses were located close to Circular Quay, including the landmark Mort & Co building of 1870 (Figure 24, Figure 25 and Figure 26). The railway expansion and the railway depot at Darling Harbour encouraged the development of stores in the Central/ Ultimo/ Pyrmont area and when goods handling later ceased in the Quay, (post 1890) wool trading had largely moved to the Pyrmont peninsula. Pyrmont eventually possessed Australia's largest concentration of large buildings designed expressly for wool handling and storage.⁴

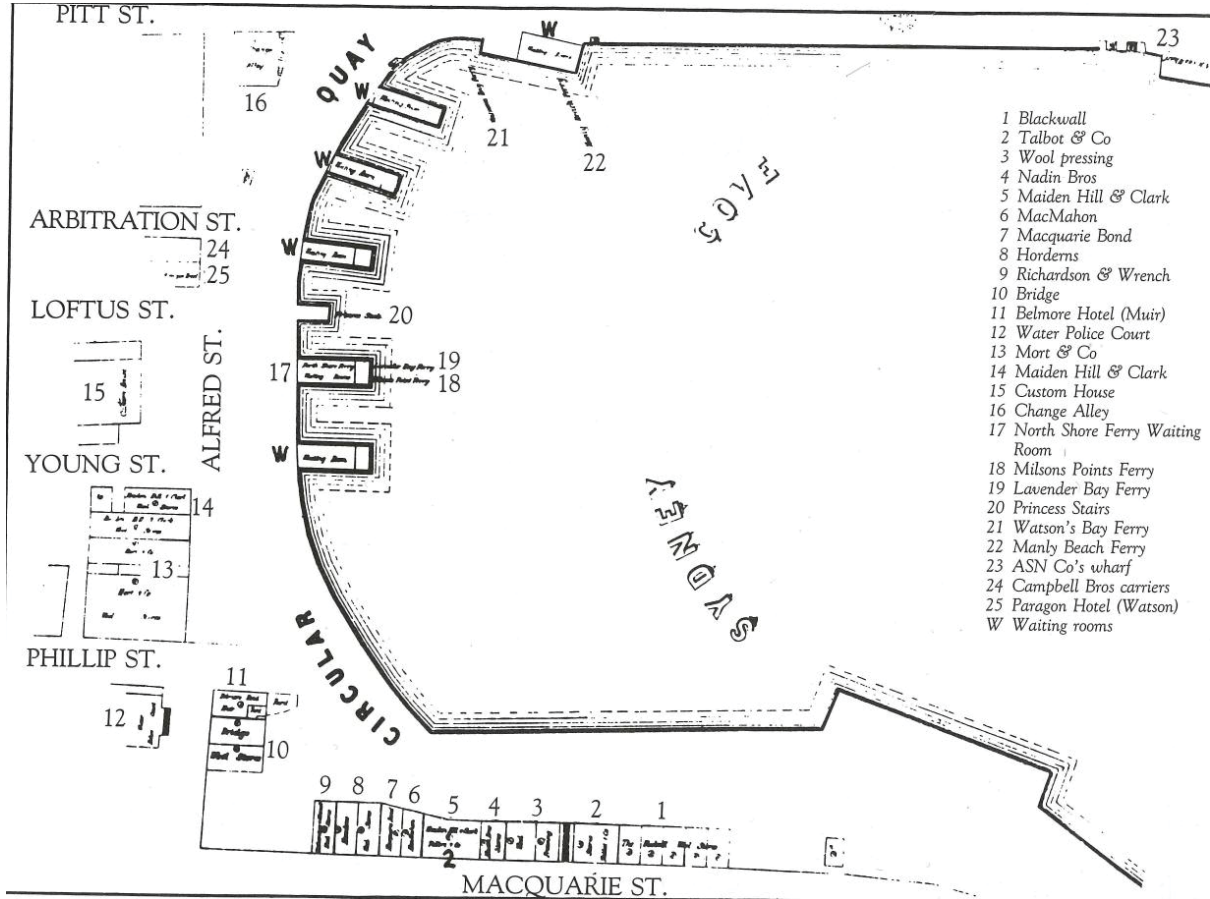
¹ Balint et al, 1982, p18.

² Ibid

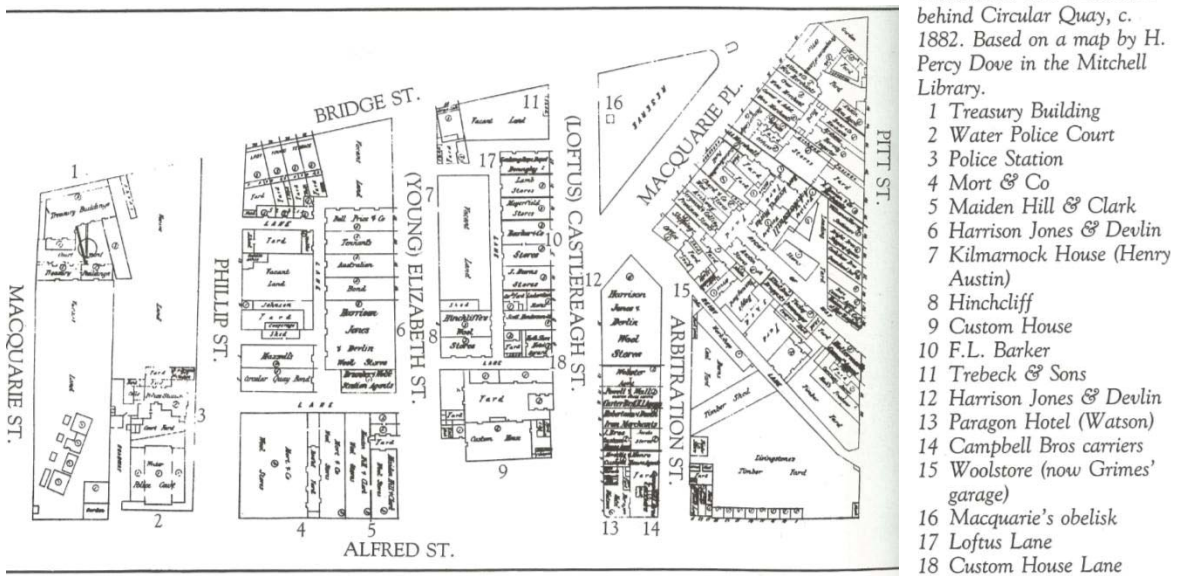
³ Anglin Associates 1989, p8.

⁴ Ibid p27

FIGURE 24 – PLAN OF WAREHOUSES AND WOOL STORES IN AND BEHIND CIRCULAR QUAY



SOURCE: BALINT ET AL 1982; P50



SOURCE: BALINT ET AL 1982; P88

FIGURE 25 – VIEWS OF EASTERN CIRCULAR QUAY SHOWING THE FORMER WOOL STORES LINING THE QUAY



SOURCE: STATE LIBRARY NSW A089772R (CIRCA 1870)



STATE LIBRARY VICTORIA H20223, JUNE 1932

FIGURE 26 – CARTING THE WOOL TO THE STORES (CIRCULAR QUAY)



SOURCE: STATE LIBRARY NSW, GOVERNMENT PRINTING OFFICE 1 – 08208 - A LOAD OF WOOL, CIRCULAR QUAY (WEIGHT 10 TONS, 16 CWT)

By 1890, the extent to which the wool industry had grown was evidenced by the shortage of space in the Darling Harbour Goods Sheds in the peak of the season. The trade was fast outgrowing the facilities provided for it; a great number of delivery clerks were required and up to 4000 bales could be delivered in a day.⁵ There were several reasons for the growing popularity of the Australian wool market; buyers in Sydney were able to get their wool earlier and obtain the pick of the market. Wool could also be forwarded direct from Australia to the manufacturers, and thereby the heavy London charges could be avoided. As a result, the number of agents for foreign buyers increased in Sydney.⁶

In 1830, the whole wool export from Sydney totalled 5,792 bales. In 1840 it had increased to 30,280 bales in 1870, to 115,694 bales; in 1880, to 199,875 bales; and in 1888 totalled about 400,000 bales, or double the amount of that exported in 1880⁷. Production had increased, but local sales had advanced in a much larger proportion. In 1850 Sydney sales amounted to about one-sixth of the total Australian export; while export in the year from July 1st, 1888, to June 30th, 1889, Sydney sales represented about fifty per cent of the whole output of the colony⁸.

⁵ *The Illustrated Sydney News*, 'The Wool Industry of NSW, How Wool is Bought and Sold in Sydney', 9 January 1890, p14.

⁶ *Ibid* p15.

⁷ *Ibid*

⁸ *Ibid*

The process of buying and selling wool in Sydney in 1890 was documented in an *Illustrated Sydney News* article⁹:

From the Darling Harbour sheds the wool was carted to the various warehouses by Messrs. J.McMahon and Co., who were contracted for the service by the Government. On arrival at the store the wool was weighed. After weighing, the bales were placed in a lift or on a hoist, and deposited on an upper floor to await sale, a proportion of the bales having been first removed to the uppermost floor, devoted to samples. Once the wool is removed to the upper floor and the date of sale is fixed, a certain percentage of the whole is placed on the sample floor. In lots containing over fifty bales ten per cent, have to be exhibited ; under fifty and over twenty, fifteen per cent have to be exhibited and under twenty per cent, and in small .lots, the whole is required to be exhibited.

The bales are stood upon end in rows, so as to allow buyers to inspect them conveniently, and subjected to what is known as the cutting down process, which means that the sewing at the top of the bale is cut, all the twine is carefully removed, exposing the wool. Each bale is decorated with a tin label, upon which appears the number of the lot corresponding with that marked on the catalogue. Professional valuers, whose services are retained by the brokers, go round the samples and make independent estimates of the worth of each. A mean of these valuations being struck, it is entered on the auctioneer's catalogue as a reserve price. In some cases, owners put on their own reserves, which may be in excess of the valuation made by the professional.

Increasingly, wool in its natural state (referred to as 'greasy') was in greater demand. This was preferred to wool that was scoured or otherwise treated, as most buyers had their own preferences for its cleansing. Wool-classers judged the wool by length of staple, its elasticity, and by a number of other qualifications peculiar to their trade.

The sample floor is generally open to the inspection of buyers from 8am-3pm on the day of sale, and during that period the wool experts may be seen at work. With the exception of two, all the broking firms sell at the Exchange Sale Room (by auction). Payment is made either at the time instructions are given as to delivery, or in some cases it is shipped by the brokers and the ship's receipt is handed to the purchaser in exchange for his cheque. When freight is charged by space the size of the bale is subjected to 'dumping.' The bale is placed in a press worked by steam or hydraulic power, which compresses it to one-half its former measurements. Iron hoops are then placed around it, the ends being firmly riveted together.

The wool has thus passed through the hands of the sellers and the buyers, and is placed on board ship consigned either direct to foreign shores or to England.

During the 20th century, wool output slowed. The system of selling wool remained constant although it was interrupted by the two world wars. Wool prices fluctuated in the 1920s and values dropped in the economic depression of the 1930s. In the late 20th century, changes in technology and increasing land prices led the larger wool brokers to abandon the inner city wool stores and operations moved to regional centres. Some of the old stores have been adaptively reused while others remain disused. The majority of these building remained empty and fell progressively into disrepair.

3.2.1 BUILDING CONTROLS AND CONSTRUCTION OF STORES

Laws regulating building in Australia had their genesis in English building laws. Formal building controls started in Australia in 1810 with Governor Macquarie's edict proclaiming authority in erecting a building. Later, the Sydney Building Act of 1837 identified rates and classes of buildings and regulated buildings, party walls and fire services and specified minimum standards of construction¹⁰. The City of Sydney Improvement Act 1879 further improved provisions for constructions as well as health and safety. The Act also greatly extended the powers of the Municipality and provided for the establishment of the City of Sydney Improvement Board which was required to include professional architects and builders. As with the 1837 Act, minimum standards of construction were also specified under the Act and included rules for materials and construction of walls and footings (including minimum thicknesses for walls with

⁹ *The Illustrated Sydney News*, pp 13-16a.

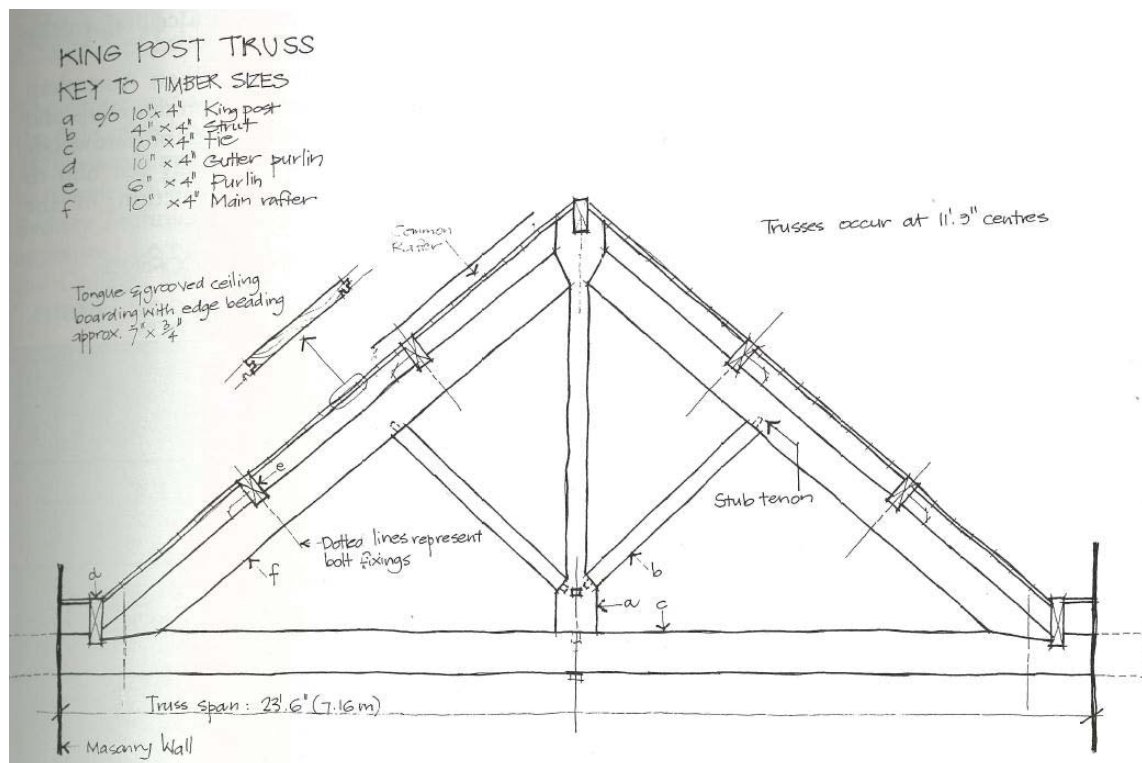
¹⁰ Balint et al 1982, p51.

consideration for height and length), materials for roofing and drainage. In addition to the 1837 standards, the 1879 Act further stipulated requirements for room heights, ventilation and lighting for rooms.¹¹

These building Acts formed the basis for the construction of warehouses and woolstores, particularly in the latter part of the 19th century. In addition to the provisions of the Acts, the function of a building such as a wool store, purpose built for the storage, display, receiving and transport of wool, largely determined its design. The wool stores had a typical floor plan consisting of a column grid defined by the layout of aisles and the storage of wool bales, which in turn dictated the location of windows on the façade. The average bay size was 4.5 x 4.18m, fitting the standard arrangement for the traditional wool bales.¹²

A study of historic commercial building construction techniques identified six distinct phases in warehouse and wool store construction.¹³ Most of Sydney's wool stores including the subject building, the F L Barker wool store, were characterised as "Phase One" (1850-1918), which is typified by the use of load bearing stone or masonry external walls, simple timber roof trusses, and internal timber post and beam structures and timber floors¹⁴. Posts and main floor beams were typically constructed of Australian hardwoods such as grey ironbark (*Eucalyptus paniculata*), which were noted for their fire resistant qualities. Posts and floor beams were large; with generally a minimum width or depth of 360mm (330mm was the lower limit for main girders in warehouse loading).¹⁵ Posts are typically chamfered and herringbone struts brace the joists to give greater lateral strength. The King and later Queen post truss roof was typical of the early (Phase One) warehouses. The King post truss supported spans of up to 9m and the resulting dimensions and form of the gabled façade became a characteristic type for the early stores (for example the Hinchcliff wool store shown in Figure 27). The type was readily able to be expanded, reflected in the two stage construction of the subject store.

FIGURE 27 – INDICATIVE SKETCH OF A KING POST TRUSS



SKETCH OF THE KING POST TRUSS AT HINCHCLIFF WOOL STORE (5-7 YOUNG STREET)
SOURCE: BALINT ET AL 1982, P59.

¹¹ Ibid pp53-4.

¹² Anglin Associates, p33.

¹³ Balint 1977.

¹⁴ Ibid p47.

¹⁵ Balint et al 1982, p79.

While the early Phase One wool stores share the same characteristics of construction, differences in detail are discernible. In the better built wool stores the floor joists were fully housed into the principal floor beams. More typically they were notched into the floor beams. Most of the post and beam stores featured herringbone struts. The connection of storey post and beams also differs slightly in various wool stores. Changes in window construction also occurred throughout the period; in the earlier wool stores window heads were constructed of semi-circular or segmental brick arches. Others were supported by I beams.¹⁶

3.3 HISTORICAL OVERVIEW: GALLIPOLI CLUB, 12-14 LOFTUS STREET ‘

3.3.1 THE FORMER GOVERNOR’S DOMAIN

The subject site was formerly part of the grounds of the First Government House which was built soon after the arrival of the First Fleet. In a plan of the Governor’s Domain dated 1816, the area of the subject site is shown within a “Pleasure Ground” located between First Government House and the shore (Figure 28). As part of the Governor’s Domain, the subject site remained largely undeveloped until after the new Government House was built and the First Government House was dismantled in 1845.

FIGURE 28 – PLAN OF THE GOVERNOR’S DOMAIN 1816 SHOWING THE SITE AS PART OF THE PLEASURE GROUNDS



PLAN OF GOVERNOR’S DEMESNE LAND / SURVEYED IN THE YEAR 1816 BY C. CARTWRIGHT.
SOURCE: MITCHELL LIBRARY ML M3 811.172/1816/1

3.3.2 EARLY LAND GRANTS AND OCCUPATION

Early mapping of Sydney Cove indicates development in the vicinity of the Customs House before 1845. Castlereagh Street is laid out and extends to the Quay; however it remains undeveloped (Figure 29).

¹⁶ Balint 1977: 142

FIGURE 29 – 1845 PLAN OF SYDNEY COVE



1845 PLAN OF SYDNEY COVE SHOWING CUSTOMS HOUSE, CASTLEREAGH STREET AND DEVELOPMENT IN THE VICINITY OF THE SUBJECT SITE, BEHIND CUSTOMS HOUSE

SOURCE: CITY OF SYDNEY ARCHIVES: FRANCIS W SHEILDS PLAN OF SYDNEY, 1845

Construction of the Semi-Circular Quay, what is currently Circular Quay, had been in discussion since 1833. However, construction did not commence until 1839, with completion in 1847. As part of this project the former Governor's Pleasure Ground was subdivided in 1845. A number of city streets were extended to the Semi-Circular Quay in Sydney Cove plus Albert and Alfred Streets were dedicated at this time.

The original F.L Barkers wool store comprised Lots 17, 18 and 19 of Section 103 of the subdivision at Circular Quay (the present site comprises only the former Lots 18 and 19.). Lot 17 was granted to Henry Eldred Hindson and William Innes in 1848. Lot 18 was originally granted to Ewan McPherson of Parramatta on 15 June 1850, and Lot 19 was originally granted to Henry Ferris on 1 May 1851. All three lots were gradually acquired by William Hindson; Lot 17 in 1848, Lot 18 in July 1850 and Lot 19 in July 1851.

Castlereagh Street North (which became Loftus Street in 1881¹⁷), Customs House Lane and (later) Loftus Lane were laid out by 1854 (Figure 30). The 1854 sketch shows that the eastern side of Castlereagh Street was developed, including the subject site, although the buildings did not extend to the rear lane.

¹⁷ City of Sydney 2012, 'All Streets', *A guide to Sydney city street names*, viewed 6/11/12, <<http://www.cityofsydney.nsw.gov.au/aboutsydney/historyandarchives/SydneyHistory/StreetNames.asp>>.

FIGURE 30 – 1854 PLAN SHOWING THE SITE AS SUBDIVIDED BUT UNDEVELOPED



SOURCE: CITY OF SYDNEY ARCHIVES, WOOLCOTT AND CLARKE'S MAP OF SYDNEY

The City of Sydney Rates Books and the Sands Directories suggest that there were separate buildings on Hindson's land, buildings which from at least 1865 also extended back to the lane. This information is summarised in Table 1.

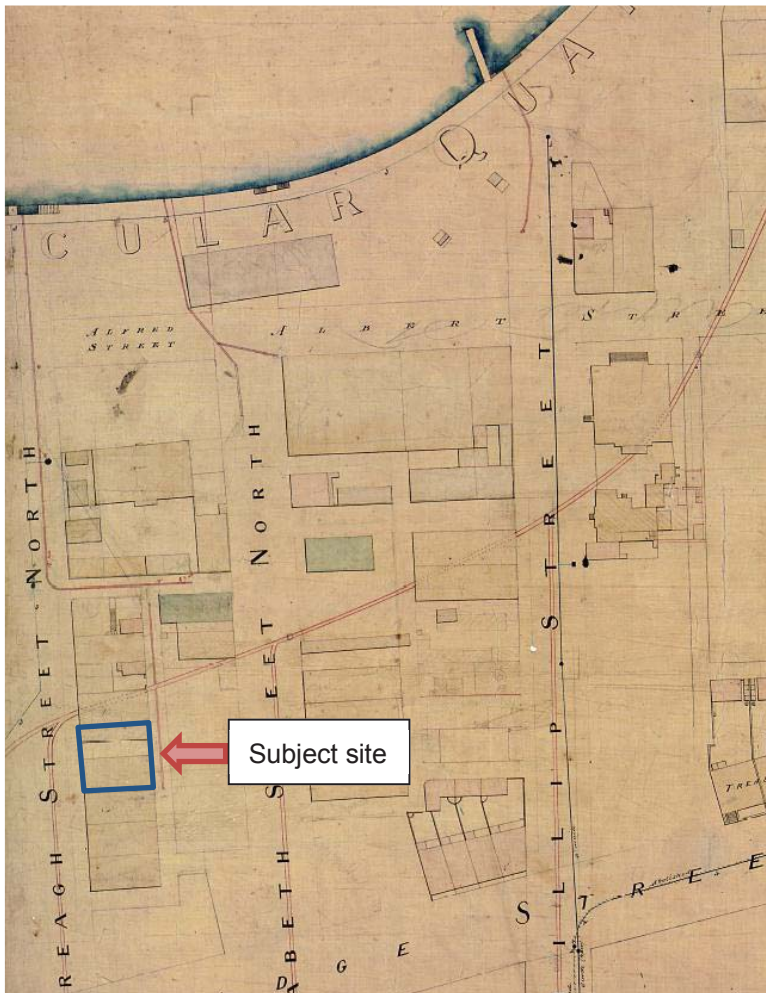
TABLE 1 – OCCUPANTS 1855-1910

	NO 10	NO 12	NO 14
1855	(previously No 8) Tenant McNab & Co 3-storey stone/slate stores 3 rooms		(previously No 10) Tenant Swain Webb & Co 2-storey stone/slate stores 2 rooms
1858	Tenant C R Robinson 3-storey office and stores		Tenant Thomas Bowden 2-storey office, stores, shed, yard
1867 Figure 31	Tenant Henry Fisher & Son Custom House agents Lot 17, part Lot 18		Tenant Alexander Black Wine and spirit merchant Lot 19
1871	Owner listed as W F Cape, although title deed shows owner as Hindson Property vacant		Owner listed as W F Cape, although title deed shows owner as Hindson Tenant William Riedy Wine and spirit merchant
1874	Tenant Mason Brothers Merchants		Tenant F L Barker Produce stores
1875	Vacant		Tenant F L Barker Wool stores
1877	Tenant Gilchrist Watt & Coy		Tenant F L Barker Wool stores
1880	New building Renumbered as No 10 3-storey, brick & stone, slate roof, 5 rooms Lot 17	New buildings Renumbered as Nos 12-14 Tenant F L Barker Auctioneer, wool and produce stores Each 3 storey, brick & stone, slate roof, 7 rooms	

Lots 18 and 19

1882	Tenant J Burns Merchant Stores and office	Tenant F L Barker Stores
1885	Tenant F L Barker Wool stores and office	
1894	New Zealand Loan and Mercantile Agency Co Ltd	
1904	Pastoral Finance Association Ltd, stores	
1907	Wrights	Tyler & Co Shipping agents
1910	Gaglia & Co Marble merchants	Tyler & Co Various tenants in Macquarie Chambers

FIGURE 31 – TRIGONOMETRICAL SURVEY OF SYDNEY, 1865



Source: City of Sydney Historical Atlas of Sydney

Upon William Hindson's death, the land was transferred in 1882 to his beneficiaries John Hindson, Eldred Grave Hindson and Lawrence Hindson by deed of gift.¹⁸

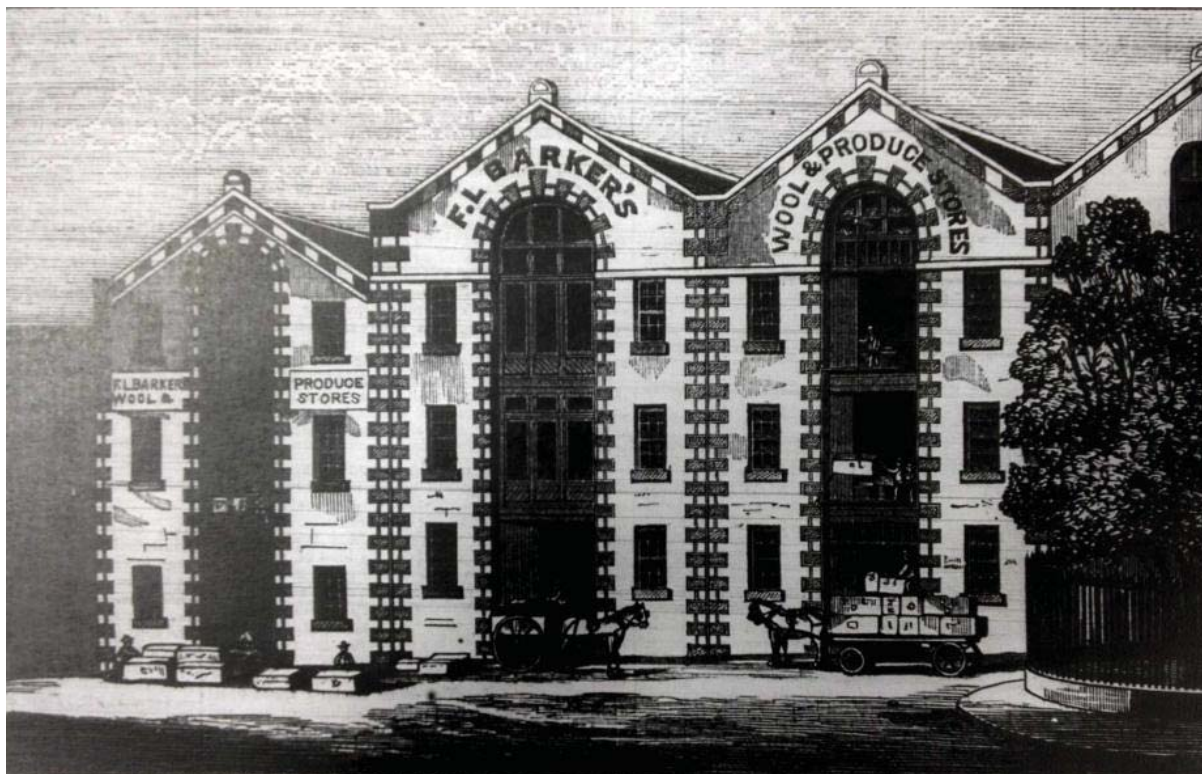
In 1902, Lawrence Hindson passed away, and the surviving owners sold Lots 18 and 19 to John Hain in 1906. At this time the tenancy of No 10 was once again separated from that of Nos 12-14. The upper floors of the subject building became Macquarie Chambers, with various tenancies. The ground floor continued to be separately tenanted. The property was transferred from John Hain to Matthew Harris in May 1908. In September 1919 Perpetual Trustee Co Ltd became the trustee.

Various trustees were involved with the property until 1945, when Michael Finnegan, Walter Smart and Arthur Bartlett bought the property as trustees for the Gallipoli Club. A plaque on the building notes that the Club was opened by William Morris Hughes in 1947. The building is still owned and operated by the Club.

3.3.3 F.L BARKER WOOL STORES

The company F L Barker and Co was established in 1874. That year the company leased a two-storey store and adjacent yard on Lots 18 and 19. In 1880 a pair of new, brick and stone, three-storey wool stores was built on the site of that older store, and a new smaller store was built on Lot 17. All of the documentary evidence (such as the more than doubling of the rateable value of the buildings on the two sites, and the renumbering of buildings in the street) suggests a construction date of 1880, despite an illustration of the new buildings appearing in a magazine of 1876 (Figure 32). Adding further weight to the assumption that the 1876 illustration was only a concept, the new building on Lot 17 (renumbered as 10 Loftus Street) was not occupied by F L Barker & Co until 1885, despite the name on the façade in the drawing. Rather, its tenant was James Burns, a merchant. The 1876 illustration also shows an additional building to the south of the F L Barker stores, in a very similar style, although there is no evidence that this was connected to the operations of F L Barker.

FIGURE 32 – PROPOSED F L BARKER WOOL STORES, 1876



SOURCE: *TOWN AND COUNTRY JOURNAL*, 16 SEPTEMBER 1876, P460.

¹⁸ Land and Property Information (LPI) Primary Application 37960.

In 1880 the company was one of nineteen wool brokers listed in the Sydney Trade Directory, with offices at 86 Pitt Street. By 1885 F L Barker & Co had also taken over the store at 10 Loftus Street and in 1890 the business was described:

Mr. Barker has been established as a wool, fat stock, and produce salesman in this market for fifteen years, during which period the business has regularly increased in every branch until the present time, when it has become one of the largest in the city. The main premises, which are centrally situated on the Circular Quay, consist of three large stores all connected by archways. Each of these have three flats, the uppermost being specially lighted for the exhibition of sample bales of wool previous to sale, and all arrangements have been made to afford the buyers every facility whilst inspecting. Both at the front and back there is every convenience for loading and unloading, consequently more than the average number of bales can be handled with the smallest difficulty and delay.

Stores No 2 and 3 having frontages to Macquarie Street and Circular Quay, are used for leather, sheepskins, hides, tallow, bark, marsupial skins, etc., of which sales are held every week. For Sussex-street produce, viz., maize, pigs, calves, etc., provision is made, a branch office and sale room being occupied in the centre of the busy portion of the street.

Sales are also held of fat cattle and sheep, bi-weekly, at the yards, Homebush.¹⁹

In 1890 the business was being managed by Mr Raymond (Figure 33). The Company had moved out of Loftus Street by 1894 into new leased premises in Pymont.

FIGURE 33 – MR RAYMOND, MANAGER OF F L BARKER WOOL STORES, 1890



SOURCE: ILLUSTRATED SYDNEY NEWS, 9 JANUARY 1890, P13.

A photograph of the row of stores in Loftus Street, viewed from the Lands Department Building in 1890 (Figure 34) shows that all three of the F L Barker wool stores had gabled roofs. Several other stores in a similar style were located to the south, forming a cohesive row within the streetscape. However, by 1914, one of these buildings had been replaced and the gables of the two largest F L Barker wool stores (subject stores) had been replaced by a parapet wall (Figure 35). This wall may have been built when the use of the building changed from stores to a multi-tenanted commercial building known as Macquarie Chambers. The Art Nouveau designs on the upper infill windows and spandrels suggest that those works were also carried out during the conversion of the building to Macquarie Chambers in the early 20th century.

Figure 36 shows a plan of the area in 1917. By the 1920s the store at No 10 had also been replaced by a taller building (Figure 37 and Figure 38).

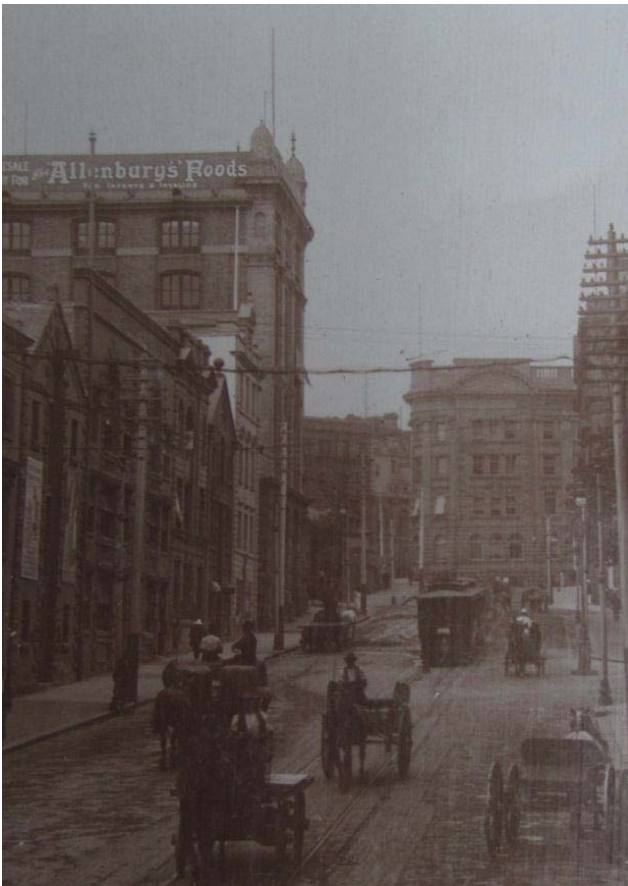
¹⁹ *The Illustrated Sydney News*, 9 January 1890, p16A.

FIGURE 34 – VIEW OF THE F L BARKER WOOL STORES FROM THE LANDS DEPARTMENT BUILDING, 1890



SOURCE: MITCHELL LIBRARY SMALL PICTURE FILE, CITED IN ORWELL AND PETER PHILIPS, ARCHITECTS 1995, ATTACHMENT 1.

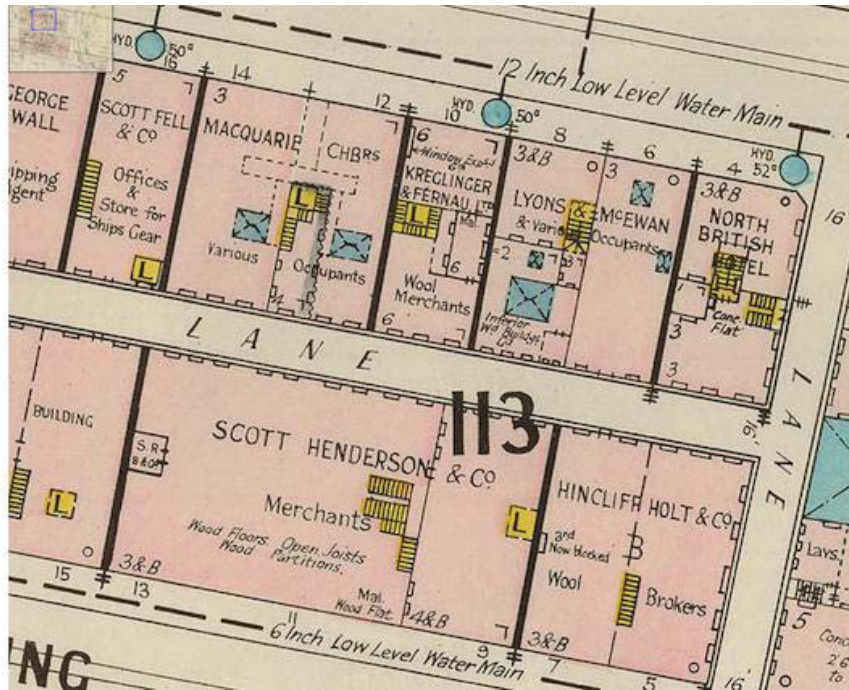
FIGURE 35 – MACQUARIE CHAMBERS, BEFORE 1914



A PARAPET WALL HAS BEEN ADDED TO THE SUBJECT BUILDINGS. THE SMALL STORE AT NO 10 (LEFT) IS STILL INTACT.

MITCHELL LIBRARY SMALL PICTURE FILE, IMAGE 2/42.

FIGURE 36 – PLAN OF THE SITE, C1917



SOURCE: CITY OF SYDNEY ARCHIVES: FIRE UNDERWRITERS' PLANS, CA 1917-1939 – BLOCK 113 (PART VIEW)

FIGURE 37 – MACQUARIE CHAMBERS, C 1920-1930



THE ITALIAN-AUSTRALIAN SHIPPING LINE BUILDING (CENTRE, NO 10 LOFTUS STREET) AND MACQUARIE CHAMBERS (RIGHT, 12-14 LOFTUS STREET – PART VIEW ONLY).

SOURCE: STATE LIBRARY NSW, IMAGE HALL_38422.

FIGURE 38 – MACQUARIE CHAMBERS IN THE STREETScape



3.3.4 THE GALLIPOLI MEMORIAL CLUB²⁰

The Gallipoli Association was formed on the 6th of September 1934 when it was resolved to form a legion to “perpetuate the comradeship and preserve the spirit of ANZAC”. The Club operated alongside the RS (Returned Soldiers) and SILA (Sailor’s Imperial League of Australia) later known as RSS (Returned Soldiers and Sailors) and AILA (Airmen Imperial League of Australia) who collectively represented the returned service personnel of WWI. The Gallipoli Association initially restricted membership (by Constitution) to AIF and New Zealand personnel who had landed at Gallipoli. Membership grew rapidly, with 800 members by January 1935. The Legion met in various premises, mostly at Empire House Castlereagh Street.

In 1935 there was a move to create an Anzac Naval and Military Club, although this did not proceed until 1937 when on the 1st of October the Gallipoli Legion of Anzacs Club was founded. The Club was open to all returned servicemen and had rooms in Wall House, Loftus Street. The following year they rented premise at 16-20 Young Street. The Legion and Club were separate entities with different membership requirements. Both worked tirelessly during WWII when repatriation and welfare problems became important. When the Young Street premises proved inadequate the Club purchased the premises at 12-14 Loftus Street from the Perpetual Trustee Company. The Club was opened on 15/11/1947 by the Right Hon. W.M Hughes P.C. MP and commemorated by the extant plaque.

Initially the Club occupied only a small portion of the premises, gradually acquiring more space through the 1950s as the tenancies vacated. By 1961 the Club occupied the first floor as an administration and recreation area, and the second floor for a lounge, dance space and library. Following the 1964 redevelopment all offices were located on the ground floor with provision for a large kitchen on the first. When the club was reopened in July 1964 the club had more than 1200 members – 625 from the Legion, 534 ‘ordinary’ members, 38 serving personnel and 30 social members. The Club was then fully operational.

The Gallipoli Memorial Club Ltd was formed in July 1972 to take over the property and the Club still retains ownership of the premises (2012).

²⁰ Except where otherwise sourced, this section is summarised from the Gallipoli Memorial Club website: <www.gallipoli.com.au/>

FIGURE 39 – THE GALLIPOLI CLUB, 1982



SOURCE: REGISTER OF THE NATIONAL ESTATE, PLACE ID 2068.

3.3.5 ALTERATIONS AND ADDITIONS

The 1876 description of the proposed buildings indicated that “the third floors are all connected, for the storage of wool and sheepskins, and are to be furnished throughout their entire length with skylights. In the rear there is a right of way, where the drays are loaded and unloaded by means of American hoists”.²¹

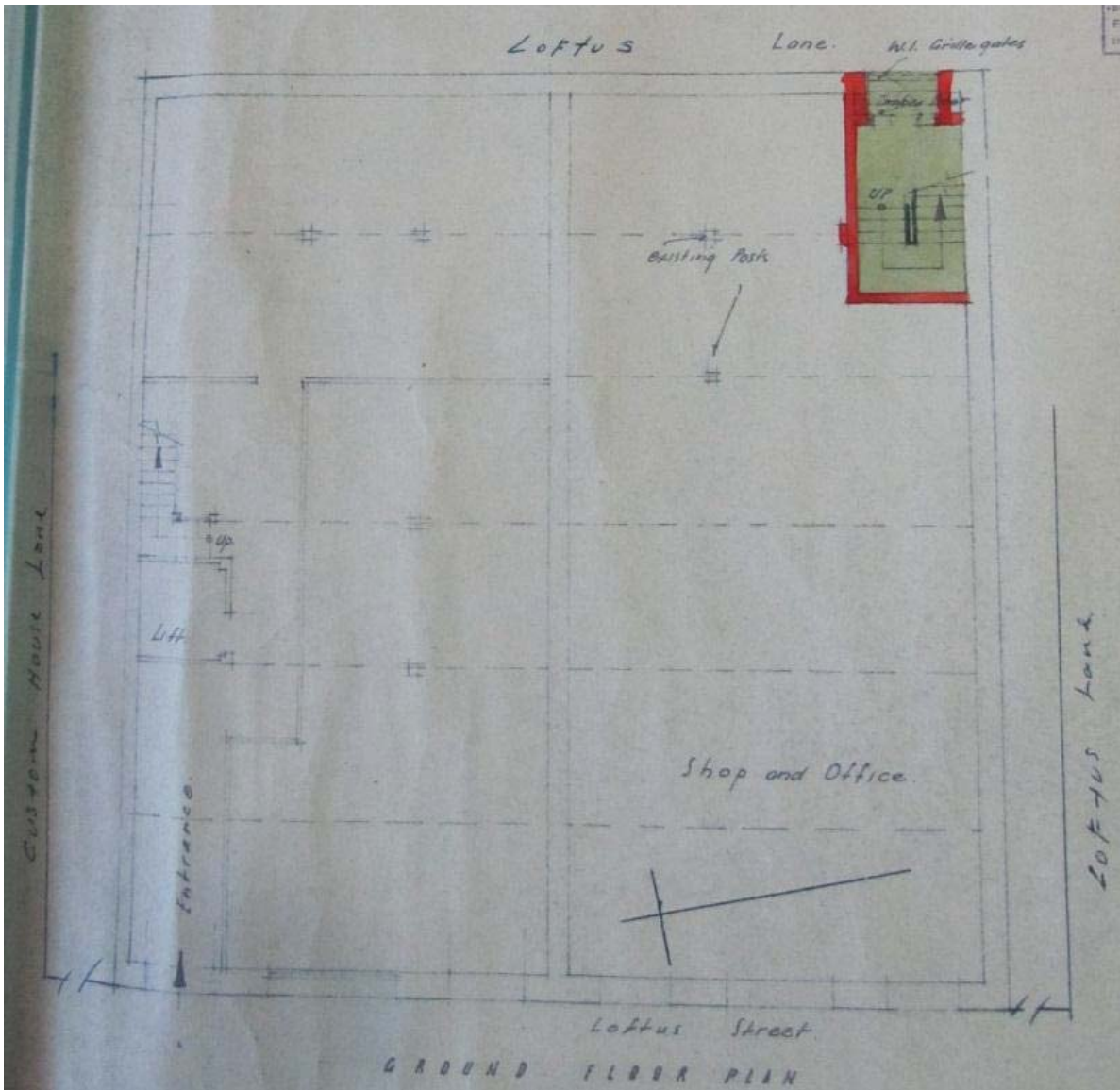
Since its construction in 1880, 12-14 Loftus Street has been subject to a range of development applications (DAs) and building applications (BAs), particularly since the Gallipoli Club acquired the property in 1947.

In 1953 the architectural firm DT Morrow & Gordon submitted a building application (BA 1000/53) for the erection of a fire escape and remodelling on the premises (Figure 43 refer Figure 40 and Figure 41). This was approved on 30 July 1953. The floor plans indicate that the Club had been using No 12 only – the ground floor of No 12 was partitioned into two large areas, the southern entry had already been constructed and the lift had already been installed and new stairs connected the floors (see Figure 36 for the position of the original stairs).

The first floor of No 12 contained offices, a library, a games room and toilets. The second floor contained a large lounge and bar area, and toilets. The other building at No 14 appears to have been let (the ground floor contained a shop and office), although the second floor was used by the Club as a billiard room connected by a door in the party wall to the second floor lounge. Apart from that opening, the party wall between the two buildings remained intact. The new work was to extend the Club’s operations into the first floor, where a hall and a stage were constructed. As part of this a new fire stair was built in the south-east corner, a new kitchen in No 12 connected to the first floor hall by a new opening in the party wall, and a new bottle store on the second floor, connected to the bar by a new opening in the party wall. New timber stairs provided access to the roof space of No 14 from the rear of the second floor. The work also included new fire windows in the front facade.

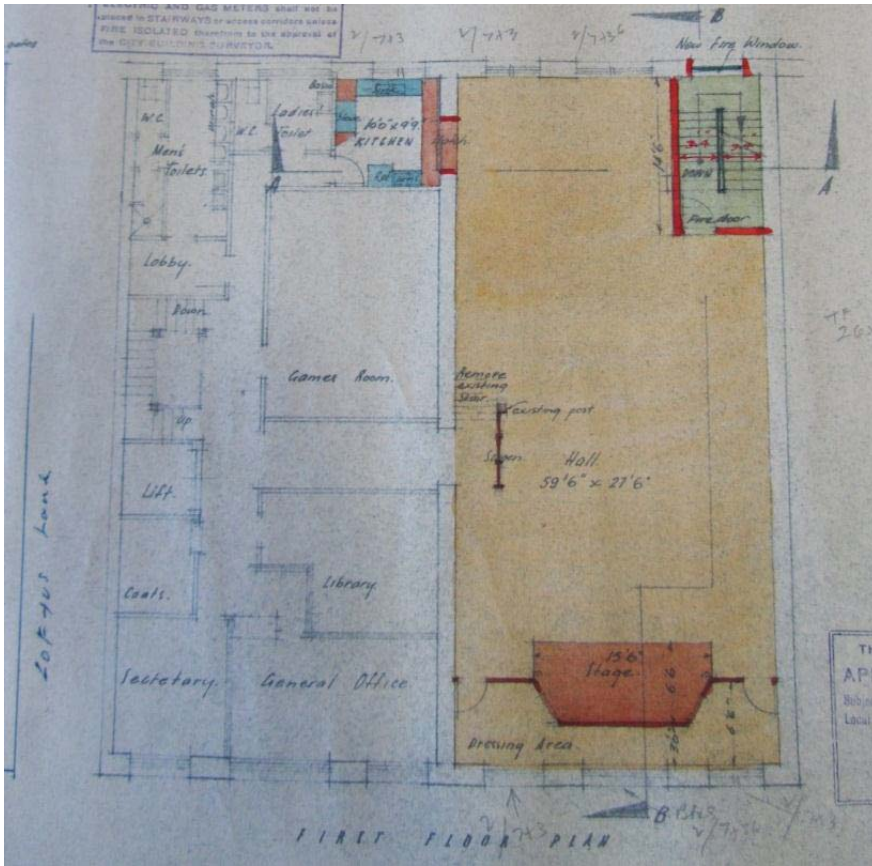
²¹ *Town and Country Journal*, 16 September 1876, p460.

FIGURE 40 – FLOOR PLANS, 1953



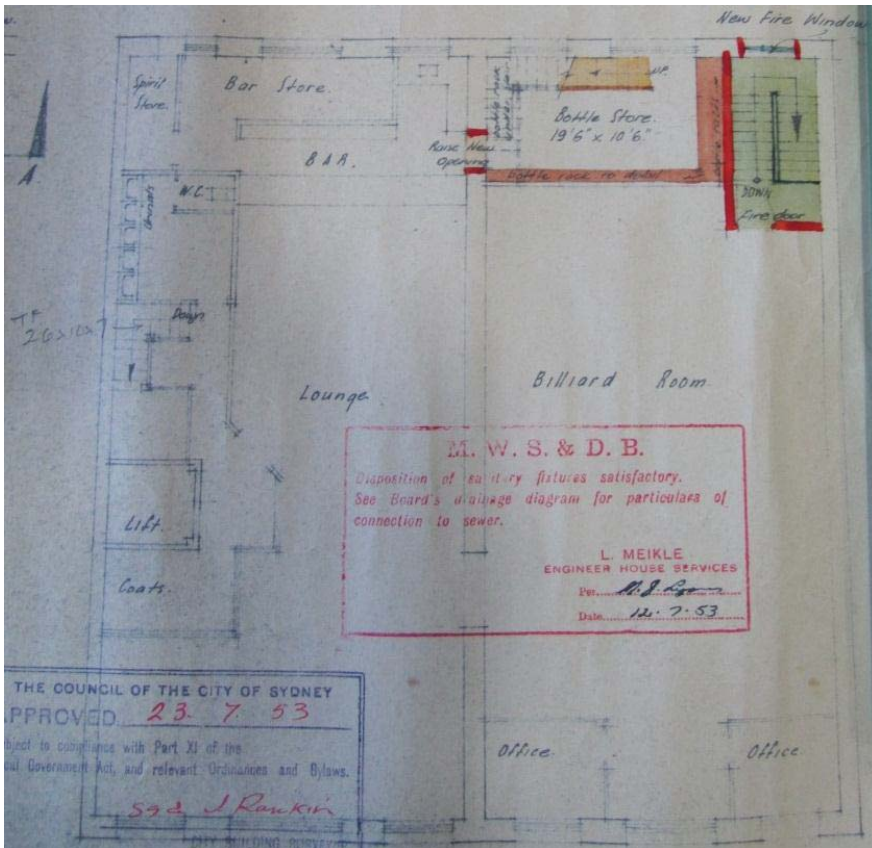
GROUND FLOOR

SOURCE: CITY OF SYDNEY ARCHIVES BA 1000/53



FIRST FLOOR

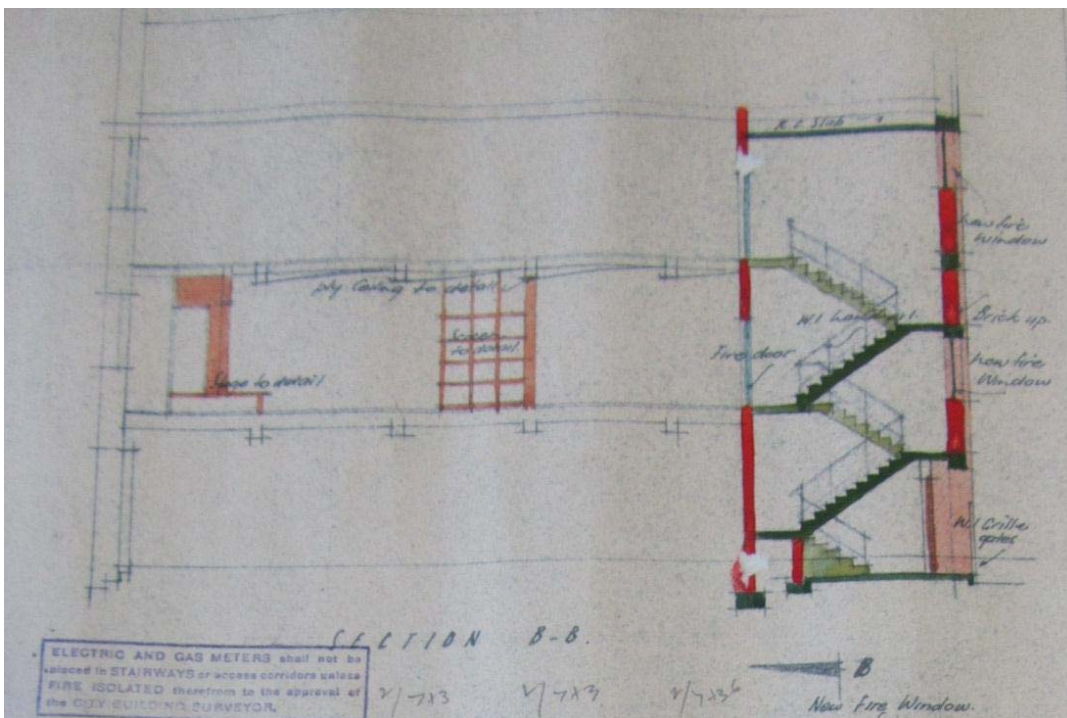
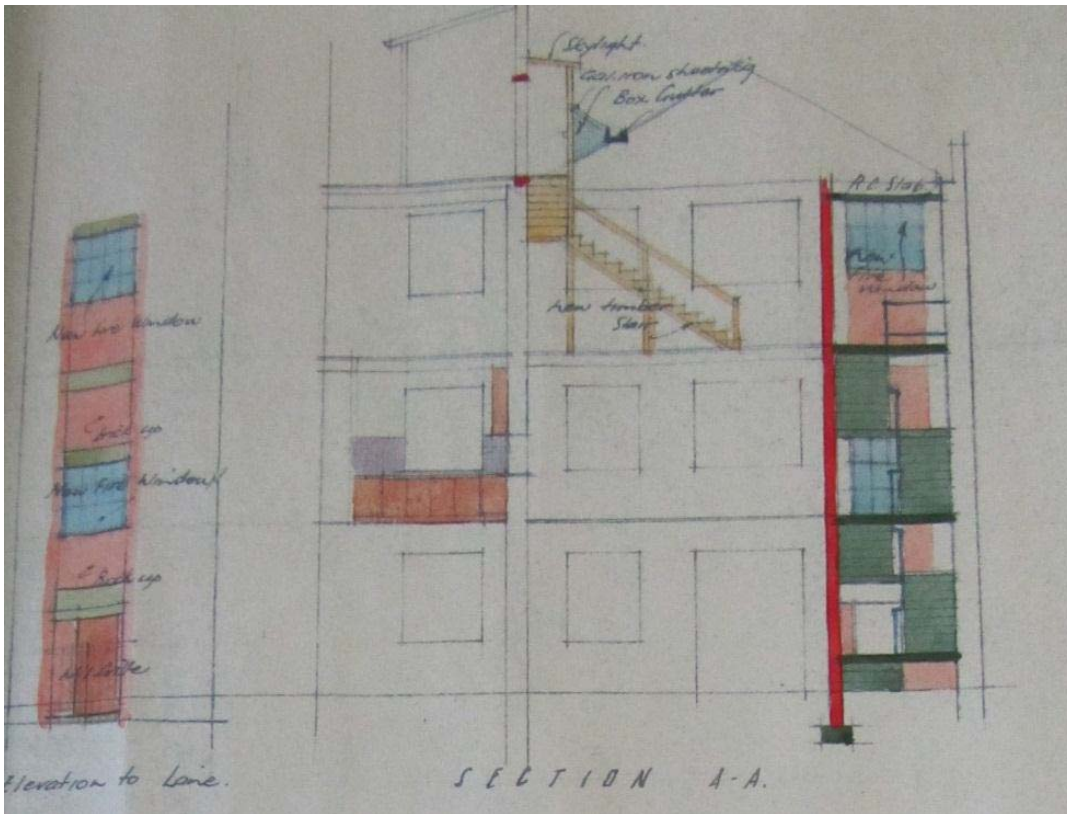
SOURCE: CITY OF SYDNEY ARCHIVES, BA 1000/53



SECOND FLOOR

SOURCE: CITY OF SYDNEY ARCHIVES, BA 1000/53

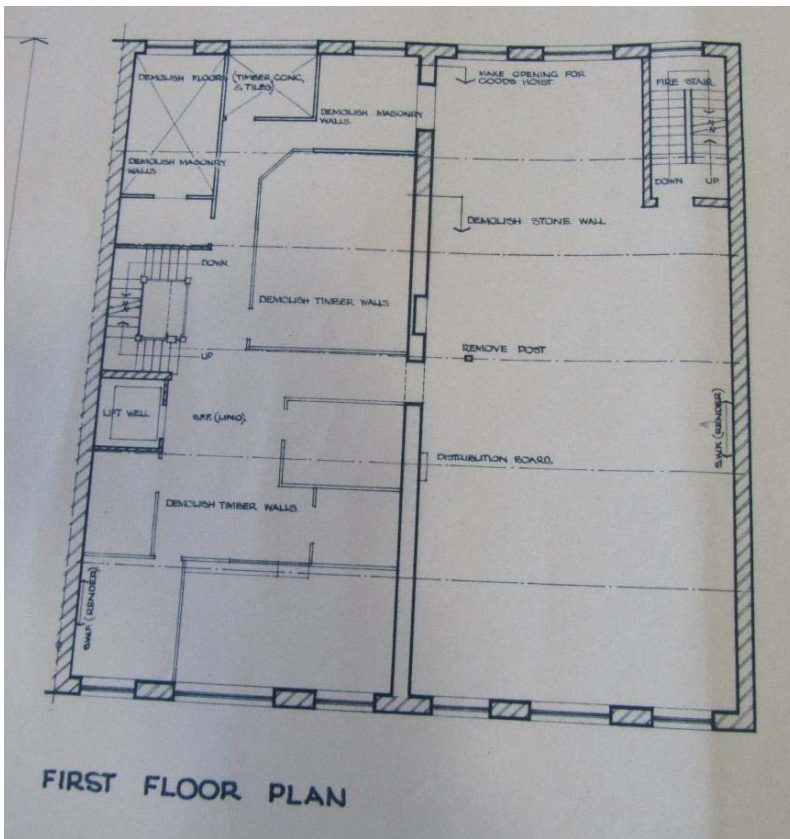
FIGURE 41 – SECTIONS OF PROPOSED FIRE STAIRS, FIRE WINDOWS AND REMODELLING, 1953



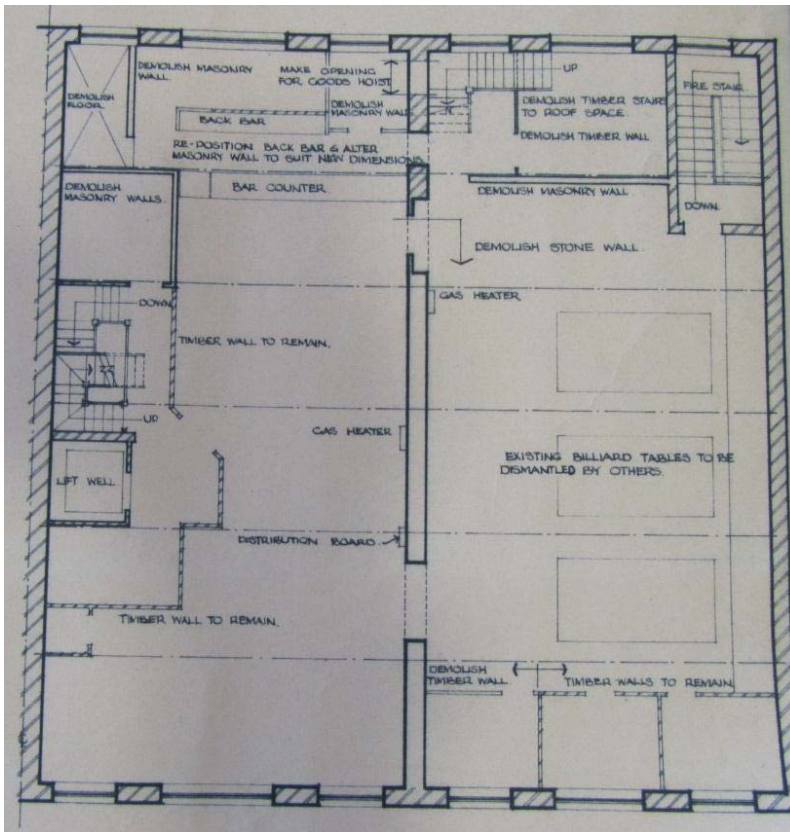
SOURCE: CITY OF SYDNEY ARCHIVES, BA 1000/53

In May 1960, Brambles Industries lodged a development application (DA 333/60) to use the ground floor of No 14 as commercial offices involving internal alterations. This DA was approved in June 1960.

On 14 March 1961, the National Bank of Australasia Ltd submitted a DA (DA 160/61, Town Clerk papers number 1437/61) to use the ground floor of No 14 as a bank, involving internal alterations. The alterations included the replacement of the front door and windows on the ground floor, new wall linings, ceilings, lavatories and bank fittings. Approval was given on 13 April 1961. The DA documentation



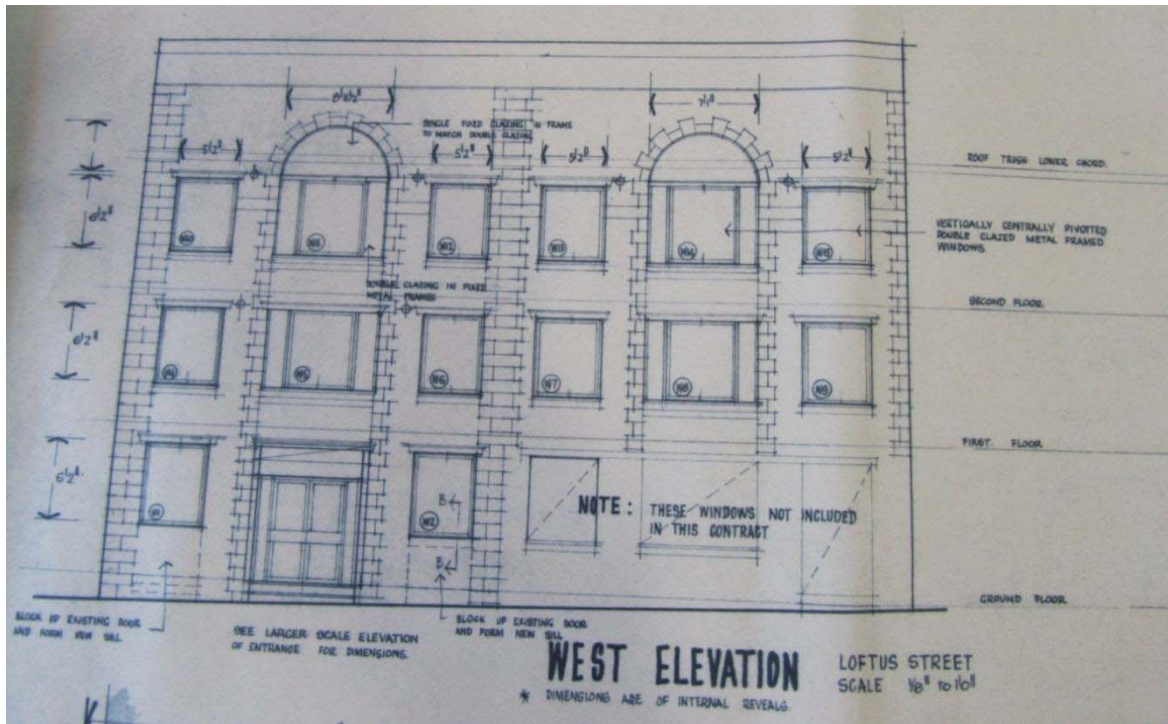
FIRST FLOOR



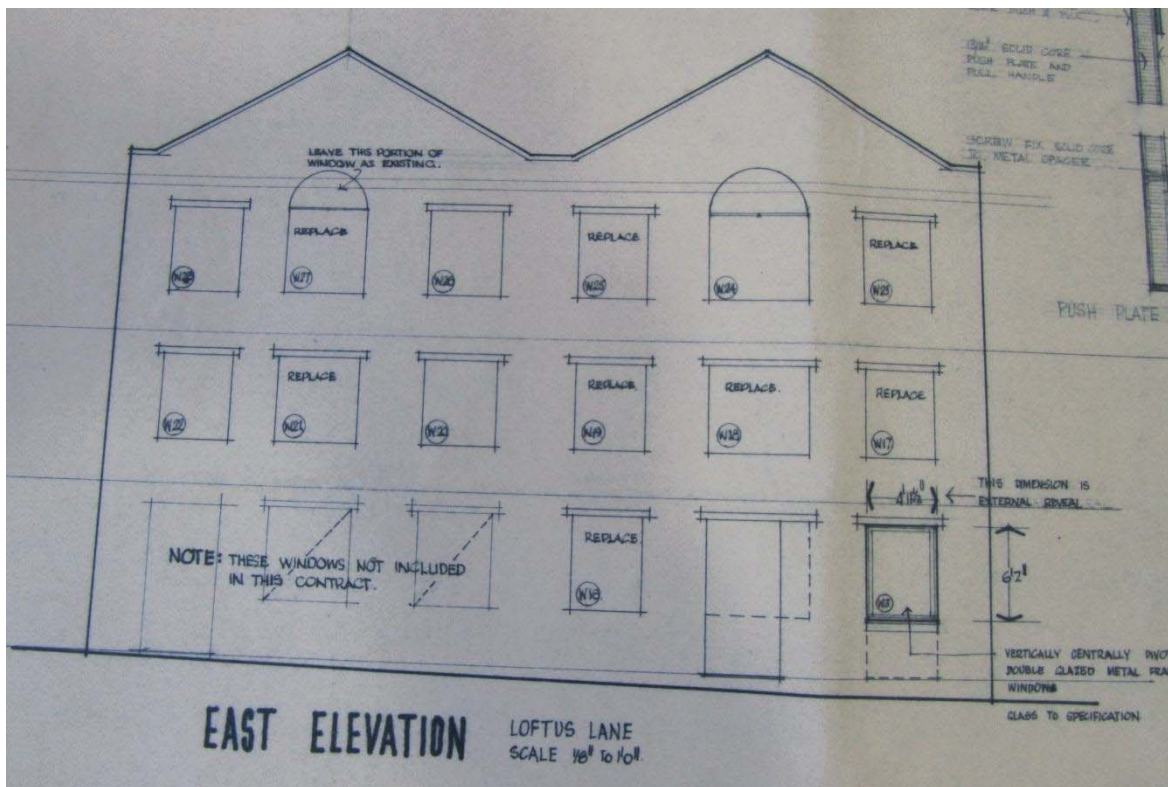
SECOND FLOOR

SOURCE: CITY OF SYDNEY ARCHIVES, BA 1108/63

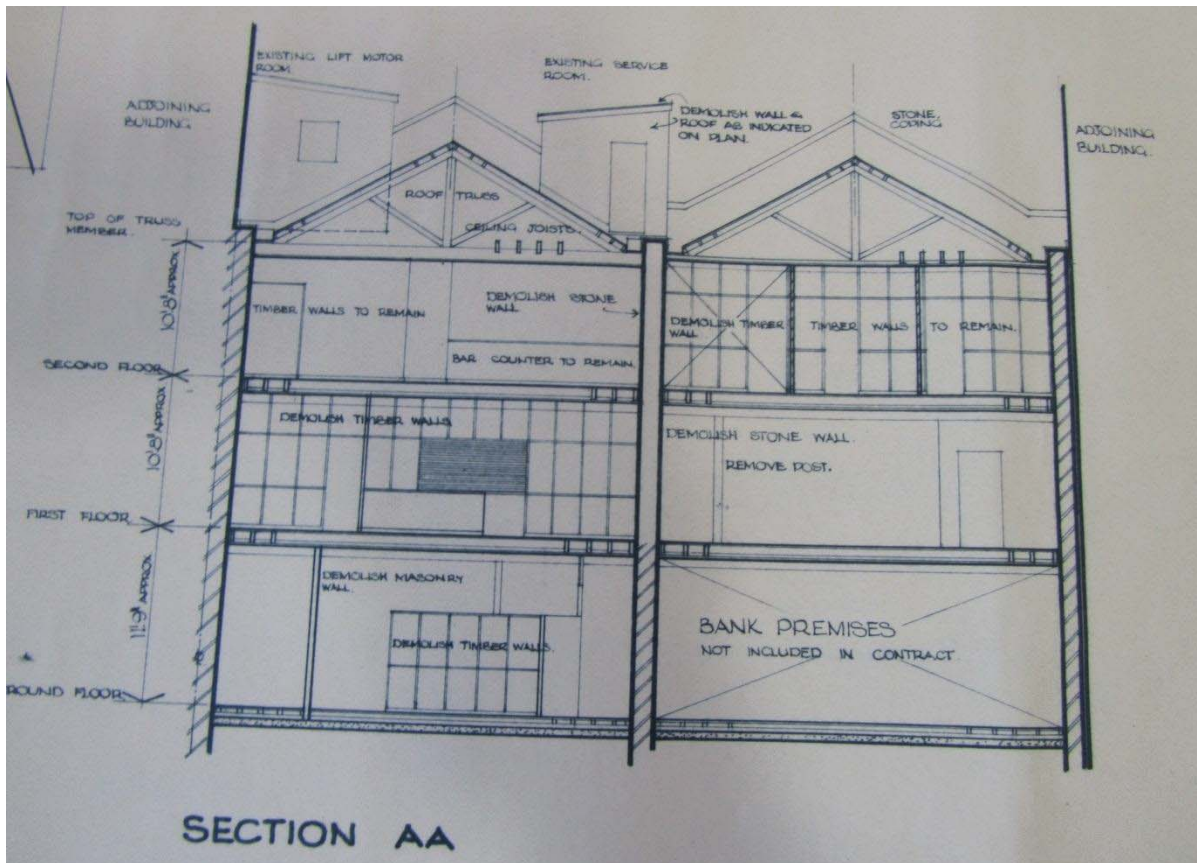
FIGURE 43 – ELEVATIONS AND SECTION, 1963



WEST ELEVATION



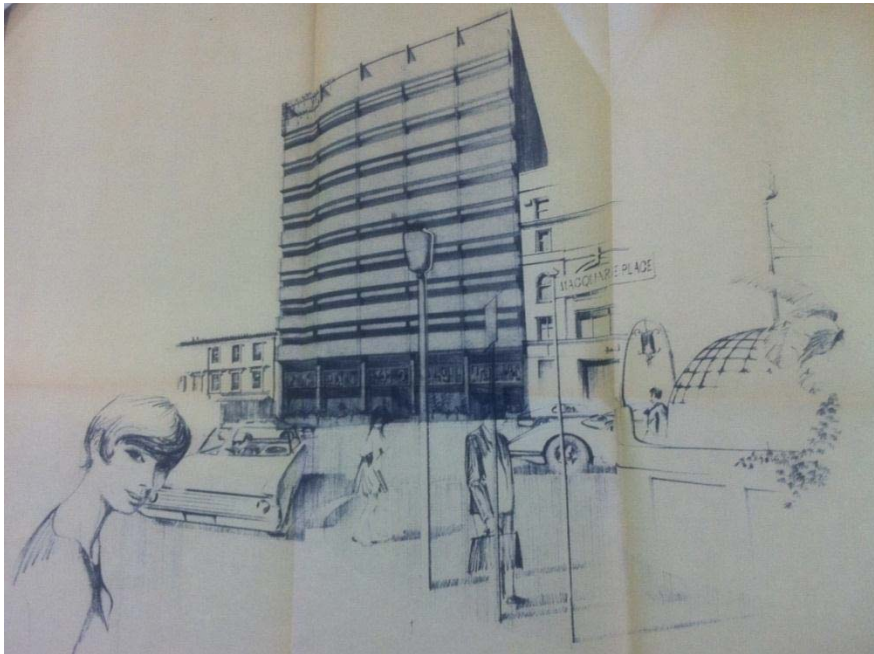
EAST ELEVATION



SECTION – SUGGESTS THE ORIGINAL CEILING/ FLOOR TRUSSES WERE INTACT.

SOURCE: CITY OF SYDNEY ARCHIVES, BA 1108/63

FIGURE 44 – PROPOSED DEVELOPMENT 1969



SOURCE: CITY OF SYDNEY ARCHIVES, DA 345/69

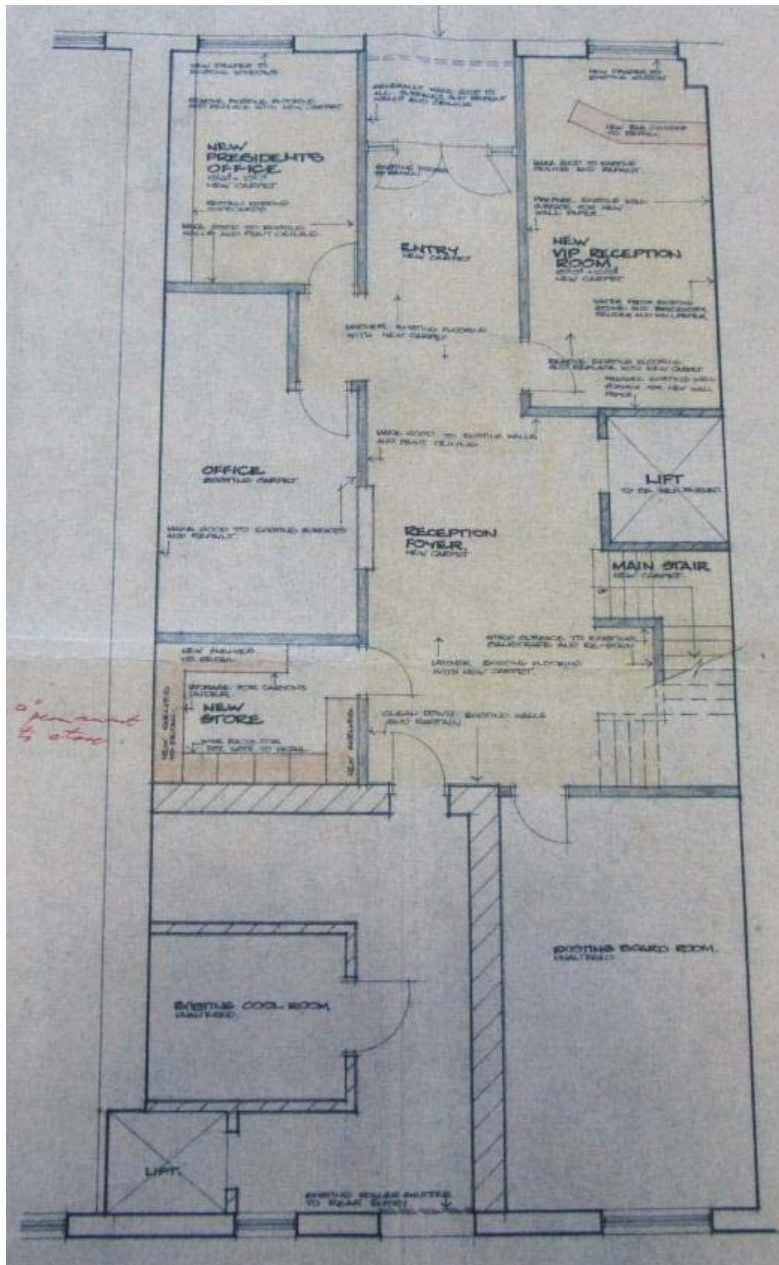
In May 1969 DA 345/69 (Figure 44) was submitted by Ruskin Rowe, Elmes & Slatter Pty Ltd. This was for a new ten storey building, including a club, offices and car park at 10-14 Loftus Street. At that time, No 10 Loftus Street was a six storey building which had been used since before 1951 as offices. Although approved, this proposal did not proceed. The impetus for the redevelopment was prompted by the

neighbouring properties at 10 and 16 Loftus Streets, however lapsed when the Gallipoli Club was unable to make the necessary financial arrangements²².

Ruskin Rowe, Elmes & Slatter Pty Ltd later submitted DA 356/69, for a new building including a club and offices at 12-14 Loftus Street. No BA was lodged and the work did not proceed.

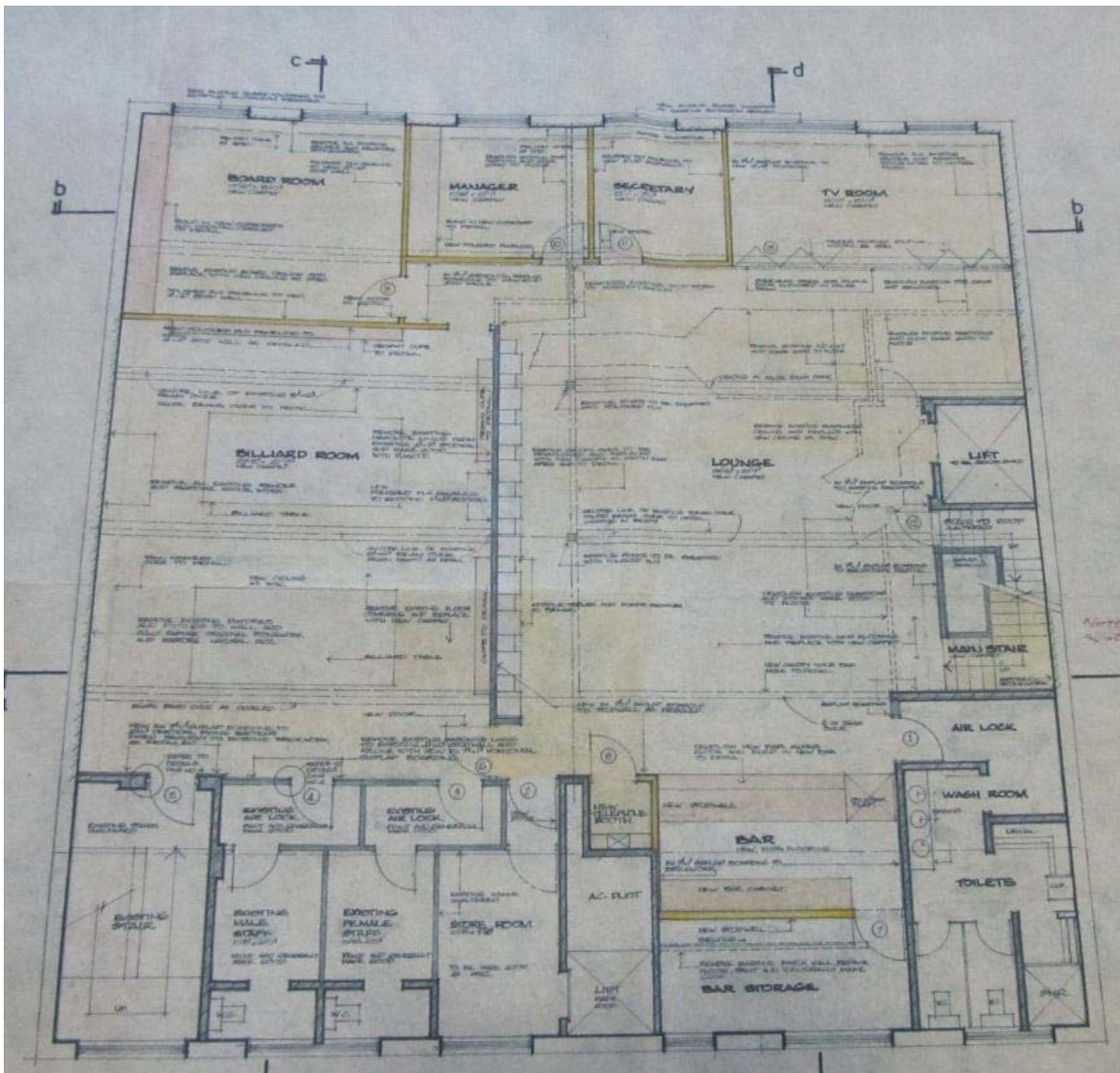
In 1972 DA 754/72 (Figure 45) was submitted by Ruskin, Rowe, Elmes and Slatter Architects on behalf of the Gallipoli Memorial Club for the development of a new bar, lounge and a games room mezzanine under the roof at 12-14 Loftus Street (once again the works excluded the tenancy on the ground floor of No 14). Other works included new reception rooms and offices on the ground floor, new carpets, painting of the walls and ceiling, updating the toilets and reconfiguring the bar. With the exception of the planned roof mezzanine and associated rear parapet works, the works were completed in early 1975.

FIGURE 45 – FLOOR PLANS, 1972

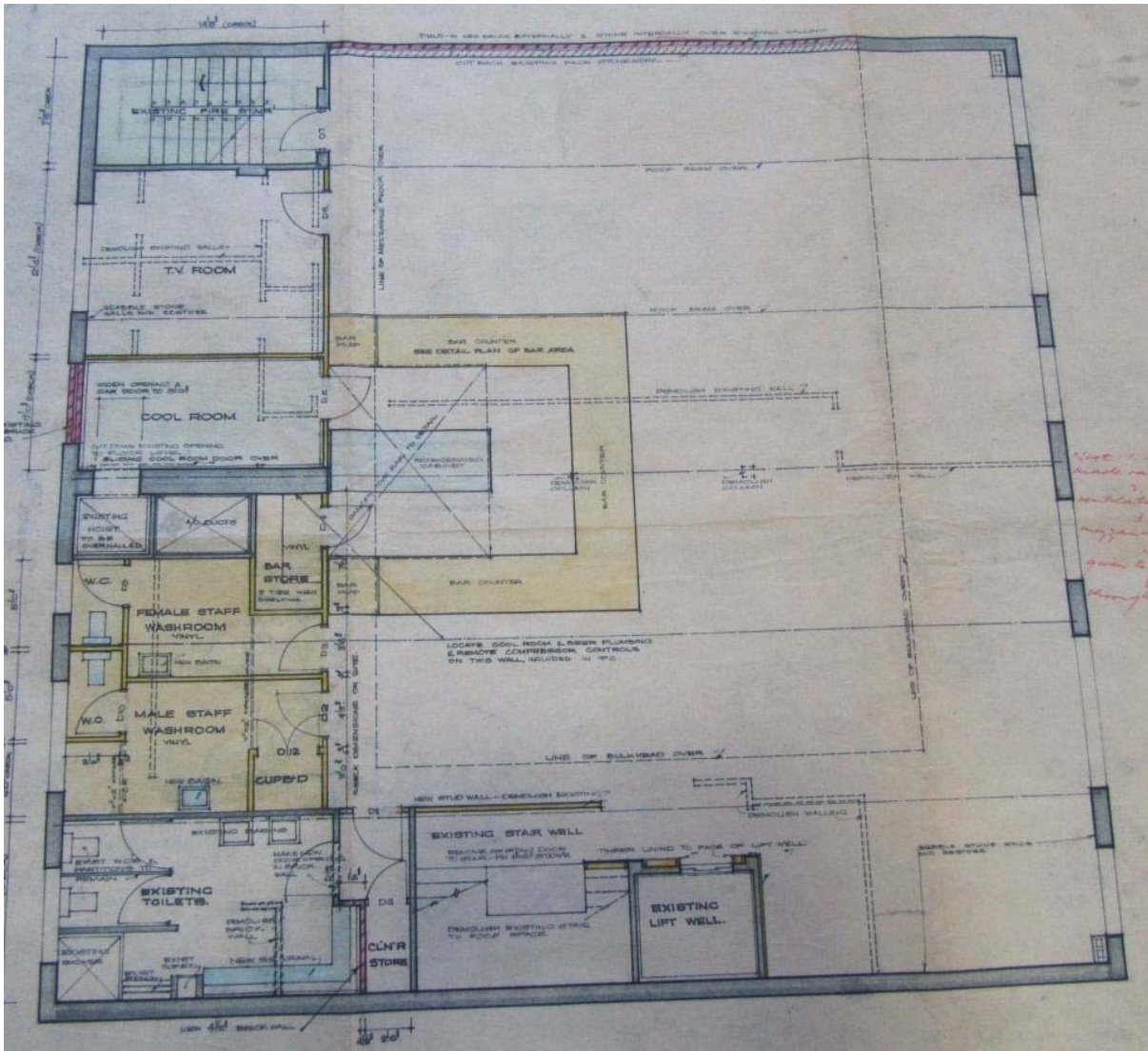


GROUND FLOOR

²² Gallipoli Memorial Club op.cit.



FIRST FLOOR

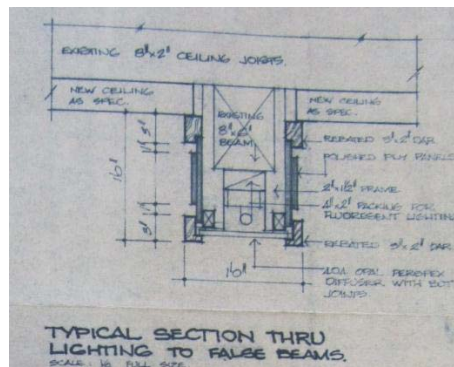
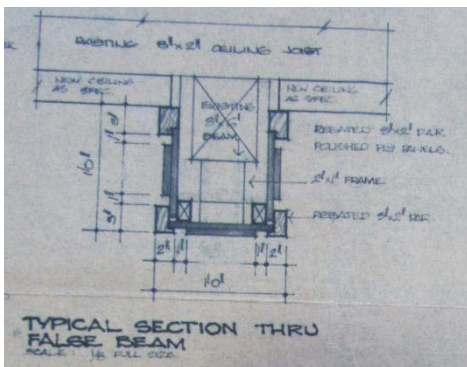


SECOND FLOOR

SOURCE: CITY OF SYDNEY ARCHIVES, DA 754/72

A subsequent application associated with the 1972 works (DA 868/1A/73) further detailed works to the second floor and indicates that the original ceiling beams are retained within the false beams (Figure 46).

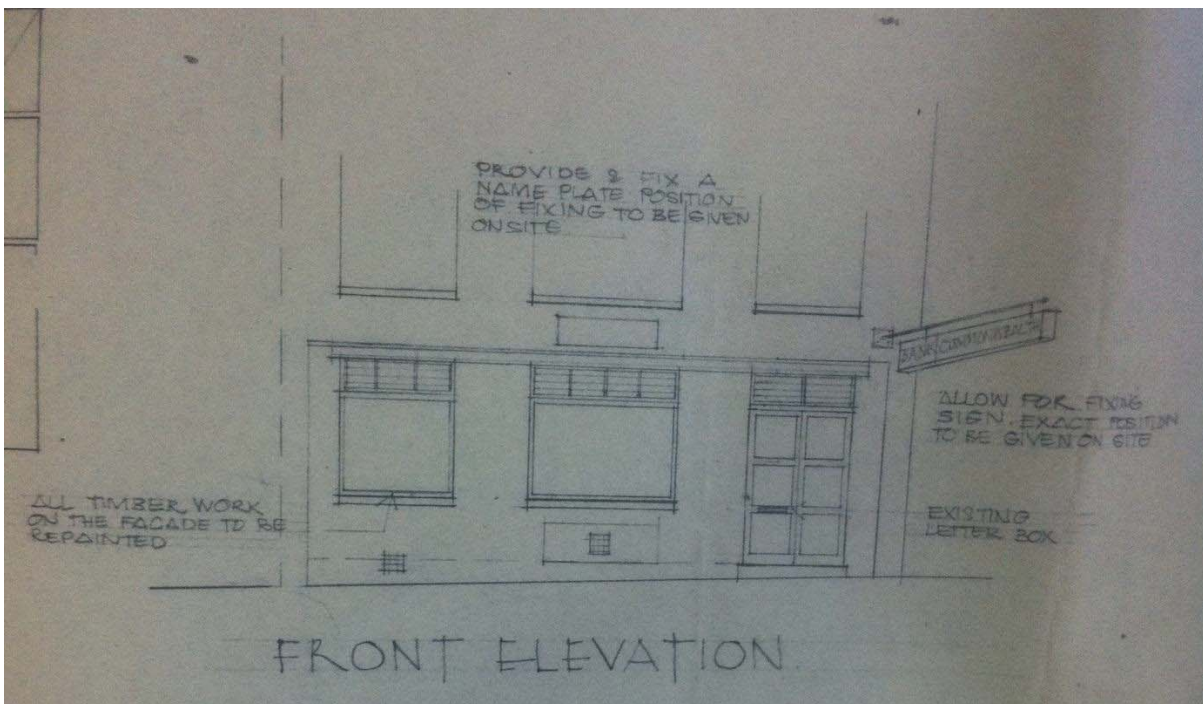
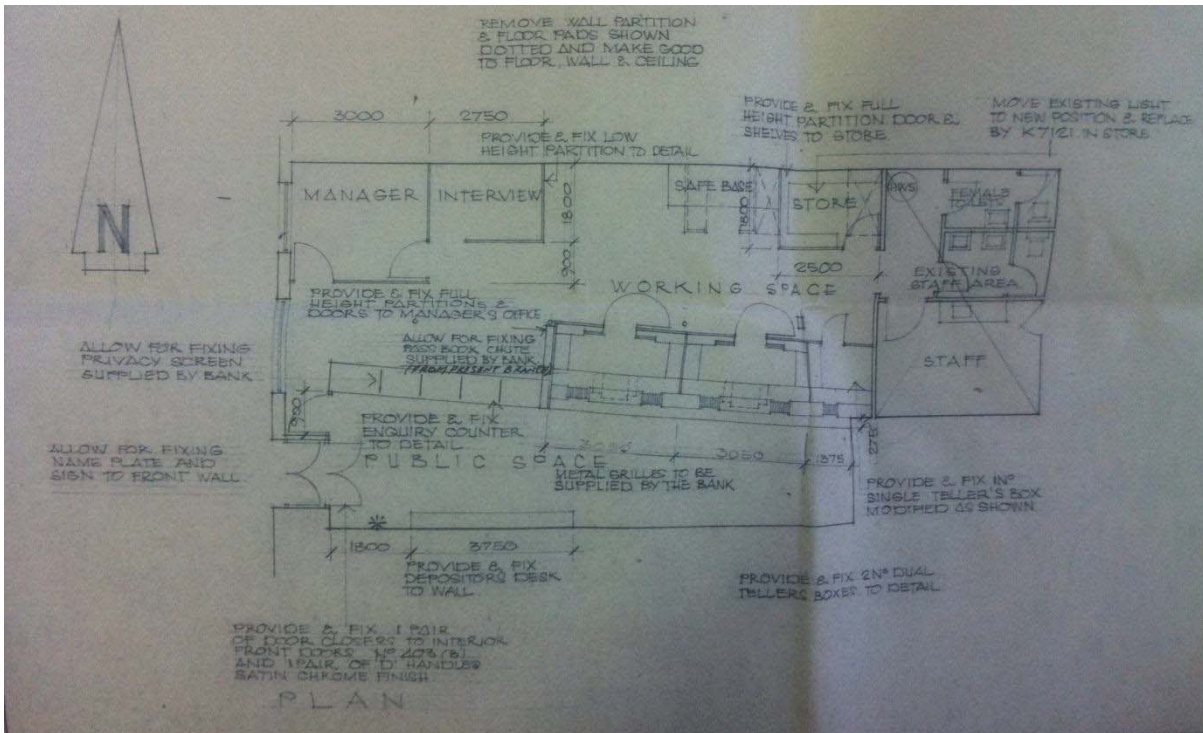
FIGURE 46 – SECTION TO LEVEL 2 CEILING BEAMS AND JOISTS



SOURCE: CITY OF SYDNEY ARCHIVES DA 868/1A/73

In 1974 DA 442/74 (Figure 47) was submitted by the Commonwealth Savings Bank of Australia to install fittings for banking purposes at No 14. The changes included internal alterations, repainting of the external window frames and the erection of an external sign, at the price of \$14,000. The work was completed in 1975.

FIGURE 47 GROUND FLOOR PLANS, BANKING CHAMBER, 1974



SOURCE: CITY OF SYDNEY ARCHIVES, DA 442/74

The following alterations and additions are recorded in the City of Sydney Planning Street Cards (Table 2). Except where further documented above, it is not known whether all the works were approved or undertaken.

TABLE 2 – PLANNING STREET CARDS

BA/DA NUMBER	WORKS	ESTIMATED COST
729 1909	For James Sandy - disapproved	
568 1922	For W Horn	
568/23	Slight alts for W Storm	N/A
127/34 B1	Convert window to roller shutter door opening for Ledger Bros	N/A
70/44 B1	Alts window at rear for D W Custer Lea	£23.10
3/46 B1	Install bar 2 nd floor for D T Morrow & Gordon	N/A
271/46 B1	Lavatory block etc for D T Morrow & Gordon	£365, £5000
1514/52 B2	Partitions ground floor for D T Morrow & Gordon	£100
1000/53 B2	Fire escape remodelling	£600
307 1/53 M1	Proposes alterations and additions D T Morrow & Gordon Architects for Gallipoli Legion Club	N/A
768/53 D1	Development application alterations and additions at club premises to provide new fire escape, new flooring to hall and fitting out of new servery for Morrow & Gordon for Gallipoli Legion	N/A
965/1/57	Fixing of test panel on façade by Melocco Bros for Morrow & Gordon	N/A
333/60	DA Use of ground floor as offices, Brambles Industries	N/A
1338/60	Toilets, windows, partitions for E J James	£3,500
160/61	DA – alts and adds to ground floor shop premises for use as a bank for The National Bank of Australasia Ltd	N/A
1062/61	Alts for J G Taylor Pty Ltd	£6,000
1108/63	Alts to club for McConnell, Smith & Johnson	£49,000
1347/63	Awning	£20
2430/63	Alt to second floor for McConnell, Smith & Johnson	£160
544/1/68 M2	Use of premises as a refreshment room for J Boody & J Beddoes	N/A
1011/68 D2	DA – New building – 11 storeys and basement including hot water heating – Hooker Projects	N/A
345/69	DA new building club, offices and car park (10-14) for Ruskin Rowe, Elmes & Slatter	N/A
316/69	DA new building: offices and club (10-14) for Ruskin Rowe, Elmes & Slatter	N/A
233/1/70	Development enquiry re: no. 5 10/20	N/A
754/72 D2	DA – Internal alterations and additions to licensed club, for the Gallipoli Memorial Club Limited	N/A
868/73	New mezzanine floor and roof (second floor), for Ruskin, Rowe, Elmes & Slatter	\$105,000
958/74	Partitions and fittings (ground floor) for Commonwealth Banking Corp	\$1,850
445/74 D2	DA – To install fittings for banking purposes – for Commonwealth Savings Bank of Australia	N/A
743/1/75	Defective means of egress – Gallipoli Memorial Club	N/A
672/76	Enquiry re encroachment of air conditioners – Commonwealth Savings Bank	N/A
624/92	Use ground floor as café/restaurant and erect horizontal projecting sign – for M Tsaoucis	\$48,250
1257/92	Refurbish ground 2 nd floors – for Barnard Young Design	\$350,000
1291/92	Fit out Fish Café with mechanical ventilation	\$48,500

SOURCE: CITY OF SYDNEY ARCHIVES, PLANNING STREET CARDS

3.4 HISTORICAL THEMES

Historical themes can be used to understand the context of a place, such as what influences have shaped that place over time. The Heritage Council of NSW established 35 historical themes relevant to the State of New South Wales. These themes correlate with National and Local historical themes.

Historical themes at each level that are relevant to the subject site are provided in Table 3.

TABLE 3 – HISTORICAL THEMES

AUSTRALIAN THEME	NSW THEME	LOCAL THEME	EXAMPLE
3 Developing local, regional and national economies	Agriculture	Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Purpose built construction as a wool store for the storage, receiving and transport of wool
3 Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services	Purpose built construction as a wool store for the storage, receiving and transport of wool
3 Developing local, regional and national economies	Industry	Activities associated with the manufacture, production and distribution of goods	Use of the store in conjunction with the distribution of wool
3 Developing local, regional and national economies	Pastoralism	Activities associated with the breeding, raising, processing and distribution of livestock for human use	Wool store use
5. Working	Labour	Activities associated with work practises and organised and unorganised labour	Labour functions associated with the various store use
7. Governing	Government and administration	Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs – includes both principled and corrupt activities.	Original occupation of the site as part of the pleasure grounds of First Government House.
8 Developing Australia's cultural life	Creative endeavour	Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Specific building typology and design response associated with the function of the store
9 Marking the phases of life	Persons	Activities of, and associations with, identifiable individuals, families and communal groups	Association of the site with the wool broking firm of FL Barker.

4 Significance

4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

4.2 LEVELS AND GRADING OF SIGNIFICANCE

The Heritage Council of NSW recognises four levels of heritage significance in NSW: Local, State, National and World. The level indicates the context in which a heritage place/item is important (e.g. local heritage means it is important to the local area or region). Heritage places that are rare, exceptional or outstanding beyond the local area or region may be of State significance.

In most cases, the level of heritage significance for a place Former /item has a corresponding statutory listing and responsible authority for conserving them. For instance, the former Barker's Wool Store is listed as a local heritage item under the City of Sydney LEP.

Different components of a place may contribute in different ways to its heritage value. The gradings of significance developed by the Heritage Council of NSW have been modified as part of this report for 12-14 Loftus Street as follows:

TABLE 4 – GRADINGS OF SIGNIFICANCE DEFINITIONS

GRADING	JUSTIFICATION	STATUS
Exceptional	Rare or outstanding elements that directly contribute to the place's overall heritage significance; they retain a high degree of integrity and intactness in fabric or use; any change should be minimal and retain significant values or fabric	Fulfils criteria for local or state listing
High	Element demonstrates a key aspect of the place's overall heritage significance; they have a high degree of original fabric or they retain their original use; alterations do not detract from significance	Fulfils criteria for local or state listing
Moderate	Element contributes to the place's overall heritage significance; they may have been altered but they still have the ability to demonstrate a function or use particular to the site; change is allowed so long as it does not adversely affect the place's overall heritage significance	Fulfils criteria for local listing
Little	Element may be difficult to interpret or may have been substantially modified which detracts from its heritage significance; change is allowed so long as it does not adversely affect the place's overall heritage significance	Does not fulfil criteria for local or state listing
Neutral	Elements do not add or detract from the site's overall heritage significance; change allowed	Does not fulfil criteria for local or state listing
Intrusive	Elements are damaging to the place's overall heritage significance; can be considered for removal or alteration	Does not fulfil criteria for local or state listing

4.3 SIGNIFICANCE ASSESSMENT

TABLE 5 – ASSESSMENT OF HERITAGE SIGNIFICANCE

CRITERIA	SIGNIFICANCE ASSESSMENT
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area’s cultural or natural history.</i></p>	<p>The former Barker’s Wool Stores demonstrates the former use and function of Circular Quay as the principal trading port of the colony of NSW.</p> <p>It reflects the shift in the market centre for wool to the colonies over London and reflects the significance and expansion of the Australian wool industry, and the importance of wool as Australia’s chief export. From 1810, the wool industry substantially contributed to the Australian economy and development, including clearing of land and establishment of grazing lands, construction of road and rail links and development of port facilities. Apart from its economic influence, the industry also contributed to shaping the Australian image, as a country that was ‘riding on the sheep’s back’.</p> <p>Construction of the wool store circa 1880 reflects the boom period in the wool industry circa 1870-1880.</p> <p>Its form and design typifies first generation (mid-19th century) wool stores and the store is one of only two remaining such stores that formerly dominated the Quay. Its use as the Barkers Wool store was relatively short lived but it remained in use as a store until the early twentieth century when it was converted for more commercial uses. The conversion reflects the move away from goods handling and commercialisation of Circular Quay.</p> <p>Satisfies this criterion at the local level.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human activity <input type="checkbox"/> ▪ is associated with a significant activity or historical phase <input checked="" type="checkbox"/> ▪ maintains or shows the continuity of a historical process or activity <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> ▪ provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history.</i></p>	<p>The wool store was built for and is associated with the wool broking firm of FL Barker. The firm was established in 1874 and was one of nineteen wool brokers listed in the Sydney Trade Directory.</p> <p>The site is also associated with the Gallipoli Memorial and Legion Club which has operated in various capacities at the site since 1947.</p> <p>Satisfies this criterion at the local level.</p>

CRITERIA	SIGNIFICANCE ASSESSMENT
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows evidence of a significant human occupation <input type="checkbox"/> ▪ is associated with a significant event, person, or group of persons <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/> ▪ provides evidence of people or events that are of dubious historical importance <input type="checkbox"/> ▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The former wool store has aesthetic significance as an altered example of the three storey gable roofed vernacular warehouse, the function of which can still be interpreted.</p> <p>The building is moderately intact and retains some of the original internal timber post and beam structure with King post truss roof; however the principal façade has been considerably altered with new windows and early 20th century parapet.</p> <p>The remnant jib hoist interprets its utilitarian origins.</p> <p>The building responds to and aids in the interpretation of the nearby Hinchcliff Store.</p> <p>Satisfies this criterion at the local level</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> ▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> ▪ is aesthetically distinctive <input checked="" type="checkbox"/> ▪ has landmark qualities <input type="checkbox"/> ▪ exemplifies a particular taste, style or technology <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is not a major work by an important designer or artist <input type="checkbox"/> ▪ has lost its design or technical integrity <input type="checkbox"/> ▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> ▪ has only a loose association with a creative or technical achievement <input type="checkbox"/>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>For a substantial period, the economic and social fabric of Australia was interwoven with the wool industry and the store reflects the shift in the international market to the colonies and the development of Circular Quay as the principal trading port. However the store has not operated as such since the early twentieth century and does not have a contemporary community or cultural association.</p> <p>The site is associated with the Gallipoli Memorial Legion Club which has operated at the site for 65 years however the social significance within the membership community is associated more with the club as an amenity than the physical fabric of the place.</p> <p>Does not meet the criterion for listing.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ is important for its associations with an identifiable group <input type="checkbox"/> ▪ is important to a community's sense of place <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is only important to the community for amenity reasons <input type="checkbox"/> ▪ is retained only in preference to a proposed alternative <input checked="" type="checkbox"/>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will</i></p>	<p>The former store has the potential to contribute further to our understanding of the use and operations of mid-nineteenth century warehouse buildings, particularly in the area of</p>

CRITERIA	SIGNIFICANCE ASSESSMENT
<p><i>contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>goods handling and the changes in technology and typology that occurred over time although its contribution is diminished by extensive and arguably intrusive alterations.</p> <p>The former FL Barkers wool store has potential archaeological, scientific and research significance relevant to earlier uses and the development/ occupation of the site as part of the former Governors Domain. The archaeological potential of the store and associated Loftus Lane has been assessed as moderate.</p> <p>Archaeological deposits associated with the First Government House garden, or Aboriginal burials are potentially of National heritage significance.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ has the potential to yield new or further substantial scientific and/or archaeological information <input checked="" type="checkbox"/> ▪ is an important benchmark or reference site or type <input type="checkbox"/> ▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> ▪ has little archaeological or research potential <input type="checkbox"/> ▪ only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>Although extensively altered, the building is a rare surviving example of the first generation of woolstores which dominated Circular Quay in the mid-19th century. The store is one of two surviving stores within the vicinity of the Quay and one of only a small group of surviving smaller stores in the broader LGA. The original form and function is able to be interpreted despite its diminished integrity.</p> <p>Satisfies this criterion at the local level.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ provides evidence of a defunct custom, way of life or process <input checked="" type="checkbox"/> ▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> ▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/> ▪ is the only example of its type <input type="checkbox"/> ▪ demonstrates designs or techniques of exceptional interest <input checked="" type="checkbox"/> ▪ shows rare evidence of a significant human activity important to a community <input checked="" type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is not rare <input type="checkbox"/> ▪ is numerous but under threat <input type="checkbox"/>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> ▪ <i>cultural or natural places; or</i> ▪ <i>cultural or natural environments.</i> 	<p>Materials and construction of the building are representative of the Victorian warehouse vernacular typology however its integrity is diminished by extensive and intrusive alterations, loss/ obstruction of key structural internal elements and the poor condition of significant fabric.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ is a fine example of its type <input type="checkbox"/> ▪ has the principal characteristics of an <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is a poor example of its type <input type="checkbox"/> ▪ does not include or has lost the range of <input type="checkbox"/>

CRITERIA	SIGNIFICANCE ASSESSMENT
<ul style="list-style-type: none"> important class or group of items <input type="checkbox"/> ▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> ▪ is a significant variation to a class of items <input type="checkbox"/> ▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/> ▪ is outstanding because of its setting, condition or size <input type="checkbox"/> ▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<ul style="list-style-type: none"> characteristics of a type <input checked="" type="checkbox"/> ▪ does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/>

4.4 STATEMENT OF SIGNIFICANCE

The former FL Barkers Wool Store at 12-14 Loftus Street is of local heritage significance for its historic and aesthetic values and for its rarity.

The store demonstrates the former use and function of Circular Quay as the principal trading port of the colony of NSW and as such, contributes to the interpretation of the adjacent Customs House and the nearby Hinchcliff wool store. It reflects the shift in the market centre for wool to the colonies over London and reflects the significance and expansion of the Australian wool industry, and the economic importance of wool as Australia's chief export. The construction of the stores circa 1880 reflects the boom period in the wool industry circa 1870-1880. The store is associated with noted wool merchants and brokers F.L. Barker's although its use in this capacity was relatively short lived. The early twentieth century conversion reflects the move away from goods handling and the commercialisation of Circular Quay.

The former wool and produce store is of aesthetic significance for its form and design which although altered is able to be interpreted as one of the first generation wool stores which dominated Circular Quay in the mid-19th century. The store features characteristic masonry brick and sandstone facades, with gables over loading bays (on the rear Loftus Lane elevation), remnant internal timber post and beam construction with king post truss roof and remnant timber floors. The remnant jib hoist interprets its utilitarian origins.

The store is one of only two surviving stores within the vicinity of the Quay and one of only a small group of surviving smaller stores in the broader LGA and is considered rare.

The archaeological potential of the store and associated Loftus Lane has been assessed as moderate however archaeological deposits associated with the First Government House garden, or Aboriginal burials are potentially of National heritage significance.

The former store has been associated with the Gallipoli legion Club for 65 years however the likely social significance of the club to its membership community is associated with its function rather than a specific association with 12-14 Loftus Street.

4.5 SCHEDULE OF SIGNIFICANT ELEMENTS

Various elements of the former Barker's Wool Store have been graded below in relation to their contribution to the site's overall heritage significance. The definition of the below gradings is provided in Table 4. Elements include structure, facades, detailing and equipment that are located within the site's curtilage. The below Table 6 also corresponds to plans at Figure 48 which have been colour coded to illustrate the gradings of significance.

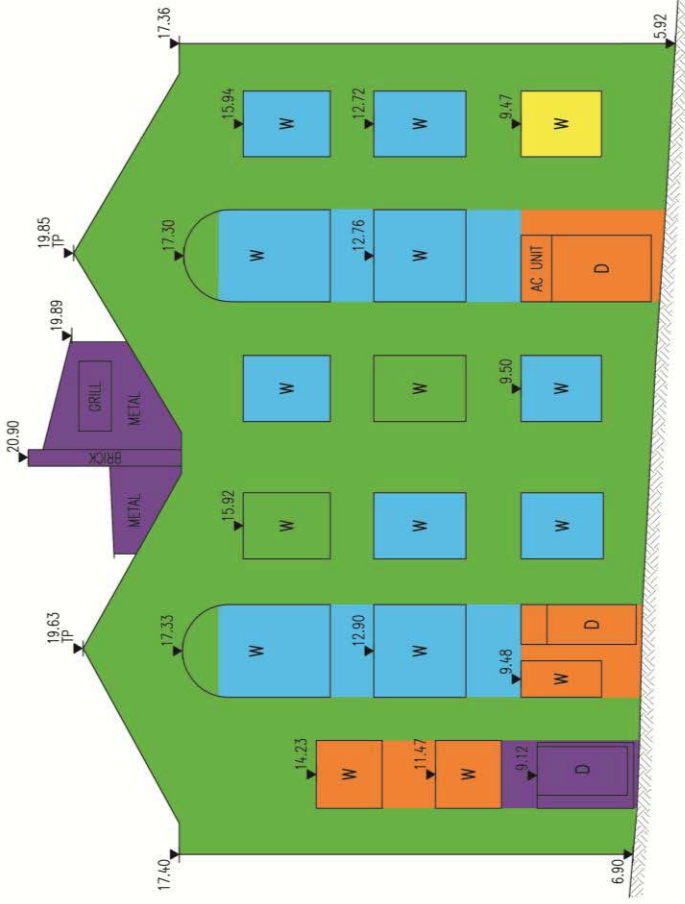
TABLE 6 – GRADINGS OF HERITAGE SIGNIFICANCE

STRUCTURE, SPACE OR ELEMENT	ELEVATION OR LEVEL	GRADING
-----------------------------	--------------------	---------

STRUCTURE, SPACE OR ELEMENT	ELEVATION OR LEVEL	GRADING
Exterior		
Overall façade and form (excluding the Loftus Street parapet)	-	High
Masonry (sandstone and brick) facades (including sandstone quoining, and sills and excluding the modified parapet and infilled spandrels within the central loading bays).	All elevations	High
c.1910 parapet and spandrel infill to former central loading bays	Western elevation	Moderate
Aluminium framed windows	Western elevation	Intrusive
Timber framed windows	Ground floor western façade 14 Loftus Street	Moderate
Early 20 th century “shop front” entry to southern store	Ground floor western façade 14 Loftus Street	Little
c.1960s and 1980s entries to northern store (including the awning)	Ground floor western façade 12 Loftus Street	Neutral
Gallipoli Club parapet signage	Western elevation	Little
Down pipes and rainwater heads	Western elevation	Neutral
Corrugated roof cladding	Roof	Neutral
Plant/ roof access	Roof	Neutral
Timber framed windows	Eastern elevation	Little to high (dependant on integrity)
Masonry infill to former windows and new windows to c1953 stairwell	Eastern elevation / 14 Loftus Street	Intrusive
Masonry infill to spandrels in the central loading bays	Eastern elevation	Moderate
Fire egress	Eastern elevation 14 Loftus Street	Neutral
Part masonry infill, new door and window opening to tenancy (Selah Restaurant)	Eastern elevation 14 Loftus Street	Intrusive
Part masonry infill and new opening to rear of Gallipoli Club	Eastern elevation 12 Loftus Street	Intrusive
Security grills	Eastern elevation	Intrusive

STRUCTURE, SPACE OR ELEMENT	ELEVATION OR LEVEL	GRADING
Down pipes and rainwater heads	Eastern elevation	Neutral
Fire services	Western elevation	Neutral
Air conditioning/ services	Eastern elevation	Intrusive
Interior		
Remnant timber post and beam structure (including but not limited to potential posts to ground floor club and potential intact beams and flooring to level 2)	All floors – subject to further investigation	High
Sandstone central wall	All floors	High
King Post Truss roof	Roof/ Attic	High
Roof access stair	Level 2/ roof	Moderate
Tenancy fit outs (including for Gallipoli Club, Selah Restaurant and South Pacific Restaurant)	All floors	Neutral
Concrete stair hall and fire stair	All floors	Neutral
Ducting and air conditioning services	Roof	Intrusive

FIGURE 48 – PLANS AND ELEVATIONS COLOUR CODED TO SHOW GRADING OF HERITAGE SIGNIFICANCE



LEGEND:

- AWH - AWNING
- GL - GLASS
- GD - GLASS DOOR
- TP - TOP OF PARAPET
- W - WINDOW

NOTES:

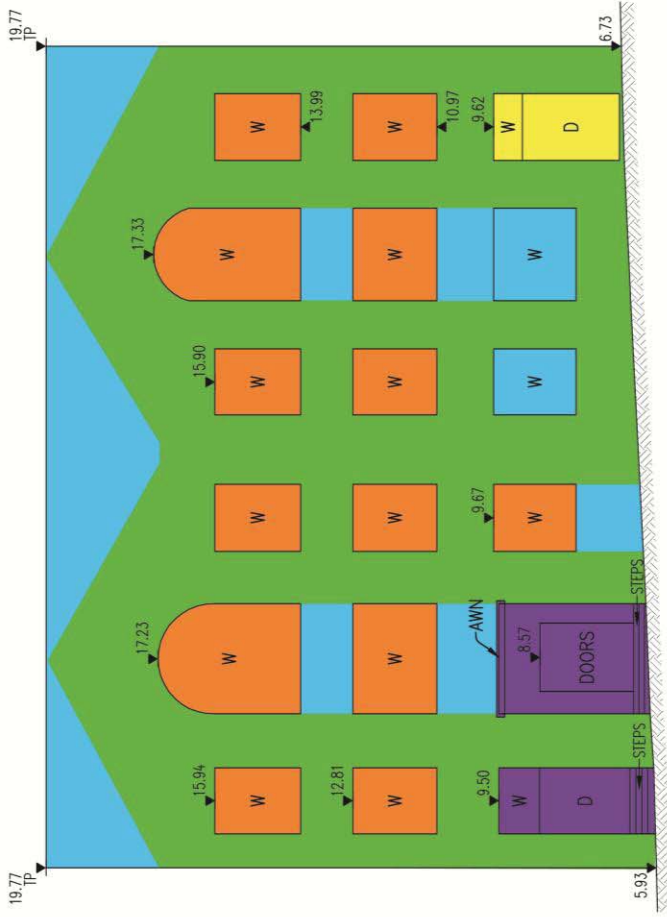
1. ORIGIN OF LEVELS: FM 50000L, RL 8.775 (A.I.D.), SURFACE & DISTANCES HAVE BEEN COMPILED FROM TITLE AND/OR DEED.
2. INFORMATION SUPPLIED BY DEPARTMENT OF LANDS, NSW, SUBJECT TO THE CURRENT SURVEYING REGULATIONS.
3. METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.

EASTERN ELEVATION

"GALLIPOLI CLUB"
No.12 LOFTUS STREET

PLAN SHOWING ELEVATIONS YOUNG STREET & LOFTUS STREET SYDNEY	CONSULTING SURVEYORS		DATE	
	DENNY LINKER & CO.		20/07/12	
	SYDNEY		ISSUE	
5th Floor 17 RANDLE STREET		DRAWN: KR/MS		SHEET SIZE
SURRY HILLS N.S.W. 2010		REF. 120502		AO
PH. (02) 9212 4655 FAX (02) 9212 5254		DWG. 120502		I.D.: ELEVATION

EASTERN ELEVATION
SOURCE: DENNY LINKER AND CO SURVEY PLAN AMENDED BY URBIS



WESTERN ELEVATION

"GALLIPOLI CLUB"
No.12 LOFTUS STREET



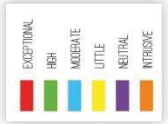
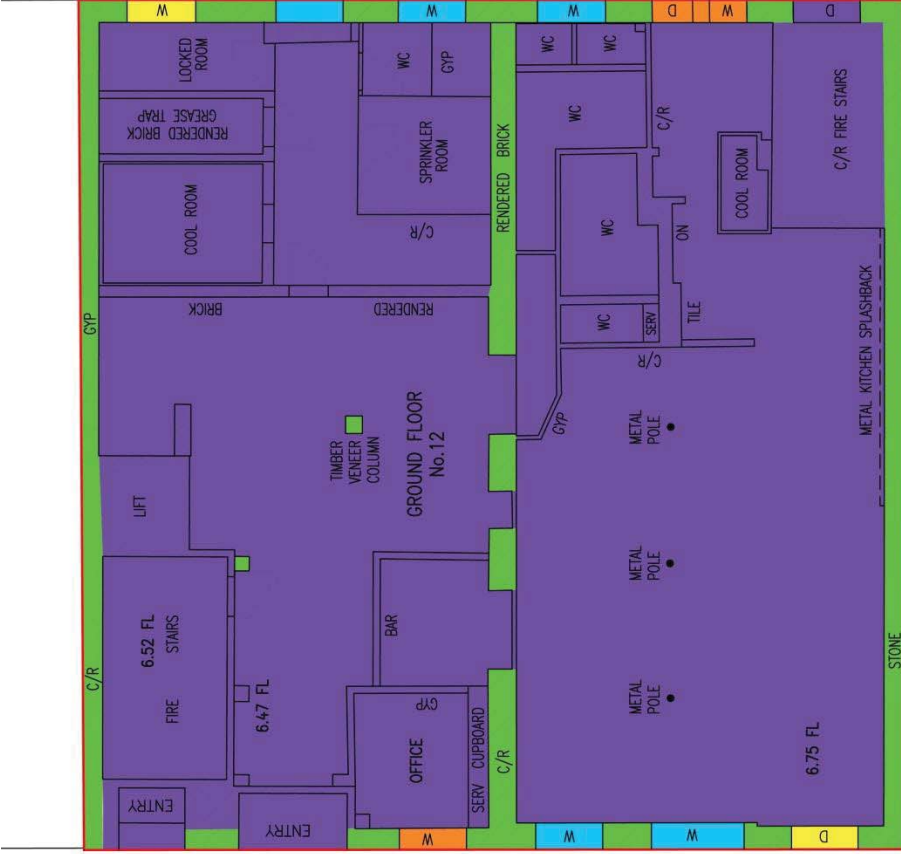
LEGEND:
 AWN - AWNING
 C - CURTAIN
 G - GLASS
 GD - GLASS DOOR
 GR - GRASS
 IR - IRON
 W - WINDOW

NOTES:
 1. ORIGIN OF LEVELS FM 5000, R.L.8.75 (A.H.D.).
 2. NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS & DISTANCES ARE AS SHOWN ON THE PLAN. ALL LEVELS ARE REFERRED TO THE DATUM OF THE DEPARTMENT OF LANDS NSW.
 3. ROOF & WINDOW HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.

CONSULTING SURVEYORS		DATE	
DENNY LINKER & CO.		20/07/12	
SYDNEY		ISSUE	SHEET
5th FLOOR 17 RANDLE STREET		AO	
SURREY HILLS N.S.W. 2010		DRAWN: KR/MS	
P.H. (02) 9212 4655 FAX (02) 9212 5254		REF. No.:	DWG. I.D.:
		120502	120502 ELEVATION

WESTERN ELEVATION
 SOURCE: DENNY LINKER AND CO SURVEY PLAN AMENDED BY URBIS

- NOTES:**
1. ORIGIN OF LEVELS PM 50000, RL.8.775 (A.H.D.).
 2. BEARINGS ARE ON APPROXIMATE NORTH ONLY.
 3. NO BOUNDARY SURVEY MADE.
 4. EXTERNAL WALL THICKNESSES SHOWN ARE APPROX. ONLY.
 5. LOCATION OF FLOOR PLANS RELATIVE TO EACH OTHER FLOOR ARE APPROX. ONLY.
 6. FOR CLARITY, NOT ALL INTERNAL DOORS ARE SHOWN.

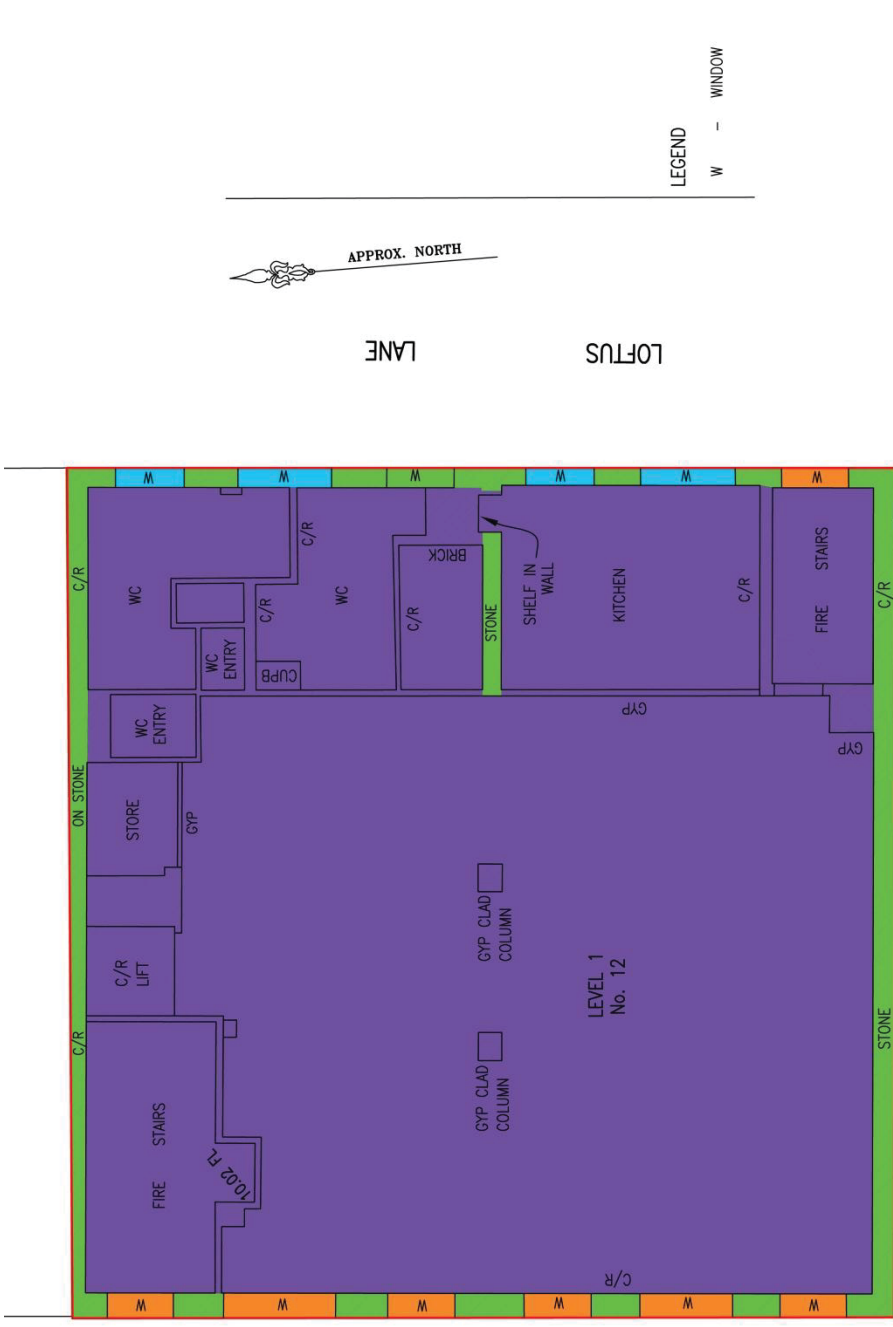


SHEET 1 OF 3 SHEETS X:\12\JOBS\120502 AMP - BRIDGE ST SYDNEY\DETAIL LOFTUS STA\120502 BLDG DETAIL LOFTUS.ST.dwg

CONSULTING SURVEYORS		RATIO: 1:100	DATE 03/08/12
DENNY LINKER & CO.		DATUM: A.H.D.	ISSUE
SYDNEY		DRAWN: KR/LG	SHEET SIZE A3
5th Floor 17 RANDLE STREET SURRY HILLS N.S.W. 2010 PH. (02) 9212 4655 FAX (02) 9212 5254		REF. 120502	DWG. 120502
		No.:	I.D.:

**PLAN SHOWING INTERNAL DETAILS AT
GROUND FLOOR
GALLIPOLI CLUB
No.12 LOFTUS STREET, SYDNEY**

GROUND FLOOR
SOURCE: DENNY LINKER AND CO SURVEY PLAN AMENDED BY URBIS



EXCEPTIONAL	RED
HIGH	ORANGE
MODERATE	YELLOW
LITTLE	GREEN
NEUTRAL	PURPLE
INTRUSIVE	BLUE

LEGEND
W - WINDOW

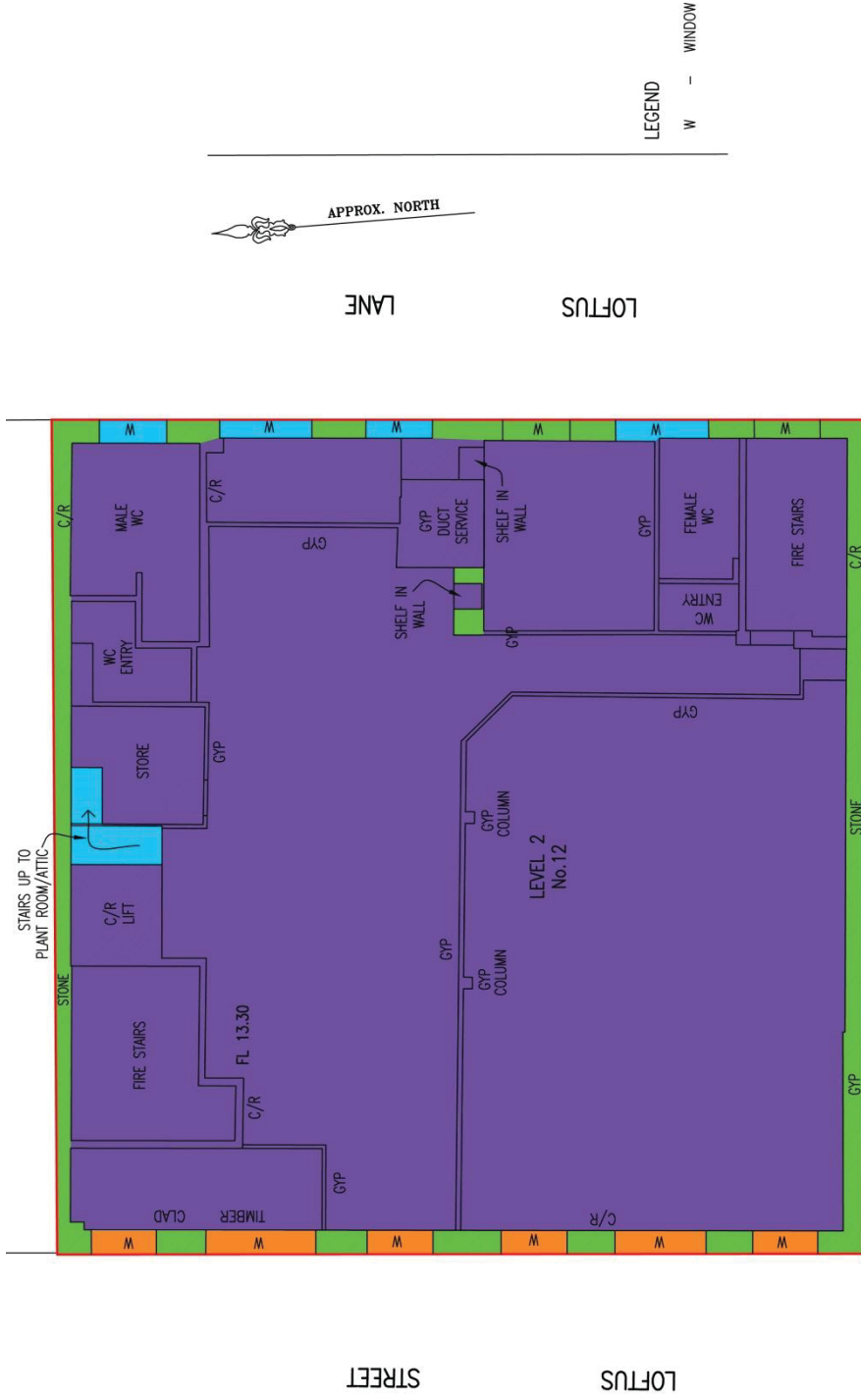


STREET LOFTUS
LOFTUS

SHEET 2 OF 3 SHEETS		X:\12\085\120502 AMP_BRIDGE ST_SYDNEY\DETAIL LOFTUS STA\120502 BLDG_DETAIL_LOFTUS_ST.dwg	
CONSULTING SURVEYORS		RATIO: 1:100	DATE 03/08/12
DENNY LINKER & CO.		DATUM: A.H.D.	ISSUE
SYDNEY		DRAWN: KR/LG	SHEET SIZE A3
5th Floor 17 RANDLE STREET		REF: 120502	DWG. 120502
SURRY HILLS N.S.W. 2010		REF No.:	I.D.:
PH. (02) 9212 4655 FAX (02) 9212 5254			

PLAN SHOWING INTERNAL DETAILS AT
LEVEL 1
GALLIPOLI CLUB
No.12 LOFTUS STREET, SYDNEY

FIRST FLOOR
SOURCE: DENNY LINKER AND CO SURVEY PLAN AMENDED BY URBIS



<p>PLAN SHOWING INTERNAL DETAILS AT LEVEL 2 GALLIPOLI CLUB No.12 LOFTUS STREET, SYDNEY</p>		<p>SHEET 3 OF 3 SHEETS</p>		<p>X:\120502\120502.AMP - BRIDGE ST SYDNEY\DETAIL LOFTUS ST\120502.BLDG DETAIL LOFTUS ST.dwg</p>	
		<p>CONSULTING SURVEYORS</p>		<p>DATE</p>	
<p>DENNY LINKER & CO. SYDNEY</p>		<p>RATIO: 1:100</p>		<p>03/08/12</p>	
<p>5th Floor 17 RANDLE STREET SURRY HILLS N.S.W. 2010 P.H. (02) 9212 4655 FAX (02) 9212 5254</p>		<p>DATUM: A.H.D.</p>		<p>ISSUE</p>	
<p>WC ENTRY</p>		<p>DRAWN: KR/LG</p>		<p>SHEET SIZE A3</p>	
<p>REF. No.:</p>		<p>120502</p>		<p>DWG. 120502 I.D.:</p>	

SECOND FLOOR
 SOURCE: DENNY LINKER AND CO SURVEY PLAN AMENDED BY URBIS

4.6 ARCHAEOLOGY AND CULTURAL HERITAGE

The site may have historical archaeological potential or it may be a place of Aboriginal cultural heritage. Artefact Heritage was commissioned by Urbis, on behalf of AMP, to undertake an assessment of Aboriginal and historical archaeological potential for the AMP Circular Quay Precinct. The area of the assessment was bounded by Phillip Street to the east, Loftus Street to the west, Bridge Street and Loftus Lane to the south, and Scouts Place and Customs House Lane to the north and included the subject Former FL Barker Wool Store.

FIGURE 49 – SUBJECT AREA OF ARCHAEOLOGICAL ASSESSMENT



ARTEFACT 2012 FIGURE 2

4.6.1 ABORIGINAL CULTURAL HERITAGE

Aboriginal cultural heritage consists of places and items that are of significance to Aboriginal people because of their traditions, observances, lore, customs, beliefs and history. It provides evidence of the lives and existence of Aboriginal people before European settlement through to the present. Aboriginal cultural heritage is dynamic and may comprise physical (tangible) or non-physical (intangible) elements. It includes things made and used in traditional societies, such as stone tools, art sites and ceremonial or

burial grounds. It also includes more contemporary and/or historical elements such as old mission buildings, massacre sites and cemeteries.^[1]

Aboriginal cultural heritage also relates to the connection and sense of belonging that people have with the landscape and each other. It recognises that Aboriginal people understand cultural heritage and cultural practices as being part of both the past and the present and that cultural heritage is kept alive and strong by being part of everyday life.

Cultural heritage is not confined to sites; it also includes peoples' memories, storylines, ceremonies, language and 'ways of doing things' that continue to enrich local knowledge about the cultural landscape. It involves teaching and educating younger generations. It is also about learning and looking after cultural traditions and places, and passing on knowledge. It is enduring but also changing. It is ancient but also new. Aboriginal cultural knowledge provides crucial links between the past and present and therefore represents an essential part of the identities of Aboriginal people and all Australians.

The traditional owners of the land are the Gadigal (Cadigal, Cadi) tribe.

The Artefact assessment notes that the former FL Barker Wool Store, as an extant 19th century building, could potentially preserve earlier deep subsurface features such as wells or privies. The adjacent laneways were noted as existing on their current alignments since the mid-19th century and therefore have been protected from development or significant disturbance. The report noted potential for original soil deposits existing below the current bitumen surfaces of the lanes, potentially including rare evidence for former Aboriginal occupation in the Sydney CBD.

The Artefact Assessment states²³:

The Office of Environment and Heritage (OEH) Aboriginal Heritage Information Management System (AHIMS) sites register indicated that a recorded Aboriginal site, AHIMS # 45-6-2299, was located in the forecourt area of the Museum of Sydney on the southern side of Bridge Street, and outside the subject site. The intent of the site recording was to document the Aboriginal burials that occurred within the gardens of First Government House. The gardens covered a wide area between the location of the house and the southern shoreline of Sydney Cove. It is not possible to determine the exact location of the burials, with background research and the AHIMS site recording indicating that there is a potential for the burials to occur at any location within the subject site (being the larger AMP precinct as defined above at Figure 49) where there is natural ground surface.

4.6.2 HISTORICAL ARCHAEOLOGICAL POTENTIAL

Historical archaeology is the study of the past using physical evidence in conjunction with historical sources. It focuses on the objects used by people in the past and the places where they lived and worked. It can tell us about the way things were made and used and how people lived their daily lives. Archaeology is not just about objects and remains, it is also about landscapes and links between sites.

Archaeological Potential is defined as^[2]:

The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research. Common units for describing archaeological potential are:

- known archaeological features/sites (high archaeological potential);
- potential archaeological features/sites (medium archaeological potential);
- no archaeological features/sites (low archaeological potential).

[1] Office of Environment and Heritage 2011a

²³ Artefact Heritage 2012: ii

[2] Department of Urban Affairs and Planning 1996

The Artefact assessment notes that the former FL Barker Wool Store, as an extant 19th century building, could potentially preserve earlier deep subsurface features such as wells or privies. The adjacent laneways were noted as existing on their current alignments since the mid-19th century and therefore have been protected from development or significant disturbance. The report noted potential for original soil deposits existing below the current bitumen surfaces of the lanes, potentially including rare evidence of the First Government House gardens. Evidence related to First Government House may be of national heritage significance. Evidence for 19th century activities or earlier pavements may also exist beneath the lanes²⁴.

The site of the former FL Barker Wool Store is defined as an Area of Archaeological Potential (AAP) which is defined as:

An allotment of land or feature that has been identified in the field survey as being an area of high archaeological potential due to limited physical disturbance (usually due to the most recent building development). This category includes both above and below ground archaeological features such as remnant structures, significant fabric of extant buildings / structures, as well as below ground sites. Most areas identified will contain sites of former occupations / activity and buildings. These sites may be known through historic documentation (not undertaken as part of the AZP project), or may become evident during the fieldwork. An example of the latter is within currently vacant allotments (generally development sites and car parks), where the shadows or outlines of the most recently demolished structures are evident on the walls of adjoining buildings.²⁵

The Artefact Assessment states²⁶:

If archaeological deposits associated with the First Government House garden, or Aboriginal burials are identified and found to be of National heritage significance, the impacts would need to be assessed under the provisions of the Commonwealth EPBC Act. Referrals may need to be made to the Australian Government Minister for the Environment, Heritage and the Arts prior to works commencing.

Overall, the site's archaeological potential is considered to be moderate.




²⁴ Artefact Heritage 2012:i

²⁵ Ibid 41-42

²⁶ Ibid ii

4.7 COMPARATIVE ANALYSIS

The following comparative analysis principally considers woolstores and warehouses of the Victorian period with like typology, i.e. the 'phase one' category of early warehouses, typified by the use of load bearing stone or masonry external walls, simple timber roof trusses, and internal timber post and beam structures and timber floors. Within that typology, the comparison is further limited to the characteristic smaller gabled forms. The comparison predominantly considers examples in the City of Sydney LGA, within the Rocks, Millers Point, Circular Quay and Pyrmont. None of the buildings in the survey were inspected internally.

SITE	DATE	DESIGNER	STATUTORY LISTING	SIGNIFICANCE, INTEGRITY AND OTHER DETAILS	IMAGE
Former Campbell's Store House 7-27 Circular Quay West, Campbell's Cove	1839-1890.	Unknown	Heritage Act - s.170 NSW State agency heritage register Local Environment Plan	<p>Style: Maritime Georgian; Storeys: 3; Roof Cladding: The roofs are slate sheathed with lead capping and copper-lined trough gutters; Floor Frame: The ground floor in all bays is a concrete slab while Level 2 & 3 floors are timber boards on timber joists; Roof Frame: Timber</p> <p>Campbell's Stores comprise eleven gable fronted, three storey high rectangular plan bays. When constructed, the stores were only about 20 metres from the wharf edge. The northern-most bay (Bay 11) is of different materials and construction to the other ten bays and was the last built being completed about 1890s. Sometime between 1882 and 1887, the third level was added to the stores. Bays 1-10 are almost identical measuring 8.1 metres wide and 15.8 metres long. Bays 1-10 have a continuous front (east facade) and rear (west facade) with openings in both, constructed in sandstone both internally and externally to the top of Level 2, with brick above. Retains some industrial features such as manual and hydraulic hoists.</p> <p>Campbell's Stores are a rare example of mid nineteenth century warehousing in Sydney and the only one of its type remaining on the foreshores of Sydney Cove.</p> <p>The stores were restored in the 1970s by the (then) Sydney Cove Redevelopment Authority for office and entertainment uses.²⁷</p>	 <p>Campbell's Store 2007</p>  <p>Campbell's Store (from Hickson Road) c.1970 Source: SHFA</p>
Munn Street Bond Stores, Dalgely Bond Stores (Block A) 6-20 Munn Street, Millers Point	c.1870	Built as a wool store, likely for John Cuthbert, a noted boat builder.	Heritage Act - State Heritage Register Heritage Act - s.170 NSW State agency heritage register Local Environment Plan	<p>Storeys: 2 (to Munn Reserve), 5 storeys to Hickson Road, Style: Block A: Victorian Georgian</p> <p>The former Dalgely's Bond Stores were originally a complex of three warehouse components, known as Dalgely's Bond A, B and C. Only blocks A and C survive. Block A is an irregular gable roofed sandstone structure. The former Dalgely's Bond Stores represents different phases of warehouse typology, and demonstrates two basic types of traditional structure employing loadbearing perimeter walls and internal timber construction. Block A is a composite element displaying not only heavy timber structural members but also trussed timber girders and steel south-light external hoist sheaves. King post truss roof.</p>	 <p>Block A from Munn Reserve Source: http://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=242365 #ad-image-13. Copyright: Paul Davies Pty Ltd</p>

²⁷ Office of Environment and Heritage <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053151>>


<p>Former Hinchcliff Wool Store</p> <p>Ozanam House/ Former Marist Chapel</p> <p>5-7 Young Street, Sydney</p>	<p>c.1870s - 1882</p>	<p>Unknown</p>	<p>Heritage Act - State Heritage Register</p> <p>Local Environment Plan</p>	<p>Style: Victorian Georgian, Storeys: 3. Facade: Sandstone and brick. Internal Walls: Sandstock brick, plasterboard & stud. Roof Cladding: Corrugated steel sheeting. Internal Structure: Timber post and king post truss. Floor: Timber joists & boards, concrete. Roof: Timber king post trusses. Ceilings: Fire Stairs: Concrete. Sprinkler System</p> <p>The former wool store known in the Victorian Georgian style, characteristic of small stores of the period. The original builder and/or designer are unknown. The building is three storeys, constructed in Sydney sandstone and sandstock brick, faced externally in stucco with a painted finish. The store was constructed in two phases (c. 1870s southern store and c.1882 northern store) and comprises two gabled bays, approximately 7.6m in width with a parapeted façade to the northern elevation, bearing the raised lettering "Hinchcliff's Wool Store". Each of the stores features a central loading bay under the gable, flanked by double hung sash windows with stone sills. The facades are embellished by sandstone quoining to the corners and windows, and stucco moulding featuring arched label moulds within the gabled bays and ball finials at the gable apexes. The gabled roof is clad in corrugated iron.</p>	
<p>ASN Co Buildings</p> <p>Australian Steam Navigation Company Building / Ordnance Stores (Commonwealth)</p> <p>1-5 Hickson Road, The Rocks</p> <p>35-45 Circular Quay West</p>	<p>1884-85, 1892-94 (water tower)</p>	<p>William Wilkinson Wardell</p>	<p>Heritage Act - State Heritage Register</p>	<p>Style: Pre Federation Anglo Dutch; Storeys: Four; Facade: Stone and polychrome brick facade including copper roofed bay and ornate stone capped gable ends.; Internal Walls: Original set plaster and rendered brick walls (Bay 1; Roof Cladding: Slate; Internal Structure: Original timber post and beam construction with cast iron capitals to the columns (Bays 2-5); Floor Frame: Timber floor; Ceilings: Barrel vaulted brick ceiling (Bay 1); Stairs: Timber staircases and balustrades. Evidence uncovered on the ground, second, third and fourth floors indicates that the four warehouse bays were linked by a single arched opening, except Bays 4 and 5 which had two openings. The ASN building was one of the earliest in Sydney to be fitted with a water sprinkler system to combat fire (c1894), and is possibly the earliest surviving in Sydney. Retains remnant hoist pulleys and other industrial features.</p> <p>It was one of the last substantial warehouses with a timber structural system built in Sydney and incorporates arguably the finest facades. It is also considered rare for its original mixed office and warehouse function.</p> <p>The building was extensively renovated and conserved in the 1990s. The structure of Bays 1-4 is highly intact while Bay 5 has been seriously compromised by the removal of most of its internal fabric and adaptation to a cinema complex.²⁸</p>	 <p>ASN Co Building from George St 2009 Source: SHFA (Monique Galloway)</p>

²⁸ NSW Environment and Heritage < <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053141>>

<p>Union Bond Store (former), 47 George Street, The Rocks</p>	<p>1841-1842</p>	<p>John Bibb</p>	<p>Heritage Act - State Heritage Register</p>	<p>Style: Georgian-Colonial. Storeys: 3; Roof Cladding: Galvanised Iron; Floor Frame: Timber. The otherwise severe facade of the store is relieved by a pedimented gable with a circular ventilator, horizontal string courses and deeply recessed windows of varying heights.</p> <p>The Union Bond Store is a simple sandstone warehouse built for Martyn & Combes, a 'plumbing, painting and glazing business', (later general merchants). It is considered rare as part of the historic mid nineteenth century group (43-49 George Street) which includes the adjacent Merchants House and its narrow warehouse. The warehouse use can still be readily understood through the retained cathead beam and associated roof structure, internal floor hatch for winching goods between levels and paired warehouse doors on each floor. The machinery associated with the winching process has been removed.</p> <p>Restored in the late 1960s, the bond store was used for offices and named Union Bond as a reminder of the street name prior to 1880.²⁹</p>	 <p>Merchants House and Union Bond Store 1970 Image by: SCRA (Tim Collis-Bird)</p>
<p>16-18 Bulletin Place, Sydney</p>	<p>1880</p>	<p>Unknown</p>	<p>Heritage Act - State Heritage Register Sydney Local Environmental Plan (LEP) 2005</p>	<p>Style: Victorian Georgian. Storeys: 4 + Basement. Facade: Cream Brickwork with Colourwashed Arches, Stone Sills and Timber Windows and Doors. Side/Rear Walls: Brick. Internal Walls: Modern Timber and Metal Stud Partitions with Plasterboard. Roof Cladding: Corrugated Metal. Internal Structure: Timber Posts and Girders. Floor: Joists, Herringbone Strutting and Flooring Boards. Roof: Timber King-Post Trusses. Ceilings: Mostly Exposed Floor Structure. Stairs: Timber</p> <p>16-18 Bulletin Place is the largest of three adjoining similarly-scaled former warehouses in Bulletin Place. Structurally it is divided into four longitudinal bays and two lateral bays, with heavy timber posts, girders, joists, floors and trusses mostly still visible. Retains timber loading doors and overhead cat-head hoist beams and pulleys; one cathead still protected by a gable. The windows have flat segmental arched heads, and sandstone sills. The main walling, laid in Flemish bond, employs cream common bricks said to have been imported from Scotland.³⁰</p>	 <p>Source: NSW Environment and Heritage http://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=5045084#ad-image-2</p>

²⁹ NSW Environment and Heritage <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=50532229>>

³⁰ NSW Environment and Heritage <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423737>>

<p>Central Street Warehouse 8 Central Street, Sydney</p>	<p>c.1880</p>	<p>Unknown</p>	<p>Sydney Local Environmental Plan (LEP) 2005</p>	<p>Remnant façade of a former Victorian warehouse. Storeys:3. Facade: Brick with some stucco. Stone detailing. Timber framed windows. The facade is incorporated into the Century Tower development at 343-57 Pitt Street.</p> <p>The façade is constructed of cream English-bond brickwork with red brick and sandstone embellishment. The upper storey formerly featured a larger loading doorway with a stone band at its head, a red-brick spandrel arch above that and, retains remnants of the former cathed hoist beam. There are two distinctive facade features: a gable parapet with crown-stepped stone copings and a curvilinear apex embellishment and unique chevron or zig-zag quoining, formed of cut red bricks in the upper part of the facade and of stucco in the lower part.</p> <p>The embellished design of the facade is rare and its use of cut-brick chevron quoins is probably unique. It is a representative example of the form and use of a boom period factory and warehouse. Associated with an important local firm of manufacturers and importers.³¹</p>	 <p>Source: NSW Environment and Heritage http://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=2424146#ad-image-2</p>
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The above comparative analysis demonstrates that the former FL Barkers Wool Store is one of only a small group of remaining early stores in the City of Sydney LGA. It is one of two stores retained in the area behind Circular Quay which in the mid-19th century was dominated by similar stores. The Campbell's Cove stores are the only examples remaining on the waterfront. Along with the Campbell's Cove and Dalgety Bond stores, the former FL Barker store is representative of the early gabled store typology with King post truss and timber internal structure, the form of which was determined largely by its function, typical construction techniques and building regulations of the period. It is characteristically plain and utilitarian in its facades (save for its sandstone quoining) while others employed more decorative facades, such as the ASN Co Buildings which is arguably the most ornate, with its pre Federation Dutch gables and later tower element. The Union Bond store, although typical of the typology is also distinguished historically and aesthetically by its context as part of a building group which retains the original attached merchant's house.

The former store has been extensively modified and although its original form and function is able to be interpreted, it is not considered to be a good representative example, among the surviving stores in the LGA. The façade was modified in conjunction with an early 20th century conversion for commercial uses and subsequent modifications to the fenestration for the Gallipoli Club use have further diminished its representative and aesthetic significance. It retains only the remnant jib as evidence of its former utilitarian function. The diminished integrity is reflected in its local listing while most of the remaining stores are of state heritage significance for their historic and aesthetic significance and rarity.

³¹ NSW Environment and Heritage < <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424146>>

5 Heritage Listings and Statutory Obligations

5.1 HERITAGE LISTINGS

The following heritage listings apply to the subject site.

TABLE 7 – HERITAGE LISTINGS

TYPE OF LISTING	NAME OF ITEM
STATUTORY LISTINGS	
City of Sydney Local Environmental Plan 2005 Schedule 8 – Items of Environmental Heritage (items of local significance)	12-14 Loftus Street/ Gallipoli Legion of Anzacs Club Heritage Inventory Number 2216
Draft Sydney Local Environment Plan 2011 Schedule 5 Items of Environmental Heritage (items of local significance)	12-14 Loftus Street/ Gallipoli Legion of Anzac's Club Lot 1, DP 87960 Item number I1855
NON-STATUTORY LISTINGS	
National Trust of Australia (items of local, state or national significance)	12-14 Loftus Street Gallipoli Club & Bank Formerly Barker and Co Stores Façade ID no. 6361
Register of the National Estate (items of local, state or national significance)	12-14 Loftus Street Commonwealth Bank and Gallipoli Club Place ID2068 (registered November 1983)

5.2 STATUTORY OBLIGATIONS

Works to the Gallipoli Club/ Former F.L Barkers Wool Store may require particular approvals depending on the nature of proposed works.

Key commonwealth, state and local legislation, plans, policies and programs and committees affecting the management of the place are described below.

This Section should be referred to in addition to other management plans for the site.

5.2.1 COMMONWEALTH LEGISLATION

Environmental Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's environment and heritage legislation. This act is triggered by developments or actions that will have a significant impact on matters of National environmental significance, including world heritage areas, Commonwealth marine areas, nationally threatened species and communities and migratory birds. The EPBC Act includes a process for assessment of proposed actions that have, or are likely to have, a significant impact on matters of national environmental significance. These actions require approval from the Commonwealth Minister, Environment and Heritage.

A new national heritage system was established in January 2004 under the EPBC Act. This led to the introduction of the National Heritage List, which recognises and protects places of outstanding heritage to the Nation, and the Commonwealth Heritage List, which includes Commonwealth owned or leased places of significant heritage value. The Former F.L Barkers Wool Store/ Gallipoli Club is not listed on the National and/or Commonwealth Heritage Lists.

5.2.2 NSW LEGISLATION

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA Act) governs strategic planning and development assessment processes undertaken by State and Local Government in NSW. The Act requires that Local Governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the Act to provide guidance on the level of environmental assessment required. Development approval for works may be required under Part 3A, Part 4 or Part 5 of the Act.

The subject Former F.L Barkers Wool Store/ Gallipoli Club falls within the boundaries of the Sydney LGA and is covered by the Sydney LEP 2005 and the Sydney Heritage DCP 2006. City of Sydney has also drafted Sydney Local Environmental Plan 2011 and DCP 2010 however the instruments have not yet been gazetted (refer below).

Approval is required under this Act for alterations and additions to the. Heritage advice or assessment may be required if works are likely to impact on the overall heritage significance of the place or elements identified in this report as being of exceptional or high significance.

Heritage Act 1977

The Heritage Act is administered by the Office of Environment and Heritage. The purpose of the Heritage Act 1977 is to ensure cultural heritage in NSW is adequately identified and conserved. The Act is the primary item of State legislation affording protection to items of environmental heritage (natural and cultural) in NSW. Under the Heritage Act, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register (SHR) under Section 60 of the Act and are given automatic protection against any activities that may damage an item or affect its heritage significance.

The former F.L Barkers Wool Store/ Gallipoli Club is not listed on the SHR.

Historical Archaeology

Historical relics are also protected under the Heritage Act throughout all areas of NSW. If historic relics are discovered on the site during any maintenance or construction works, the Office of Environment and Heritage of the NSW Department of Planning must be notified under Section 139 of the Act.

Section 4(1) of the Heritage Act (as amended 2009) defines 'relic' as follows:

"relic means any deposit, artefact, object or material evidence that:

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

(b) is of State or local heritage significance."

Sections 139-145 of the Heritage Act prevent the excavation or disturbance of land known or likely to contain relics, unless in accordance with an excavation permit. Section 60 excavation permits are required to disturb relics within State Heritage Register (SHR) sites, while Section 140 permits are required for sites that are not listed on the SHR. Under the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), excavation permits to disturb relics under Section 60 or Section 140 of the Heritage Act are not required for SSD projects.

National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* is administered by the Office of Environment and Heritage. Under the Act, the Director-General of the National Parks and Wildlife Service is responsible for the care, control and management of all national parks, historic sites, nature reserves, reserves, Aboriginal areas and state game reserves. State conservation areas, karst conservation reserves and regional parks are also administered under the Act. The Director-General is also responsible for the protection and care of native fauna and flora, and Aboriginal places and objects throughout NSW (consisting of any material evidence of the Aboriginal occupation of NSW) under Section 90 of the Act, and for 'Aboriginal Places' (areas of cultural significance to the Aboriginal community) under Section 84.

If Aboriginal objects and places are found, the National Parks and Wildlife Service must be informed under Section 91 of the Act and permits may apply under Section 90. A licence may also be required under the Act to damage or destroy threatened fauna species. Penalties apply for the destruction of Aboriginal objects and places, and the harm of any protected species. There are Interim Guidelines for Consultation associated with applications for permits under Section 90 of the Act.

The protection provided to Aboriginal objects applies irrespective of the level of their significance or issues of land tenure. However, areas are only gazetted as Aboriginal Places if the Minister is satisfied that sufficient evidence exists to demonstrate that the location was and/or is, of special significance to Aboriginal culture.

The Act was recently amended (2010) and as a result the legislative structure for seeking permission to impact on heritage items has changed. An s.90 permit is now the only AHIP available and is granted by the OEH. Various factors are considered by OEH in the AHIP application process, such as site significance, Aboriginal consultation requirements, ESD principles, project justification and consideration of alternatives. AHIPs are not required for projects assessed as State Significant Developments (SSD).

As part of the administration of Part 6 of the Act OEH has developed regulatory guidelines on Aboriginal consultation, which are outlined in *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (2010). Guidelines have also been developed for the processes of due diligence - *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (2010), and for investigation of Aboriginal objects - *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (2010) in accordance with the 2010 amendment to the Act.

There is one registered Aboriginal site which extends into the study area. Although the coordinates for the site place its location on the southern side of Bridge Street and outside the current subject site (being the site of the archaeological assessment shown at Figure 49), the site detail infers that it would cover the entire extent of the First Government House site, which included the gardens that extended north across the current subject site (including the subject Former FL Barker's store).

5.2.3 COMMONWEALTH POLICIES

Building Code of Australia 1996

The Building Code of Australia guides all construction work in Australia. Under the *Local Government (Approvals) Regulation 1993* the consent authority has the discretionary power to require that existing buildings comply with current building standards, as a condition of approval for proposed works to the building. The BCA provisions relate to fire safety, access and egress, and services and equipment.

Any strategies or solutions to ensure that components of the former F.L Barkers Wool Store/ Gallipoli Club comply with the BCA should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Fire and Services Advisory Panel.

5.2.4 STATE GOVERNMENT POLICIES

State Environmental Planning Policies

State environmental planning policies (SEPPs) deal with issues significant to the state and people of New South Wales. Various SEPPs may apply to development at the Former F.L Barkers Wool Store/ Gallipoli Club.

5.2.5 LOCAL GOVERNMENT POLICIES

City of Sydney Local Environmental Plan (LEP) 2005

A Local Environmental Plan is the principal legal document for controlling development and guiding planning decisions made by Council.

The aims of this plan are:

- (a) to protect and enhance the diversity and special qualities of the City of Sydney, and its surrounding areas, and
- (b) to establish the City of Sydney as the best place to live in, work in and visit, and
- (c) to foster environmental, economic, social and physical well-being so that the City of Sydney continues to develop as an integrated, balanced, sustainable and prosperous living city of world standing, and
- (d) to encourage orderly, sustainable and high quality development of land and other resources within the City of Sydney, and
- (e) to conserve the environmental heritage of the City of Sydney.

The Former FL Barkers Store is listed as a heritage item under Schedule 8 of the LEP. The LEP requires consent for certain types of development (including development affecting heritage items) and the consent authority, in considering any proposed development, must have regard to the relevant aims, strategies and principles contained in this plan and may have regard to any published planning and design provisions and policies adopted by the Central Sydney Planning Committee or the Council. Heritage provisions for the Central Sydney area are incorporated under Chapter 2 Part 6 of the instrument. Clause 68 nominates consent required for certain development as outlined below:

- (1) The following development may be carried out only with development consent:
 - (a) demolition of a heritage item or building in a heritage streetscape,
 - (b) structural or non-structural alterations to the exterior or interior of a heritage item,
 - (c) structural or non-structural alterations to the exterior of a building in a heritage streetscape that is not a heritage item,
 - (d) erection of a sign or advertising structure on a heritage item,
 - (e) erection of a building on the site of a heritage item or building in a heritage streetscape,
 - (f) subdivision of a site of a heritage item.

The management recommendations of the LEP Heritage Inventory are as follows³²:

Exterior: As the facades are still recognisable related to their original appearance any future alterations should not further diminish their ability to demonstrate their original form and function. The overall scale and form of the building should not be destroyed or altered.

Interior: The interior original structural elements of the building (floor, roof) should not be interfered with except for any necessary restoration work. There is some social significance attached to the building in its long term use as the Gallipoli Club. Any adaptive re-use of the spaces should take this into consideration. Generally the interior of the building could be modified for other uses if the need arises.

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Draft Sydney Local Environmental Plan (LEP) 2011

The draft LEP has been exhibited in accordance with the Environmental Planning and Assessment Act 1979 however has not yet commenced. When gazetted, all local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed (including the City of Sydney LEP 2005).

As with the 2005 LEP, the plan aims to conserve the environmental heritage of the City of Sydney. Under the Sydney LEP 2011, provisions 5.10 refer to heritage conservation.

The Former FL Barkers Store is listed as a heritage item under Schedule 5 of the LEP.

City of Sydney Heritage DCP 2006

A Development Control Plan is a non-legal document which supports the LEP with more detailed planning and design guidelines. The Heritage Development Control Plan (DCP) provides objectives and provisions for the development of buildings with heritage significance, either individually or as part of their street or area. The aims in relation to heritage are to:

- Establish the framework for detailed heritage and conservation planning; and
- Ensure that development applications for heritage items and works within heritage conservation areas and heritage streetscapes are assessed on the basis of heritage significance and desired heritage outcomes.

This DCP is based on the underlying principles that:

- Change should be based on an understanding of heritage significance; and
- The level of change should respect the heritage significance of the item, building site, streetscape and/or area.

The intention of the DCP is to ensure that decisions about change are made with due regard to heritage significance, and that opportunities to improve the understanding and appreciation of this significance are taken. The DCP should be considered in relation to future development proposals affecting the site.

³² Office of Environment and Heritage
<<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2423912>>

Draft Sydney Development Control Plan (DCP) 2010

The draft DCP applies to most of the City of Sydney Local Government Area (LGA). The draft has been exhibited in accordance with the Environmental Planning and Assessment Regulation 2000 however has not yet commenced. When gazetted, it will supersede the Heritage DCP 2006.

5.3 NON STATUTORY LISTINGS

Listing on non-statutory registers does not provide any legal protection to heritage items or sites, but does demonstrate the recognised heritage value of items.

Register of the National Trust

The Register of the National Trust was established in 1949 and is maintained by the National Trust of Australia.

The Former FL Barkers Store (facade) is listed on the Register of the National Trust.

Register of the National Estate

The Register of the National Estate is a list of natural, Indigenous and historic heritage places throughout Australia. It was originally established under the Australian Heritage Commission Act 1975. Under that Act, the Australian Heritage Commission entered more than 13,000 places in the register. Following amendments to the Australian Heritage Council Act 2003, the Register of the National Estate (RNE) was frozen on 19 February 2007 and ceased to be a statutory register in February 2012. The RNE is now maintained on a non-statutory basis as a publicly available archive and educational resource.

The Former FL Barkers Store is listed on the RNE (Place ID 2068, dated 01/11/1983)

6 Conservation Policies

6.1 WHAT IS A CONSERVATION POLICY?

A conservation policy explains the principles to be followed to retain or reveal a place's heritage significance, and how the significance can be maintained and enhanced. This relies on a full understanding of the item's significance and a review of the constraints and opportunities arising out of that significance.

The below policies and guidelines are informed by background discussion which explains the reasoning behind the policy. It is noted that not all of the guidelines and/ or policy may be achievable when external matters are taken into account such as condition or owners requirements (within reason).

6.2 STATUTORY OBLIGATIONS

Various state legislation applies to the management of the former F.L Barkers Wool Store/ 12-14 Loftus Street, Sydney.

The subject site is listed as a heritage item on schedule 8 of the City of Sydney Local Environment Plan 2005. Approvals are required for development works to the heritage item except where exemptions apply or for maintenance or minor works. Approvals may also be required for works in the vicinity of the heritage item.

Guidelines

- Management of the site under legislation should be guided by the site's significance, this CMP and the following policies.
- Future proposed changes to the building need to be undertaken in accordance with the relevant LEP and DCP. A heritage impact statement or archaeological assessment may be required to assess any works to the place.
- City of Sydney should refer to the CMP when considering proposed changes to the building.

6.3 HERITAGE SIGNIFICANCE

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. One of the key objectives therefore, of contemporary conservation practice is to retain as much of the **significant** original fabric as possible, in order to preserve the essential integrity of the heritage resource.

The former FL Barkers Wool Store/ Gallipoli Club is of heritage significance for its historical, aesthetic and representative values and for its rarity (although the building has been extensively modified). Various built components contribute in different ways to the overall significance of the building and the degree of change considered appropriate is dependent on its assessed level and grading of significance. Elements with a higher grade of significance will have greater constraints on change. There is potential for original fabric such as timber flooring and ceilings to be intact behind later fit outs and such fabric is potentially of high significance, subject to assessment and condition.

Guidelines

- The Statement of significance embodies the core heritage values of the building and all future decisions and works to the building must be guided by the statement of significance and the identified significant spaces, fabric and building elements identified in this CMP together with any additional detailed research and assessment. The significance is defined in section 4.4 of this report with schedule of significant elements provided in section 4.5.

- Owners, occupiers and stakeholders responsible for and involved in the maintenance and management of the building should be aware of the identified significance and aim to conserve and enhance this significance as well as identified significant internal and external fabric and spaces.
- Works should be undertaken in accordance with the principles of the Australia ICOMOS Burra Charter.

Policy 1. Elements of **high significance** have a high degree of original fabric; they demonstrate a key aspect of the place's overall heritage significance and should be retained and conserved; retention should be considered in-situ; minor change is allowed so long as significant values and fabric are retained and conserved.

Elements of **moderate significance** have been altered or modified or do not demonstrate a key aspect of the significance of the place; they contribute to the place's overall heritage significance however change is allowed so long as it does not adversely affect values and fabric of exceptional or high significance.

Elements of **little significance** do not substantially add to the significance of the place in a positive way, though neither do they detract from its overall significance. Elements of little significance may also reflect fabric that may have been substantially altered or modified or may reflect non-significant phases of development. Changes are allowed so long as it does not adversely affect values and fabric of exceptional or high significance.

Elements identified as **neutral** do not contribute or detract from significance. The attribution of 'neutral' typically applies to introduced new or utilitarian fabric that does not relate to a significant historical period or use. Changes are allowed so long as they do not impact on associated fabric of higher significance.

Intrusive elements are damaging to the place's overall heritage significance; they should be considered for removal or alteration;

Policy 2. All future decisions and works to the building must be guided by the statement of significance and the significant spaces, fabric and building elements identified in this CMP together with any additional detailed research and assessment.

Policy 3. Elements of high significance should not be obstructed by new works, structures or services, and they should be clearly visible and interpreted as part of any new works;

Policy 4. Where elements of high significance have been damaged they should be repaired with sympathetic materials in preference to replacement. Significant elements should be repaired in-situ where-ever possible;

Policy 5. Any significant elements proposed for demolition or removal should be subject to archival photographic recording, copies of which should be retained on site and provided to the consent authority (City of Sydney). This should include photography and/ or measured drawings. Archival recording should be undertaken in accordance with the Heritage Council of NSW Guidelines for Photographic Recording Managing Cultural Significance

Policy 6. Fabric or elements of high significance uncovered in new works or investigations (such as original timber flooring/ ceiling beams or structures) should be exposed and restored where condition permits (subject to fabric assessment);

Policy 7. The former FL Barkers Wool Store/ Gallipoli Club is of local heritage significance for its historic, aesthetic and representative values and for its rarity and should be retained and conserved (this does not preclude sympathetic alterations in association with regulatory conditions and ongoing use of the building and with consideration for the extent of existing modifications).

6.4 MAINTENANCE

Overall the former FL Barkers Wool Store/ Gallipoli Club is in good condition however the façade stonework requires conservation. Regular maintenance and upgrade works are also required to be implemented to conserve its heritage significance and identified significant fabric. A cyclical maintenance

plan has been provided in section 7 of this report, along with a schedule of conservation works, which addresses required actions.

Maintenance should aim to conserve and enhance the identified heritage values of the asset, wherever possible, while accommodating its continued use.

Guidelines

- Fabric identified as highly significant should have priority works undertaken when required. Impact on significant fabric should be considered and the appropriate approvals sought.
- Management and maintenance of the asset should aim to conserve its heritage significance to the greatest extent feasible. Works should be sympathetic to highly significant fabric and repairs should be undertaken over replacement, if possible.
- A schedule of cyclical and ongoing maintenance and schedule of conservation have been prepared in section 7 of this report to guide the conservation of fabric at the site. The schedules should be adopted as minimum requirement for maintenance works.
- Maintenance works to the former Wool Store building should be undertaken on a regular basis to avoid substantive conservation works.
- Any repair, conservation or reconstruction works to significant elements or facades should be undertaken with appropriate supervision by a suitably qualified heritage consultant /architect and/ or relevant materials specialist/s or conservator and with reference to historical documentation;
- Minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977* and as specified in the *Heritage Regulations 2005*, is recommended to be applied to the asset to ensure its long-term conservation. The minimum standards refer to weatherproofing, fire protection, security and essential maintenance, to ensure that the significance of the place is retained.

Policy 8. The significant fabric of the building should be maintained by the implementation of a cyclical maintenance program. As a necessary minimum, the ongoing maintenance should include works that will ensure that each element retains its current level of significance and not allow the loss of significance due to the deterioration of fabric. Maintenance should be in accordance with the Heritage Office Guidelines;

Policy 9. The schedule of Conservation works (Table 9) should be implemented as a priority action and as part of long term management and maintenance of the property

Policy 10. The schedule of maintenance works (Table 10) should be adopted and implemented as part of the ongoing management and maintenance of the property.

6.5 USE

Background

The ongoing use of heritage items is vital to retention of heritage significance and maintenance of the item. The building was purpose built as a store in the common vernacular of the period however has had various uses since and has been variously altered including works to the principal façade. Although modified the original use is able to be interpreted and the building is of significance as a surviving remnant of the first generation of stores common in the Quay. The consideration of any future uses of the building must be mindful of its original historic use and significance. A range of uses may be permissible, providing that the use does not negatively affect interpretation of its identified significance or result in further intrusive change.

Guidelines

- It is preferable that the building retains a commercial/ office or retail function or use that preferably enables provision of an open plan interior and has greater regard to the identified significant fabric than the previous uses.
- Policy 11. Any proposed adaptive re-use of the former store/ Gallipoli Club should be compatible with the nature and significance of the building. Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance would not be acceptable;
- Policy 12. Any future adaptation of the interior to suit new uses should be reversible and should not involve alterations to highly significant fabric such as timber king post truss roof members, timber floor/ ceilings and load bearing masonry structures;
- Policy 13. New and future uses should not obscure significant fabric or impact on facades;
- Policy 14. Where new internal fit outs are undertaken, it is preferable that existing intrusive fabric, including dropped ceilings and wall linings are removed and the original timber and masonry structures exposed (subject to further investigation and condition assessment);

6.6 ALTERATIONS AND NEW WORKS

Background

Any proposed modifications to the heritage item must take into consideration the identified significance and must have regard for the total resource. The building has been extensively modified and new works should ensure that significance is not further eroded.

Guidelines

- The original external envelope and significant (albeit altered) character as a utilitarian store is to be retained, conserved and interpreted;
- Unsympathetic alterations and additions or alterations that dominate the heritage character of the building are discouraged;
- Removal of intrusive fabric (as identified in the CMP) is strongly encouraged (particularly to the Loftus Street façade);
- Except where exempt, modifications to the building may be subject to undertaking a formal heritage impact statement in accordance with Office of Environment and Heritage Guidelines.
- Proposed alterations should consider adjacent heritage items and streetscape character;

External paint schemes and finishes

- New paint schemes for the façade should be in keeping with the character and period of the building. The rear Loftus Lane elevation should remain unpainted
- New colours schemes should be consistent with City of Sydney guidelines for external colour schemes.
- Evidence of original/ early lime washed finishes should be retained.

Signage

- New signage should utilise existing fixings where possible or fix into mortar joints. Signage should be limited to the ground floor tenancy entries or parapet (limited to one parapet sign).
- New signage should be consistent with relevant City of Sydney signage policy and/ or guidelines.

Compliance and services

- New works should comply with the Building Code of Australia unless the heritage significance determines that the matter will be professionally determined under performance standards;
- Any modification to significant fabric or spaces in the building for BCA compliance purposes may be subject to undertaking a formal Heritage Impact Statement in accordance with the Office of Environment and Heritage Guidelines;
- Where possible, services (including air conditioning units) should not be fixed to the principal Loftus Street façade;
- Fixings for external lighting should, where possible, reuse existing services and fixing points into the façades.
- Lighting strategies should be consistent with City of Sydney Council lighting policy;
- Security grills attached to the eastern façade should be replaced in a manner that has a neutral impact on the façade.
- Where practicable works for fire safety should not detract from significant facades, finishes or elements. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Fire and Services Advisory Panel.

Sustainability

- New works should aim to reduce the environmental impact of new construction and building fit-outs;
- Building users and Managers should understand the impacts that the 'use' of the building will place on the existing thermal properties of the building. If the use will increase the levels beyond that which can be managed by passive solutions, and the required modifications present an unacceptable level of intervention, the use may not be supported.
- Works to achieve sustainability outcomes should also consider conservation objectives and may not be supported where required modifications may detrimentally impact on identified significant fabric or finishes.

- Policy 15. New works should not further diminish the interpretation of the significant former building use;
- Policy 16. The form, scale and general configuration of the former wool store should be retained. There should be no vertical extension of the building, even if set back and no extension of the existing roof additions.
- Policy 17. Existing new/ modified street level entries to Loftus Street and the eastern Loftus Lane elevations may be modified however no new openings to the street or laneway should be permitted, except where reinstating openings based on historical documentation;
- Policy 18. Virtually all windows have been modified and while materials are therefore able to be further (sympathetically) modified, the proportion of windows should not be enlarged or filled in. The recessed central bays below the gables (or former gables to Loftus Street) have been partially infilled (in conjunction with the early 20th century Macquarie Chambers use) and are therefore able to be sympathetically modified including enlargement of the openings within the recessed form of the arch;
- Policy 19. Any proposal to alter the facades should respect the pattern of original fenestration;
- Policy 20. Early timber window framing of moderate or greater significance should be retained;
- Policy 21. Reconstruction based on historical evidence is desirable for the fenestration of the principal Loftus Street façade however there is an opportunity for high quality contemporary insertions that do not require the further removal of original fabric. The

present fenestration is largely regarded as intrusive and a more considered response is encouraged.

- Policy 22. Elements which may interpret the former wool store function of the building such as the – single job hoist on the rear Loftus Lane elevation should be conserved with appropriate maintenance;
- Policy 23. Reinstatement of the gabled façade to Loftus Street is desirable although not required;
- Policy 24. Painted external stucco surfaces should continue to be painted in a traditional colour scheme. Existing unpainted sandstone and brick should remain unpainted and un-rendered.
- Policy 25. Exposed internal sandstone wall sections should remain exposed. Evidence of previous lime wash finishes should be retained;
- Policy 26. New signage should be restricted to the ground floor level or within the parapet. Parapet signage should be restricted to a single tenancy or building name sign.
- Policy 27. External lighting should be minimal and sympathetic to the heritage character of the façade.
- Policy 28. Removal of dropped ceilings and wall lining/ cladding is desirable to expose original timber beam and posts and masonry construction where these elements are surviving;
- Policy 29. New services should be located in the area of existing services (including stairs, lifts and/or WCs);
- Policy 30. Remnant sections of brick or stone internal walling dividing the north and southern stores should be retained on the ground and upper floors. In principle, no new openings should be made in the wall. Any exception to this principle should be thoroughly investigated as to the necessity for such an application, due to the limited extent of surviving fabric;
- Policy 31. Early 20th century detailing associated with the conversion to Macquarie Chambers is not required to be retained where removal of the elements has the opportunity to improve interpretation of the significant store form and function;

6.7 ARCHAEOLOGY

Background

The archaeological potential has been assessed as moderate.

Guidelines

There are no known archaeological remains on the subject site; however the following recommendations are made:

- If any Aboriginal remains were discovered during works, works should immediately cease and the National Parks and Wildlife Service of the Office of Environment and Heritage should be contacted for further advice, as required under Section 91 of the *National Parks and Wildlife Act 1974*.
- If historical archaeological remains were found during works, works should immediately cease and the Heritage Branch of the Office of Environment and Heritage should be contacted for further advice, as required under Section 139 of the *Heritage Act 1977*.

- Policy 32. Where development is proposed that has the potential to impact on the archaeological resource, an Aboriginal Archaeological Impact Assessment and a Historical Archaeological Impact Assessment and Research Design should be prepared. This should include recommendations to investigate and manage the potential archaeological resource, including whether archaeological monitoring or test excavation would be appropriate. The Aboriginal Archaeological Impact Assessment should also take into consideration the potential for Aboriginal burials to occur where there is natural ground

surface. Excavation permits may be required prior to impacts, unless the proposed development is approved as a State Significant Development (SSD) in which case archaeological investigations would adhere to the Director General's Requirements (DGRs).

6.8 CURTILAGE, SETTING AND VIEWS

Background

The Former FL Barker store/ Gallipoli Club retains its original subdivision and is built over the entire allotment, such that the built footprint forms the physical curtilage of the building. The visual curtilage however extends to incorporate views from Loftus Street and Macquarie Place. The site also contributes to the interpretation of the nearby Hinchcliff Wool Store and Customs House.

- Policy 33. The significant façades and overall form of the building should be visible and not obscured by new development. There should be no additions cantilevering over the site;
- Policy 34. All works to the rear Loftus Lane should enhance the setting of the site and retain the visual relationship between Gallipoli and the nearby former Hinchcliff wool store;
- Policy 35. Development in the vicinity of the former FL Barker Wool Store should have regard to the heritage significance and setting of the place;
- Policy 36. No vehicular access should be permitted within or below the structure;

6.9 INTERPRETATION

Background

The former use and heritage values of the building should be interpreted for public education and understanding. The history as outlined in section 2.1 and the significant features as identified in section 4.5 of this report should form the basis of this interpretation. Low-key, robust and largely self-guided interpretation would be most appropriate and may include (but is not limited to) signage or website information. Currently there is no heritage interpretation at the site.

Guidelines

- Interpretation should be consistent with the NSW Heritage Manual, the NSW Heritage Branch Interpreting Heritage Places and Items: Guidelines (August 2005) and the NSW Heritage Branch's Heritage Interpretation Policy (endorsed by the Heritage Council August 2005)
- Policy 37. An interpretation strategy should be prepared for the site that interprets the significant use and historical values of the site. The strategy should consider the development and function of the site for the FL Barker wool stores in the context of the broader 19th century wool industry as well as the former function of the site as part of the Governors Domain. The strategy may also consider the extended Gallipoli Club function.
- Policy 38. Interpretation of the site should incorporate in-situ retention of industrial relics, significant fabric, spaces and or elements, particularly where elements are associated with the significant wool store use. This includes significant internal fabric such as the king post truss roof and the jib hoist on the Loftus lane façade;
- Policy 39. Any Interpretation should be considered strategically, with consideration for future uses, ongoing maintenance of interpretive media, public access and amenity issues and ordinance compliance;

6.10 FURTHER INVESTIGATION

Background

There is potential for original fabric and finishes within previously altered areas including original timber flooring post and beams. Investigations to determine the extent of original joinery would assist in future management of the interiors and broader interpretation however these investigations are not required as a priority and may be undertaken where possible, as time, resources and opportunity permits or in conjunction with proposed building works.

Guidelines

Further investigation may consider the following:

- Investigation of the physical fabric of the determine the extent of original joinery retained within or behind later fit out works.
- Archival recording of any of the identified elements in conjunction with new works.

6.11 ADOPTION, IMPLEMENTATION AND REVIEW

Background

Any works to the property should comply with appropriate legislation, policies and guidelines, as amended from time to time, including but not limited to the Heritage Act 1977 (NSW), the Building Code of Australia, the Australia ICMOMOS Burra Charter 1999 and relevant City of Sydney Council LEP and DCP documentation.

Guidelines

- Any works to the place should be carried out in accordance with the principles set out in the Australia ICOMOS Burra Charter.
- Any works to make the place comply with Building Code of Australia requirements should be governed by the heritage significance of the place.
- This CMP should be adopted by present and future owners and used as a guide for the management, conservation and maintenance of the place
- All persons responsible for the management and maintenance of the site should be familiar with the significance of the place and the conservation policies in this report.
- This CMP should be reviewed and updated within 10 years to remain relevant to ongoing change and use of the place, and statutory compliance. Prior to the review, if substantial change in the management or use of the place is proposed that are not covered by policies in this report then the policy section should be reviewed. Irrespective of the requirement to review the document every 10 years, the CMP should remain as a valid basis for on-going heritage management until such reviews are completed. Reviews of the CMP should be based on The Burra Charter and other guidelines by the NSW Heritage Branch. Reviews should also take into account any other relevant legislation, planning frameworks and widely recognised conservation practices and procedures. Reviews should be undertaken by experienced conservation practitioners in conjunction with relevant ownership and management representatives.
- Conservation works undertaken in accordance with the CMP should involve experienced heritage and conservation professionals.

Policy 40. A copy of this conservation management plan should be retained on site at all times for use by those responsible for the management and conservation of the place.

Policy 41. A copy of the plan should be submitted to City of Sydney Council and to the Office of Environment and Heritage (Heritage Branch) for research purposes.

- Policy 42. This conservation management plan should be submitted to City of Sydney Council as part of any application for new works. Where appropriate or requested, it should be accompanied by a heritage impact statement that assesses the specific impacts of the proposal against relevant legislation and policies in this CMP.
- Policy 43. This conservation management plan should be adopted by present and future owners and used as a guide for management and conservation of the place;
- Policy 44. This CMP should be reviewed and updated within 10 years to remain relevant to ongoing change and use of the place, and statutory compliance;

6.12 IMPLEMENTATION STRATEGIES

The following table lists strategies for implementing the conservation policies for the former FL Barker Wool Stores/ 12-14 Loftus Street.

The strategies have been cross-referenced to conservation policies above and prioritised as follows:

- high priority works should be undertaken within the next two to four years;
- medium priority works should be undertaken within the next four to six years, and
- low priority works should be undertaken within the next six years.

TABLE 8 – IMPLEMENTATION STRATEGIES FOR CONSERVATION POLICIES

STRATEGY	CONSERVATION POLICY	PRIORITY
Adopt CMP to guide management of the place	Policy 43	From endorsement or finalisation of draft report
Implement the cyclical maintenance plan	Policy 9	High
Implement the schedule of conservation works	Policy 10	Within 6 months from endorsement or finalisation of draft report
Undertake Heritage Interpretation Strategy	Policy 37	High
Provide copies of the CMP to the consent authority and OEH	Policy 41	Within 6 months from endorsement or finalisation of draft report
Undertake further investigations as outlined in section 6.10	Section 6.10	Medium
Undertake CMP review	Policy 44	As per the guidelines in section 6.10

7 Conservation and Maintenance Schedules

A number of condition issues were noted in conjunction with the fabric survey, in particular the generally poor condition of the stone work to the northern and eastern elevations. To assist the property owners to manage the heritage significance of the former FL Barker Wool Store, 12-14 Loftus Street, Circular Quay as well as its functional requirements, the following schedules of conservation and maintenance works and guidelines have been prepared.

The required works have been prioritised as follows:

- high priority works should be undertaken within the next two to four years;
- medium priority works should be undertaken within the next four to six years, and
- low priority works should be undertaken within the next six years.

TABLE 9 – SCHEDULE OF CONSERVATION WORKS

ELEMENT	CONSERVATION	TIMING
Exterior		
General structure	Undertake structural engineer's assessment of the building, with particular consideration of the following elements: <ul style="list-style-type: none"> ▪ Structural impact of missing timber post members throughout the building; ▪ Structural impact of missing members in the king post roof trusses ▪ Investigation of cracking/ movement along the roof line on the eastern and western parapets and at the southeastern corner at the parapet. ▪ Structural impact of substantial demolition of the sandstone dividing wall 	High
Roof flashings, capping, downpipes, gutters, discharges etc	Gutter falls/discharges need detailed assessment and repair – roof water mostly funnelled through the central downpipe. At minimum works should include: <ul style="list-style-type: none"> ▪ Repair of adjoining building south wall gutter ▪ Repair of flashings over the east and west stone walls ▪ Repair of step in guttering to south wall (in vicinity of water damage/ leak to south wall level 2) ▪ Check discharge of northern wall gutter ▪ Rationalise and repair down pipes and rainwater heads etc 	High
Eastern elevation	Investigate and repair sandstone <ul style="list-style-type: none"> ▪ Investigate and identify cause of salt damp ▪ Remove render to base ▪ Undertake desalination and repairs to highly delaminated surfaces ▪ Repoint missing joints ▪ Remove plant growth Investigate and rationalise services to rear elevation	High
Southern return elevation	<ul style="list-style-type: none"> ▪ Remove render 	High

Interior		
Northern elevation (stair lobby and where exposed within the rear service area)	<ul style="list-style-type: none"> ▪ Investigate and identify cause of salt damp ▪ Remove false brickwork to ground floor and assess stone-undertake desalination and repairs. ▪ Remove cementitious repairs/ mortars to level 1 and 2 stonework. ▪ Repair previous poorly patched repairs 	High
Level 2 south wall	<ul style="list-style-type: none"> ▪ Inspect and/ or repair localised areas of water damage 	Medium
Ground floor south wall (within Selah Restaurant)	<ul style="list-style-type: none"> ▪ Investigate damp/ spalling stone and mitigate/ repair 	Medium
South east fire stair	<ul style="list-style-type: none"> ▪ Assess evidence of concrete cancer 	Medium

Minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977* and as specified in the *Heritage Regulations 2005*, is recommended to be applied to the asset to ensure its long-term conservation. The minimum standards refer to weatherproofing, fire protection, security and essential maintenance, to ensure that the significance of the place is retained.

The following schedule of works should be incorporated into maintenance actions as part of property management. The intent of the recommended maintenance is to maintain the identified level of heritage significance for individual elements.

TABLE 10 – SCHEDULE OF ONGOING MAINTENANCE WORKS

ELEMENT	MAINTENANCE	TIMING
Exterior		
Masonry façades	<p>Inspect for loose, fretted, broken or missing mortar joints to stone/ bricks particularly around windows, doors, along flashings and on cornices. Check for incompatible mortar.</p> <p>Inspect for cracking stone or brickwork. Check if the masonry is spalling, delaminating, crumbling or has evidence of surface salt that indicates a moisture problem.</p> <p>Inspect for peeling paint which may indicate damp.</p> <p>Repoint masonry where necessary</p> <p>Repaint as required (retaining ashlar line render – except on the south store/ western façade)</p>	<p>Every 5 years</p> <p>As required</p>

<p>Timber window frames</p>	<p>Inspect for loose or damaged mouldings or joints, weathered sills and or broken sash cords</p> <p>Inspect for weathering and decay or for evidence of infestation</p> <p>Inspect paint coatings annually for peeling, cracking and other defects. Maintenance repainting</p> <p>Inspect and repair/ replace broken glazing</p>	<p>Every 2 years</p> <p>Annually (repaint every 7 years based on annual inspection)</p> <p>Annually or as needs</p>
<p>Steel window frames (western façade)</p>	<p>Inspect for loose, damaged or rusted mouldings, architraves or decayed/ weathered sills. Check operability and internal faces around windows for stains that can indicate failure of seals and flashing. Check caulking.</p> <p>Inspect paint coatings annually for peeling, cracking and other defects such as rust. Maintenance repainting</p> <p>Inspect and repair/ replace broken glazing</p>	<p>Every 2 years</p> <p>Annually (repaint every 7 years based on annual inspection)</p> <p>Annually or as needs</p>
<p>Roofing</p>	<p>Corrugated iron sheeting:</p> <p>Inspect for loose or raised fixings, soldered joints that have cracked, sheet edges and surfaces that are deformed/dented.</p> <p>Look for rust stains around fixings, where sheets are lapped and around flashings. Check for dissimilar metals at flashings. Loose fixings can indicate batten failure</p> <p>Generally:</p> <p>Inspect flashing, cappings, guttering. Clear rubbish/ debris</p>	<p>Every 7 years</p> <p>Every 4-12 months or following major storm events</p>
<p>Generally</p>	<p>Inspect areas for growth from joints, graffiti and sign of infestations.</p> <p>Inspect stormwater and drainage</p> <p>Avoid:</p> <p>Applying to stonework anti-graffiti or</p>	<p>Every 6-12 months</p>

	<p>protective coatings whose effectiveness has not been proven</p> <p>Inappropriate cleaning of masonry, for example; strong water jet cleaning or detergents that can damage the masonry.</p>	
Interior		
Walls	<p>Inspect for cracks that can indicate structural movement. Where significant cracking is evident, undertake inspection with structural engineer.</p> <p>Check if the surfaces or finishes are cracked or drummy, or have surface salts which can indicate rising damp or water penetration</p> <p>Inspect wall tiles in amenities for cracks, damage or watertightness.</p>	Every 5 years
Timber structure (Post and beams and King post truss, timber floors)	<p>Check whether members are secure and true. Inspect for swelling, shrinkage or cracking.</p> <p>Inspect for fungal rot, termites or borers or other infestation (particularly where timber is in the vicinity of areas identified as affected by damp).</p> <p>Inspect finishes such as paints, varnishes, waxes and oils.</p> <p>Inspect floorboards for loose, cracked or failing boards</p>	Annually
Services	<p>Inspect fire services and fixtures including sprinkler and hydrant line, exits signs, smoke detectors and controls, fire control room, fire doors etc.</p> <p>Inspect walls, roof and other building elements, doors, windows and other closures, glazing, locking and latching mechanisms. Inspect electronic surveillance and alarm systems and any other security components</p>	<p>As per standard for fire safety and building compliance</p> <p>Annually</p>
Urgent repairs	<p>This may include but is not limited to:</p> <ul style="list-style-type: none"> ▪ Blocked or broken stormwater 	As they occur

	<p>and sewer lines that require clearing or repair.</p> <ul style="list-style-type: none"> ▪ Clearing of blocked gutters and downpipes ▪ Broken water service. ▪ Damaged or defective light fittings and switches. ▪ Failed incandescent light bulbs or fluorescent tubes. ▪ Storm damage to building fabric. ▪ Vandalism or break and enter damage to windows and doors. ▪ Broken or defective locks and latches, replacement of keys or lock cylinders. 	
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MAINTENANCE MANAGEMENT

The responsibilities of a nominated building manager are outlined as below:

- Ensuring the continuous protective care of the former FL Barker Wool Store/ 12-14 Loftus Street, Circular Quay is carried out in accordance to the Long Term Cyclic Maintenance Plan.
- Ensuring responsible and competent trade people experienced in heritage work and traditional materials and methods carry out maintenance on the site where necessary.
- Maintaining an up to date trade persons register.
- Ensuring all maintenance work carried out, including description of the work, date of completion, estimated and actual cost, contractor and warranties have been properly recorded in a "Maintenance Log Book".
- Recording reported defects, emergency corrective maintenances and expenses;
- Ensuring all periodic inspection surveys have been done in accordance to the Maintenance Plan.
- Ensuring all work to be carried out does not detrimentally affect the significant fabric of the subject building (significant elements have been identified in section 4.5 above).
- Programming and coordinating maintenance work involving a number of interrelated works to be carried out in appropriate order and working hours.
- Ensuring maintenance works to be carried out do not disturb and/or conflict with the requirements of the occupants and the users of the building. Note that some work may need to be carried out "out of work hours".
- Ensuring documentation (e.g. drawings and samples of workmanship, materials or components) of the maintenance and repair works, as appropriate for the job, have been done by specialists where necessary.
- Maintaining samples for future identification and usage as reference.

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Appendix A

Heritage Listing Inventory Form

Abbreviations and Definitions

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

TABLE 11 – ABBREVIATIONS

ABBREVIATION	DEFINITION
BCA	Building Code of Australia
CMP	Conservation Management Plan
EMP	Environmental Management Plan
LEP	Local Environmental Plan
HAMS	Heritage Asset Management Strategy
HMF	Heritage Management Framework
REF	Review of Environmental Factors
RNE	Register of the National Estate
S170R	Section 170 Heritage and Conservation Register (under the <i>Heritage Act 1977</i>)
SEPP	State Environmental Planning Policy
SHR	State Heritage Register of New South Wales (under the <i>Heritage Act 1977</i>)
TAMP	Total Asset Management Plan

TABLE 12 – TERMS

TERM	DEFINITION
Aboriginal object	A statutory term meaning any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non- Aboriginal extraction, and includes Aboriginal remains
Aboriginal place	A statutory term meaning any place declared to be an Aboriginal place (under s.84 of the <i>National Parks and Wildlife Act 1974</i>) by the Minister administering the NPW Act, because the Minister is of the opinion that the place is or was of special significance with respect to Aboriginal culture; it may or may not contain Aboriginal objects
Archaeological	A study undertaken to establish the archaeological significance (research potential) of a

TERM	DEFINITION
assessment	particular site and to identify appropriate management actions
Archaeological potential	The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research
Archaeology	The study of past human cultures, behaviours and activities through the recording and excavation of archaeological sites and the analysis of physical evidence
Australia ICOMOS	The national committee of the International Council on Monuments and Sites
Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance; Although the <i>Burra Charter</i> is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW
Conservation	All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these
Conservation Management Plan	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance; it can include guidelines for additional development or maintenance of the place
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations
Context	The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide
Heritage and Conservation Registers	A register of heritage assets owned, occupied or controlled by a State agency, prepared in accordance with section 170 of the Heritage Act
Heritage assets	Items of heritage significance identified in a State Government Agency's Heritage and Conservation Register, including items of cultural and natural significance
Heritage Asset Management Strategy	A strategy prepared by a State Government Agency to document how the principles and guidelines outlined in the <i>Management of Heritage Assets by NSW Government Agencies</i> will be implemented in the management of heritage assets
Heritage item	A landscape, place, building, structure, relic or other work of heritage significance
Heritage significance	Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations
Heritage value	Often used interchangeably with the term 'heritage significance'; there are four nature of significance values used in heritage assessments (historical, aesthetic, social and technical/research) and two comparative significance values (representative and rarity)
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction
Relics	Relic is defined under the Heritage Act 1977 (NSW) as any deposit, object or material evidence which relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and is of state or local heritage significance

TERM	DEFINITION
Scar trees	Scarred trees have scars where a section of bark was removed by Aboriginal people in order to make canoes, shields or baskets; footsteps were also cut into the tree trunk to gain access to possums or honey in tree tops; scar trees are different to carved trees
Setting	The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting
Shell middens	Term is referred to in Australia as an archaeological deposit in which shells are the predominant visible cultural items; shells are principally the remains of past meals; some middens also consist of bones, stone and other artefacts
Total Asset Management Policy	Total Asset Management is a NSW Government policy introduced to achieve better planning and management of the State's assets. Total Asset Management is the strategic management of physical assets to best support the delivery of agency services. It is part of a planning framework in which the Government's social, ecological and financial service outcomes are achieved by the most efficient means and within the resource limits of the community. It provides a structured and systematic resource allocation approach to infrastructure and physical asset management so that resources are aligned with the service objectives of State agencies. This approach achieves reduced costs and best value for money.
Use	Means the functions of a place, as well, as the activities and the practices that may occur at the place; a compatible use respects the cultural significance of a place

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