

7.0 CONSERVATION POLICY

7.1 Introduction

The following conservation policies are made as a guide to the care of the *place* so as to enable its significance to be retained, and, where possible, recovered, while maintaining the usefulness and viability of the building. The intention of the policies is to:

- Retain the significant character and quality of the place and its various elements;
- Permit alterations, adaptations and new works which are compatible with the above and which will give the place a continuing viable use;
- Identify elements which adversely affect the place and which are in need of modification or removal;
- Provide an approach to the replacement of deteriorated fabric;
- Draw attention to the need for coordination of the conservation needs of the place.

Discussion of the preliminary information necessary for the preparation of the conservation policies and recommendations is set out in Section 6.0 from page 92.

7.2 Definitions

The treatment of existing component spaces and fabric of the building should be in guided in a broad sense with their assessed level of significance (refer section 5.4 from page 86) and generally as set out in the following table. The definition of terms set out below have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)* [See appendix from page 168.]

| LEVEL OF SIGNIFICANCE | ACCEPTABLE ACTION |
|--------------------------|--|
| Exceptional significance | Preservation, restoration or reconstruction. Adaptation in accordance with the Burra Charter guidelines may also be acceptable provided the change is compatible with retaining the overall significance of the place. |
| High significance | Preservation, restoration or reconstruction. Adaptation in accordance with the Burra Charter guidelines may also be acceptable provided the change is compatible with retaining the overall significance of the place. |
| Moderate significance | Preservation, restoration or reconstruction or adaptation to assist in ensuring the continual use and security of the building provided that no adverse effect is created to more significant fabric. |
| Little significance | More radical adaptation treatment of fabric with some significance may be acceptable to ensure the continual usability and security of the place as a whole. |
| Intrusive | Modification or removal in order that the significance of the building is enhanced by reduction of adverse effect. |

7.3 Management and Conservation Processes

Recommendation 1 The future conservation and development of the place should be carried out in accordance with the principles of the *Australian ICOMOS Charter for Places of Cultural Significance, 2013* (The Burra Charter).

Recommendation 2 The statement of significance in this plan should be adopted as a basis for future decision making, planning and work on the place.

Recommendation 3 The recommended policies and conservation options discussed in this document should be adopted as a guide to future conservation and development of the place irrespective of the use to which it is put.

Recommendation 4 Before any major works are undertaken, all available documentary and physical evidence should be reviewed in order to guide effective conservation work.

Recommendation 5 All conservation work in the building should be undertaken on the basis of evidence. Conjecture and guesswork in making decisions about conservation processes are unacceptable.

Recommendation 6 Retention, enhancement and recovery of the cultural significance of the place should be adopted and implemented as opportunities arise, taking into consideration availability of resources and other constraints.

7.4 Statements of Heritage Impact

The significance of the place relies on the character and intactness of its original fabric. Wherever the issue of removing or altering significant fabric from its original form and location arises, a carefully considered study of the effects that such action will have on the overall significance of the place needs to be undertaken. Such an assessment will review the identified significance level of the part to be removed or altered, the impact that the action will have on the element itself and the resulting impact on the place as a whole.

Recommendation 7 In general terms, a **minor** adverse effect on any item or aspect of significance may be acceptable provided:

- It makes possible the recovery of aspects of greater significance,
- It helps to secure the continued viable use of the place,
- There is no feasible alternative,
- Care is taken to minimise the adverse effect, and
- The effect is assessed in a Statement of Heritage Impact demonstrating compliance with these recommendations before it is realised.

Recommendation 8 Proposals for change at the place should be assessed for heritage impacts, significant adverse impacts mitigated and the findings documented in a Statement of Heritage Impact.

Recommendation 9 Any major redevelopment of 234-238 Sussex Street or other sites in the vicinity of the former Foley's Warehouse should also be assessed for impacts upon the setting of the warehouse and for any construction impacts with potential to damage it.

7.5 Access & Security

As commercial premises, the place has never been openly accessible to the public. Members of the public would have seen parts of the place when visiting on business and passers-by would have had occasional glimpses through the open gates of the cartway to the yard and rear warehouse. Due to its significance, it is desirable that some level of public access be provided for interpretation (See also Interpretation policies in section 7.13 on page 103).

Recommendation 10 Some level of public access to typical interiors of the warehouse and the yard ought to be provided.

Recommendation 11 To reinforce the sense of place and to excite interest in what is happening behind the streetfront, opportunities for passers-by to glimpse through the open gates of the cartway to the rear yard should be provided.

Recommendation 12 In providing some access to the public, the ability for the place to be locked-up and closed to present as a secure warehouse should also be borne in mind.

7.6 Heritage Listing, External Consultation and Consents

As a local heritage item, the consent authority is the City of Sydney. It is important that the City be consulted early on any proposal for change to ensure adverse heritage impacts are mitigated and other planning objectives are achieved. The City may also confirm some works to the place as being exempt from development consent such as the exemption confirmed in 2015 for the strip out and investigation of intrusive fabric which concealed original fabric. This conservation management plan should form the basis of discussions with the City on the management of change in a way that retains cultural significance.

Recommendation 13 The place should continue to be managed in accordance with its status as a local heritage item and early consultation with the City of Sydney should continue on proposals large or small.

Separate from provisions of the *Environmental Planning & Assessment Act 1979* and its environmental planning instruments, the *Heritage Act 1977* should be considered where excavation of relics is proposed. Consequently, consultation with the Heritage Division of the Office of Environment & Heritage will be necessary. (See section 7.7 from page 100.)

7.7 Excavation

Wendy Thorp's 1998 Archaeological Assessment of the cartway indicates structures as early as the 1820s on the site. This conservation management plan has confirmed that prior to the construction of the complex in the mid-1850s, two shop/houses and a blacksmith's workshop were on the site of 230-232 Sussex Street. The warehouse complex is highly significant for what can be seen rather than what might lie beneath. Notwithstanding that areas of both 230-232 and 234-238 have been excavated, application may need to be made to excavate further.

Recommendation 14 Excavation at 230-232 Sussex Street and 234-238 Sussex Street should be preceded by an archaeological assessment (assessing both indigenous and historical archaeology) and unless exempt under the standard exemptions will likely require a Section 140 application to the Heritage Council of New South Wales.

7.8 Compatible Uses

Originally a warehouse, it is fair to say that there is little likelihood of the complex ever returning to this use on any scale. Its most recent use as an office was compatible with retention of the fabric of the place if not retention or recovery of its interior character.

The place is now without a use but far from useless. A range of uses for the whole of the complex or its parts fit with the significance of the place and could be considered.

Recommendation 15 In determining future uses for parts of the building, new uses should be selected which are compatible with the retention and exposure of original fabric and recovery of the original spatial character. Compatible uses are those which:

- Retain all original and significant fabric;
- Expose original fabric to view where originally exposed;
- Remove or modify intrusive elements;
- Recover now compartmentalised original open spaces;
- Do not require compartmentalisation of significant open interiors; and,
- Do not require such specialised construction or servicing as to impact on spaces and fabric.

Recommendation 16 Proposed adaptation or changes which would require the introduction of particular services and/or structural alterations which would have a strong adverse effect on the character and/or heritage significance of the building are unacceptable.

Intrusive but necessary services and a service core have been introduced in the main warehouse by way of the stairs, bathrooms and kitchens. This area has been assessed as being, predominantly, intrusive fabric. However, in adding these intrusions, most of the structural elements have remained in place and restoration is possible. Access between floors and some services that will

impact on original spaces and fabric will be necessary for any future use but there is some flexibility where this can occur.

Recommendation 17 Alternative locations for stairs, service cores and similar intrusions may be considered as long as they do not result in removal of original structural framing and as long as the existing intrusive core is removed and lost fabric reconstructed.

Recommendation 18 Proposed changes of use to parts of the building should be considered in the context of planning of the building as a whole.

As the place is in the process of consolidation with 234-238 Sussex Street – an office tower of little significance – there will be the opportunity for a coordinated development with this adjacent site. This brings with it the possibility of uses which might otherwise not be compatible if their required services were to be forced into the highly significant warehouse/courtyard complex.

Recommendation 19 Consideration should be given in the planning of both 230-232 and 234-238 Sussex Street to allow for conservation and adaptation that bridges the two sites and has the site at 234-238 Sussex Street bear services and other intrusive elements which, if inserted into the significant buildings and open space of 230-232 Sussex Street would render the proposal for use incompatible and unacceptable due to its adverse heritage impacts. (See also section 7.14 from page 103.)

Recommendation 20 In adapting parts of the building, original fabric or fabric otherwise found to be of significance and which is capable of reuse on site should be relocated within the building.

7.9 Maintenance, Repair and Records

Recommendation 21 The owner should initiate a planned maintenance and repair program for the building based on a comprehensive understanding of the building's present state, construction, character and materials with regular inspections and prompt appropriate preventative maintenance and repair when required.

Recommendation 22 The existing condition of the building and concept proposals for change should be reviewed at an early stage by a structural engineer expert in historic structures.

Foreseeing the preceding recommendation, the owner has commissioned a Schedule of Conservation Works which is being progressed now original fabric has been revealed through the exempt investigative works. After those anticipated works are carried out, regular inspection and preventative maintenance and repair will remain an ongoing task.

Recommendation 23 The owner should keep a maintenance manual and a directory of suppliers and contractors.

Recommendation 24 Care should be taken by both tradespeople and supervisory staff that significant fabric is not damaged by maintenance and repair activities.

Recommendation 25 The owner should have drawn and should maintain up-to-date as-constructed drawings on a durable format.

Recommendation 26 Elements that are to be removed or adapted should be recorded photographically and in drawn form and the record kept on durable stock in a permanent archive.

Recommendation 27 A comprehensive collection of all relevant archival material should be maintained, built upon and kept for reference by the owner and its advisors. The collection should also be copied into a digital form and 'backed-up'. This should include, but not be limited to, the following:

- *Copies of all extant archival plans, specifications and reports*
- *Copies of all significant original and early photographic records of the place*
- *A copy of this plan and any subsequent specialists' reports.*
- *An itemised record of all maintenance and conservation works including documents and specifications.*

7.10 Expert Advice

Recommendation 28 Relevant and expert trade and professional conservation advice should be provided for all conservation, adaptation and repair works proposals and programs at the place.

Recommendation 29 Consultants, tradespeople and supervisory staff should be appropriately qualified in their relevant fields and have knowledge and experience of sound conservation practices.

7.11 Research & Training

Recommendation 30 Those charged with the management and operation of the *place* should be supported by ongoing training so as to integrate conservation principles and implementation of this Conservation Management Plan into the facility's operations.

Recommendation 31 The history, development, use and care of the place should continue to be researched so as to improve understanding of the place.

7.12 Fire, Accessibility and Building Code Regulations

Recommendation 32 Compliance with construction and access codes and standards including disabled access should be provided in a way which minimises alterations to significant fabric or intrusions into significant spaces.

7.13 Interpretation

Signage, photographs and text displays are common ways of interpreting the significance that is obscure and giving visitors an understanding of the development, history and use of the place over time. The presence of the hoisting apparatus and plant in-situ within the context of the warehouse/courtyard complex would be a key focus of any strategy of interpretation.

Recommendation 33 Opportunities for interpretation of the heritage significance of the place and its use over time should be identified in a Heritage Interpretation Plan and implemented as part of any significant development of the site.

7.14 Setting and Connection between 230-232 & 234-238 Sussex Street

Recommendation 34 Existing views to the Sussex Street façade and occasional glimpses through the cartway when the gate is open should be retained and reinforced.

The existing office tower at 234-238 Sussex Street has been designed as a tower and podium type with the podium referencing the height of the façade of 230-232 Sussex Street. The planning controls over the site mean that any redevelopment of this site would also result in a podium with a tower set back.

Recommendation 35 Redevelopment on the adjacent site at 234-238 to the immediate south should reference and reinforce the scale and articulation of 230-232 Sussex Street at the lower floors. The horizontal references should include as a minimum the first floor cornice, a (reconstructed) awning and the top cornice (below the parapet balustrade). The vertical articulation should reference the fine-grain scale and rhythm of the warehouse.

Designing a podium that fits the streetscape context of the warehouse at 230-232 Sussex Street is not as simple as picking a level at which to strike the top of the podium and setting back a tower above. While this makes certain some degree of fit, such an approach is too coarse-grained and provides insufficient flexibility for designers to achieve design excellence. The 'podium height and setback' approach tends to produce podiums with horizontal emphasis when designers do not introduce vertical articulation in response to a façade such as this.



Figure 104 – A sketch study hinting at the vertical and horizontal articulation and scale to be considered in any redevelopment of 234-238 Sussex Street. In this case it is orthogonal. NBRSPartners, April 2015.

Recommendation 36 New developments on the adjacent site at 234-238 to the immediate south should respond to the open courtyard by articulation and visual connection. Physical integration of the sites could be considered by openings between the courtyard and the existing or any new building.

Connections between 230-232 Sussex Street and 234-238 Sussex Street would enhance the opportunities to activate both buildings and to relieve 230-232 Sussex Street of likely intrusions involved in adaptation to new uses. The southern brick wall of 230-232 is reinforced by engaged piers and arches creating the structural bays that contribute to the interior character of the warehouse. Openings in these bays are capable of realisation without unacceptable adverse impacts. If coordinated with a redevelopment of 234-238 Sussex Street, it would be a way of achieving equitable access to the ground, first and second floors of the warehouse while keeping the intrusive lifts and so on outside the warehouse.

Recommendation 37 In concept, new openings may be made beneath the arches and between the columns of the southern brick wall at ground, first and second floor of the main warehouse, if for the purpose of better integrating the larger site and for relieving impacts which would otherwise need to be confined within the main warehouse.

7.15 Cartway (Y01) and Courtyard (Y02)

Recommendation 38 The cartway should be retained as a pedestrian and vehicular way between Sussex Street and the courtyard. The original openings between the cartway and the ground floor rooms of the

main warehouse may be restored if useful. If not restored, the presence of the doors should be interpreted.

Recommendation 39 If the doors to the cartway are restored and further openings are required, additional openings may be inserted as follows:

- Up to two arched bay openings in the northern cartway wall; and,
- Up to two square-headed openings each of no greater width than an arched bay and no higher than the existing door openings in the southern cartway wall.

Recommendation 40 The courtyard should be retained open to the sky. More openness can be restored by the removal of the 'link' galleries (see also section 7.17).

Recommendation 41 The use of the courtyard for delivery or loading of goods and for the parking of vehicles associated with the operations of the place is compatible with the significance of the place and may be continued as long as risks of damage to significant fabric are mitigated.

Recommendation 42 The courtyard should not be partitioned.

Recommendation 43 Granolithic paving of the courtyard may be taken up and repaved in blue-stone setts to match the cartway (Y01).

Recommendation 44 The sandstone post footings in the location of the former sheds should be retained and interpreted. The presence of the missing sixth footing should be confirmed.

Recommendation 45 The presentation of the courtyard as a utilitarian space should not be confused by the introduction of plantings or planters.

7.16 Exterior

Recommendation 46 Except where change is otherwise provided for in this conservation policy, the exterior form and spaces of high significance should be retained in their existing form with reconstruction of minor lost elements and removal of intrusive accretions.

Recommendation 47 The Sussex Street façade should be retained and conserved with the urns and balusters of the parapet reconstructed.

Recommendation 48 Whether the Sussex Street façade was at some time facebrick in part or not fully rendered is unknown, therefore its render should remain in place unless causing harm to underlying fabric.

Recommendation 49 The awning indicated by the anchoring eyebolts on the Sussex Street façade should be reconstructed or interpreted.

Although not confirmed by documentary evidence, the original awning was probably steel framed and clad and this could be reconstructed. An interpretation of the awning could include a canvas awning. Although shaded somewhat from the west by the Darling Park buildings, it is likely some shading of the ground floor of the building will be desirable in any case.

Recommendation 50 The roller-door should be removed and the cartway gates reconstructed to a typical Victorian timber detail in the location indicated by the remnant hardware. These should be kept open at times so that glimpses to the courtyard can be had. A supplementary gate of open character may be introduced behind the timber gates if necessary.

Recommendation 51 The ground floor infills to the arches on the ground floor should be adapted to lessen their intrusion. If evidence of their earlier arrangement can be found that could be used to inform reconstruction. Reconstruction based on evidence to date indicates that an adaptive response is preferred to 'reconstruction' tainted with conjecture. New infills should be set back behind the façade by at least 200mm.

Recommendation 52 The windows should be retained and conserved. Mirrored films should be removed and clear glass restored.

Recommendation 53 The 'period' bracketed lanterns should be removed when no longer of use. New lighting could be provided beneath the awning envisaged above.

Recommendation 54 The eastern elevation of the main warehouse keenly expresses the original function of the building and the vertical transfer of goods and should be retained and conserved with works limited to:

- Maintenance of the building fabric;
- Restoration of infilled openings;
- Reconstruction of doors and windows where altered or missing;
- Removal of non-original elements except where they strongly and significantly demonstrate changing practices in warehousing and goods handling; and,
- Preservation of all original hardware and hoisting apparatus.

Recommendation 55 No new openings should be made into the western elevation of the main warehouse.

The remnant first floor sections of painted brick on the western elevation of the rear warehouse indicate it was originally facebrick like the main warehouse. Most of it is now rendered. It is not known if the brickwork was scabbled to take the render or how feasible it would be to restore the facebrick.

Recommendation 56 The render on the western elevation of the rear warehouse may remain in place unless causing harm to underlying fabric. The feasibility of removing the render and restoring facebrick

should be investigated. A similar approach to original hardware and doors to that for the main warehouse's eastern elevation should be carried out on the façade of the rear warehouse.

Recommendation 57 New openings may be made in the south wall of the courtyard adjacent 234-238 Sussex Street if useful to provide a connection between the buildings and if limited to less than 50% of the length of the wall at each level. These may be made at ground, first or second floor level.

7.17 'Link' Galleries

The existing 'link' galleries at first floor level sit over the location of earlier sheds and provide extra accommodation and a link between the two warehouses. They are of little significance.

Recommendation 58 The existing 'link' galleries may be removed when no longer of use.

Recommendation 59 The existing 'link' galleries may be replaced by new linking structures to connect the two warehouses at first floor level and potentially with a building on 234-238 Sussex Street at first and second floor levels. Any new northern structure should be limited in height to the first floor. Any new southern structure should be limited in height to first floor plus balustraded terrace at second floor. The width of the links is dictated by the retention of the hoist access to the doors on the eastern elevation of the main warehouse and cannot be increased as it would obscure this relationship. New galleries should be readily identifiable as new work.

Recommendation 60 Existing openings in the eastern elevation of the main warehouse and the western elevation of the rear warehouse may be modified to connect with link buildings where it can be demonstrated the impact would be minor.

7.18 Roofs

The principal roofs are the roof over the main warehouse and the roof over the rear warehouse. These roofs are clad in corrugated steel. The roof over the main warehouse is not visible at ground level. From Sussex Street, it is concealed behind a parapet. Due to the courtyard's level and dimension and the gable form of the roof, this roof is not visible in this view either. The pitch of the rear warehouses roof and the dimensions of the courtyard mean that this roof plane is peripheral.

The rear warehouse's roof is visible from the upper floors of the warehouse and all roofs are visible from adjacent buildings above.

Recommendation 61 The roofs should be reclad in short-sheeted, galvanised corrugated steel sheets.

Insulation of some kind will be necessary, whatever use is put to the place.

Recommendation 62 In thermally insulating the roof, consideration should be given to detailing it as a 'sandwich' of insulation between the outer layer of roofing steel and a lining layer so as to give the effect of the original construction whereby the roof was not lined. Whatever detail or material is selected, the lining should be raked to the roof and the trusses, purlins and other structural members should remain exposed to view.

There is very little scope to alter any of the exterior of the buildings. One area that exists is in the roof of the main warehouse. Were the roof altered to allow lofts to be inserted between the trusses, a small amount of additional space would be gained with little heritage impact. It would also introduce additional light into the interior. The height would need to be limited to the height of the parapet. If pushed back in plan from the eastern end, it would not interfere with the retained hoist apparatus in the end truss bays and would not be seen from the courtyard.

Recommendation 63 A loft roof addition, such as that indicated in concept in Figure 105 below, may be introduced between and above the roof trusses of the main warehouse as long as:

- The height is limited to the parapet level on Sussex Street;
- The roof is not visible from the courtyard or the first floor windows of the rear warehouse;
- The addition does not extend to the easternmost bay of the two sections of the second floor;
- The loft space is retained spatially integrated with the second floor – that is it does not fully compartmentalise off the space above the truss from the space between the second floor and the roof;
- the material palette is limited to that of the original warehouse; and,
- the work is readily identifiable as new work so as not to confused appreciate of the original structure from the new.

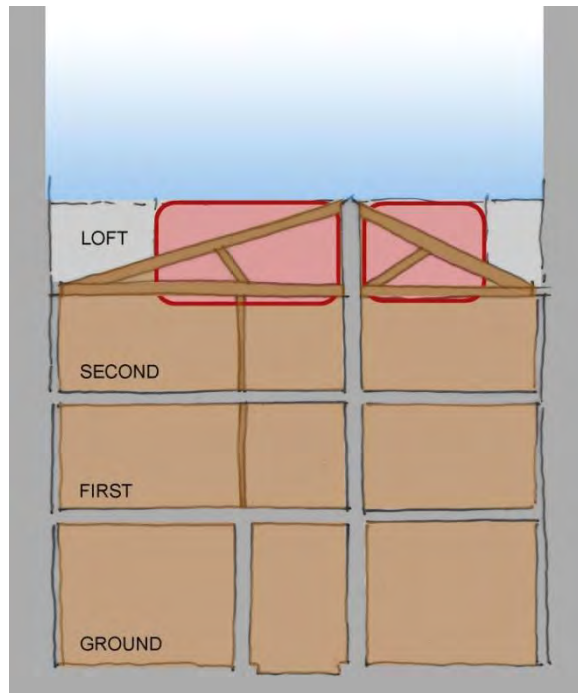


Figure 105 — Concept diagram showing loft addition within second floor between roof trusses and below parapet. NBRSPartners, 2015.

7.19 Timber Floor and Roof Framing, Iron Posts and Floors

The timber framing, iron posts and timber floors are highly significant. The removal of the ceilings and areas of floor coverings as part of the investigative works has revealed how intact and significant they are. They should not be concealed to the same degree again.

Recommendation 64 As a general principle, all timber framing of floors and roofs should be retained and conserved and left exposed to view.

In areas where services have been introduced in the main warehouse, the framing appears to have been retained presumably along with the underlying floor boards. There are also areas where hoists or stairs have been removed and the floors infilled.

Recommendation 65 Small areas of timber floor may be removed to accommodate services as long as the timber and iron framing is retained without alteration and any original timber removed retained and reused on site. As a guide removal of more than 10-15% of the floorboards and joists on each level of the main warehouse and the rear warehouse's first floor would be unacceptable.

As well as providing for some adaptation and introduction of services, the preceding recommendation would allow new vertical spatial connections between floors such as atriums.

In uses which require compartmentalisation for fire control, separation of floors from one another with fire resistant construction will be necessary. Retaining the open framed character of the warehouse interior and satisfying fire separation codes presents a special issue. Where separation from one space above and one below is necessary, it will require a modification of the presentation of the floorboards or the underside of the floor joists. To line the underside of the joists with any material would conceal much of the character of the interiors. The topside of the floor is more resilient as some of the character of the boards can be interpreted by providing new floorboards on top of fire and acoustic material that overlays and preserves the original floors and framing.

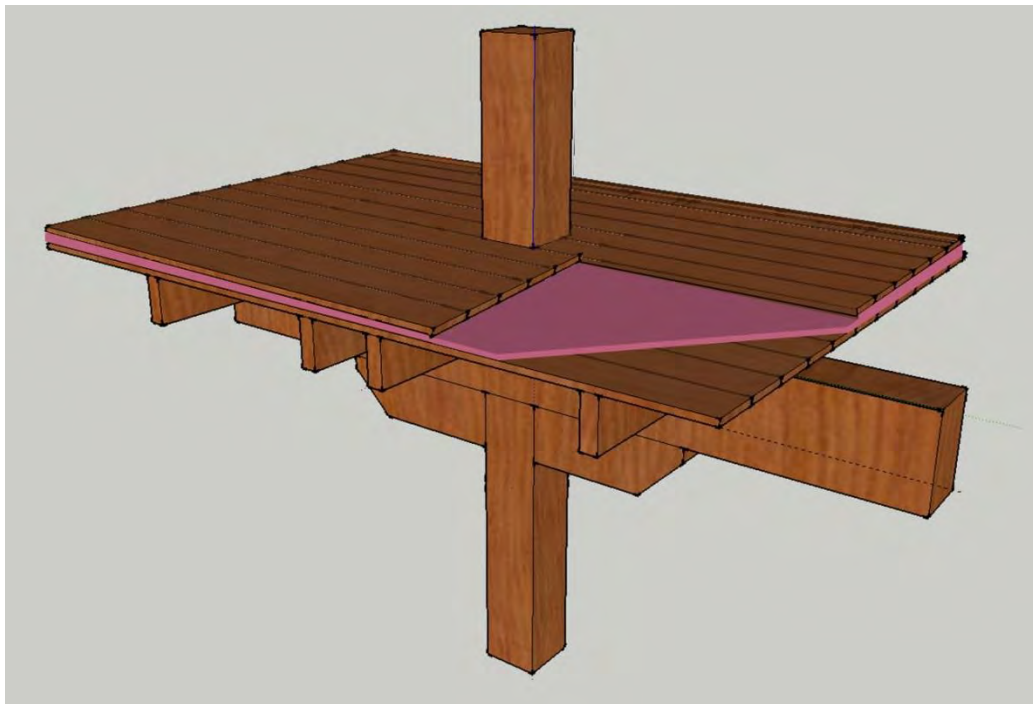


Figure 106 — Diagrammatic detail showing preservation of existing floor boards, introduction of fire resistant and acoustic material and installation of new floor boards above. NBRSPartners, 2015.

Recommendation 66 Where codes require separation for fire or acoustics between floors, the material or assembly of separation should be fixed to the topside of the floor and the floor finished in timber floorboards rather than lining the underside and concealing framing members. The introduced floorboards should be of similar speices, tone, hue, width and direction to the original boards.

Recommendation 67 Lost framing elements including the iron post on the first floor of the main warehouse and the timber posts of the first floor of the rear warehouse should be reconstructed.

7.20 Internal Finishes – Masonry

Guidance on exterior finishes for the principal elevations is given in section 7.16. Essentially, the existing external finishes should remain and be renewed and unpainted surfaces should not be painted. The interior of the main warehouse and the rear warehouse were probably face brick which may have been washed with lime for light and hygiene depending on use. Over time, some areas have been plastered or 'bagged'. It is not known whether the face brickwork of the interiors so plastered was scabbled or how difficult it might be to restore the face brick of the interiors.

Recommendation 68 The existing interior wall finishes may be retained as long as they are useful.

Recommendation 69 Existing internal brick – whether painted or bagged - should not be plastered.

Recommendation 70 The condition and feasibility of the removal of the plaster to the brickwork throughout the building should be investigated and the plaster should be removed in whole or in part if proven feasible to do so.

7.21 Internal Finishes – Timber and Iron

As mentioned above, guidance on exterior finishes for the principal elevations is given in section 7.16. This section deals with interior timber finishes and the iron posts.

Recommendation 71 The iron posts would most likely always have had a painted finish and this should continue to be maintained.

Most of the timber in the building, aside from joinery and the matchboard ceiling of a section of the south-western corner of room G06, would not have been painted. The staining on some of the timber, the variety of paint finishes and the flaky conditions of it mean that the feasibility of removal ought to be tested.

Recommendation 72 Existing paint finishes or staining on interior timber elements, whether intentional or not, may be retained as long as they are not causing further deterioration to the fabric or a safety hazard.

Recommendation 73 The feasibility of the removal of the paint to the timber elements throughout the building should be investigated and the paint removed in whole or in part if proven feasible to do so.

7.22 Interior Subdivision

The significant character of the interiors is as open warehousing space. Uses that are compatible with such open space include open plan offices, retail and restaurant. Less well suited are uses which require breaking down the larger interior volumes. Virtually any use will require some degree of subdivision of spaces and compartmentalisation. At first and second floors, the main warehouse was divided into southern and a northern sections along the brick

wall. This has been opened up in part to allow the whole of the floor to be used as one.

Recommendation 74 The first and second floors of the main warehouse may have the lost sections of wall reconstructed or, subject to structural considerations, may have further openings inserted as long as new openings are limited to the sections of wall below and within the arches with the piers retained.

Recommendation 75 Planning of interiors should minimise full height partitioning of spaces.

Recommendation 76 Compartments in larger volumes that read as objects within the space should be preferred over those that read as divisions of larger spaces.

Recommendation 77 Where subdivision of larger volumes is necessary, these should be based on the existing structural grid rather than be at odds with it.

Recommendation 78 Notwithstanding the preference for subdivision to follow the structural grid, new walls should not enclose, embed or conceal the framing system but express and highlight it.

Recommendation 79 Introduced walls that do not extend to the floor above and allow for wider views of the floor framing to be appreciated should be preferred over ones that segment the interiors.

Recommendation 80 No partitions should abut exterior windows and doors.

8.0 APPENDIX A: SYDNEY DCP 2012: SECTION 3.10.1 WAREHOUSES AND INDUSTRIAL BUILDINGS OLDER THAN 50 YEARS

3.10

Significant Architectural Building Types

3.10.1 Warehouses and industrial buildings older than 50 years

The City has a variety of warehouses and industrial buildings including Victorian, Federation, and Interwar periods. These different architectural periods result in various built form characteristics and detailing.

Central Sydney, Haymarket, Chippendale, Pyrmont, Ultimo and Surry Hills have examples of Federation and pre-war, interwar and post-war warehouses. These often draw inspiration from Romanesque architecture and feature arched windows and sandstone trimmings. Federation warehouses are typically utilitarian in character and often have simple cubic or rectangular forms reinforced with vertical brick piers terminating in arches and articulated bays at regular intervals.

The following objectives and provisions relate to alterations and additions to warehouse buildings that are heritage items on Schedule 5 of the *Sydney Local Environmental Plan 2012*, draft heritage items or are located within a Heritage Conservation Area

Objectives

- (a) Conserve warehouse and industrial buildings older than 50 years and ensure that alterations, additions and adaptive re-use maintain the legibility of the historic use.
- (b) Encourage the conservation of existing warehouse buildings and fabric and ensure that alterations and additions are sympathetic in scale and style to the existing building.

Provisions

- (1) Alterations and additions are to be supported by a report, prepared by a suitably qualified and practising engineer, certifying that the works will not jeopardise the structural integrity of the building.
- (2) Alterations and additions are to maintain significant fabric and building elements.
- (3) A proposed change of use must not compromise the significant fabric and building elements.
- (4) A proposed increase in floor space outside the existing building envelope is not permitted where it would compromise the significant fabric and building elements.
- (5) The provision of car parking within the existing building is not an acceptable justification for creating additional storeys above the height of the existing roof.
- (6) Where scope exists for a roof addition, it is to be complementary to, rather than dominate the original building; be simple in form; and able to be distinguished as new work.
- (7) Additional storeys or roof additions must not result in the removal of the original roof structure where that roof is an essential component of the original building form.

- (8) Alterations and additions are to:
 - (a) retain the essential geometric form of the existing building when viewed from the public domain; and
 - (b) complement the materials and articulation of existing façade elevations, including distinguishing features that occur at regular intervals.
- (9) The original or significant pattern of windows and openings is to be retained.
- (10) All original window frames, sashes and lights are to be retained on prominent elevations and on secondary elevations where considered critical to the significance of the building.
- (11) Work to the facade is to:
 - (a) retain original and significant elements and finishes including catheads, hoists and face brick detailing;
 - (b) reinstate or restore missing original elements;
 - (c) remove detracting elements;
 - (d) minimise new elements; and
 - (e) not obscure original elements.
- (12) Street level doors, gates or grilles should, where possible be set back a minimum of 200mm from the external face of the building, if not, detailed in a manner that makes them recessive.
- (13) External awnings, hoods and other overhanging devices are not to be attached to the building façades where they detract from the overall building form.
- (14) Face brick and sandstone must not be rendered, painted or otherwise coated.
- (15) Existing floor levels are to be maintained. Mezzanine or loft areas may be acceptable where they have minimal heritage impact, including on any significant structure and significant views into the interior.
- (16) Any internal subdivision and change to the layout of floor areas such as the creation new units, is to respect the existing pattern of windows and openings and have minimal heritage impact including on significant structure and views into the interior.
- (17) Significant original elements, fabric and features that are characteristic of the former use of the building are to be:
 - (a) retained;
 - (b) generally not obscured by new elements; and
 - (c) where retained, be adapted to meet contemporary needs or safety standards, alterations must be reversible and minimal, where possible.
- (18) Active street frontages in the form of a retail or studio space are encouraged to help screen visible car park levels and ventilation openings. Detracting blank street walls are to be avoided at street level.
- (19) Active frontages are to be integrated into the existing fabric to ensure that entrances and display windows do not alter the regularity of façade elements or compromise the external appearance.
- (20) Where existing or amalgamated sites contain significant buildings of a different character, form, size and finish which reflect former uses, this difference is to be retained.

Section 3

GENERAL PROVISIONS

- (21) Existing painted signs that relate to the history of the building, or to the surrounding area are to be retained and kept visible where possible.
- (22) Development proposals that relate to warehouse and industrial buildings with courtyards are to:
 - (a) retain the courtyard at its existing size, with:
 - (i) the buildings defining the courtyard and opening onto the courtyard at all levels; and
 - (ii) the courtyard remaining open to sky (although a glazed roof structure may be acceptable if it does not obscure views in and out);
 - (b) maximise opportunities for active uses within the buildings defining the courtyard and within the courtyard itself; and
 - (c) preserve original vertically aligned openings to the courtyard and replace later unsympathetic openings with reconstructed original or similarly proportioned openings.

Figure 3.16
An example of a warehouse that has been adaptively re-used



3.10.2 Weatherboard buildings older than 50 years

The following objectives and provisions relate to alterations and additions to weatherboard buildings that are heritage items under Schedule 5 of the *Sydney LEP 2012* or are located within a Heritage Conservation Area.

Weatherboard buildings are important because they are among the oldest buildings in the City and demonstrate particular aspects of 19th and early 20th century life. Weatherboard buildings contribute to the character of the streets in which they are located and to the diversity of housing stock. They are now rare in the City.

Weatherboard buildings are typically modest in scale and simple in design. Alterations and additions should maintain this characteristic and be compatible with the scale of the original building.

Objectives

- (a) Ensure alterations and additions maintain significant fabric and building elements of weatherboard buildings.
- (b) Ensure modifications to weatherboard buildings are sympathetic in scale and style to the existing building.

Provisions

- (1) Alterations and additions are to be supported by a report, prepared by a suitably qualified and practising engineer, certifying that the works will not jeopardise the structural integrity of the building.
- (2) Alterations and additions are to maintain significant fabric and building elements.
- (3) A proposed change of use must not compromise the significant fabric and building elements.
- (4) A proposed increase in floor space outside the existing building envelope is not permitted where it would compromise the significant fabric and building elements.
- (5) The provision of car parking within the existing building is not an acceptable justification for creating additional storeys above the height of the existing roof.
- (6) Where scope exists for a roof addition, it is to be complementary to, rather than dominate the original building; be simple in form; and able to be distinguished as new work.
- (7) Additional storeys or roof additions must not result in the removal of the original roof structure where that roof is an essential component of the original building form.
- (8) Alterations and additions are to:
 - (a) retain the essential geometric form of the existing building when viewed from the public domain; and
 - (b) complement the materials and articulation of existing façade elevations, including distinguishing features that occur at regular intervals.
- (9) The original or significant pattern of windows and openings is to be retained.
- (10) All original window frames, sashes and lights are to be retained on prominent elevations and on secondary elevations where considered critical to the significance of the building.
- (11) Work to the facade is to:
 - (a) retain original and significant elements and finishes including catheads, hoists and face brick detailing;
 - (b) reinstate or restore missing original elements;
 - (c) remove detracting elements;
 - (d) minimise new elements; and
 - (e) not obscure original elements.
- (12) Street level doors, gates or grilles should, where possible be set back a minimum of 200mm from the external face of the building, if not, detailed in a manner that makes them recessive.

(13) External awnings, hoods and other overhanging devices are not to be attached to the building façades where they detract from the overall building form.

(14) Face brick and sandstone must not be rendered, painted or otherwise coated.

(15) Existing floor levels are to be maintained. Mezzanine or loft areas may be acceptable where they have minimal heritage impact, including on any significant structure and significant views into the interior.

(16) Any internal subdivision and change to the layout of floor areas such as the creation new units, is to respect the existing pattern of windows and openings and have minimal heritage impact including on significant structure and views into the interior.

(17) Significant original elements, fabric and features that are characteristic of the former use of the building are to be:

- (a) retained;
- (b) generally not obscured by new elements; and
- (c) where retained, be adapted to meet contemporary needs or safety standards, alterations must be reversible and minimal, where possible.

(18) Active street frontages in the form of a retail or studio space are encouraged to help screen visible car park levels and ventilation openings. Detracting blank street walls are to be avoided at street level.

(19) Active frontages are to be integrated into the existing fabric to ensure that entrances and display windows do not alter the regularity of façade elements or compromise the external appearance.

(20) Where existing or amalgamated sites contain significant buildings of a different character, form, size and finish which reflect former uses, this difference is to be retained.

(21) Existing painted signs that relate to the history of the building, or to the surrounding area are to be retained and kept visible where possible.

(22) Development proposals that relate to warehouse and industrial buildings with courtyards are to:

- (a) retain the courtyard at its existing size, with:
 - (i) the buildings defining the courtyard and opening onto the courtyard at all levels; and
 - (ii) the courtyard remaining open to sky (although a glazed roof structure may be acceptable if it does not obscure views in and out);
- (b) maximise opportunities for active uses within the buildings defining the courtyard and within the courtyard itself; and
- (c) preserve original vertically aligned openings to the courtyard and replace later unsympathetic openings with reconstructed original or similarly proportioned openings.

9.0 APPENDIX B: WAREHOUSE COURTYARD POLICY

Policy for the Management of Warehouse/Courtyard Complexes in Central Sydney

OF SYDNEY



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Adopted by the Council of the City of Sydney on 12 November 2001 and the Central Sydney Planning Committee on 8 November 2001.

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Background

I

Central Sydney, in particular the western precinct between York and Sussex Street north of the Town Hall, contains a considerable number of late 19th and early 20th century warehouses. These buildings are evidence of a period when the city was a busy maritime trading centre, where the management of goods for import and export required the construction of warehouse facilities adjacent to the main wharfage areas of Sydney Cove and Darling Harbour (Cockle Bay).

The construction of the western precinct warehouses followed on from the earlier maritime focus upon Circular Quay, with its generally smaller scale warehouse structures. The much larger Pyrmont warehouses and woolstores in turn were developed further into the 20th century as the volume of exports, especially wool, required an major increase in storage capacity

In most cases, those warehouses that survive in Central Sydney from the period 1870 to 1910, prior to the development of Pyrmont, exhibit particular characteristics that identify them for what they are; utilitarian, robust but generally well designed and constructed buildings. In some cases, notwithstanding a measure of incremental change, these structures still exhibit the particular planning and technology characteristics that were a response to the need to effectively manage the movement and storage of bulky merchandise. The use of vertically aligned loading bays with projecting pulley beams, heavy ironbark and/or cast iron internal structures, and in later cases the use of electric lifts, demonstrates a technological response to user requirements. The use of cartways and rear courtyards is a functional planning development that allowed goods vehicles to move through the building to an off street loading/unloading space that was far more convenient than the main thoroughfare. These courtyards were often shared between two or more buildings, maximising their effectiveness, and in some cases a complex of buildings under single ownership would be constructed around a courtyard.

In order to facilitate an understanding of the heritage significance of warehouse/courtyard complexes, and to promote their proper management, the Central Sydney Planning Committee resolved in July 1995 that a study of these items should be undertaken. This document examines the extent to which these warehouse/courtyard complexes survive in Central Sydney, assesses their significance, and sets out specific and general policies for their management.

I

Survey and Research

2

A survey was carried out in September 1995 to determine the extent to which 19th and early 20th century warehouse/courtyard complexes survive within Central Sydney. A number of authoritative references were also utilised to assist in the work, notably the 1993 Survey of Warehouses and Woolstores by Howells and O'Donnell, and that component of the 1995 Heritage Inventory Review covering warehouses carried out by Orwell and Peter Phillips. The following sub-sections summarise the results of the survey and research stage of the study. The study area did not include Ultimo, Pyrmont, Millers Point and the Rocks. Although these areas also contain a considerable number of warehouses and woolstores of varying types, the geographical terms of reference for this survey was restricted to Central Sydney.

2.1

General Typology

Approximately 45 buildings originally constructed as warehouses and/or woolstores survive within Central Sydney.

The greatest concentration of these structures occurs within the western precinct, north of Drutt Street between York and Clarence Street. A smaller number of the woolstores of a generally earlier type can be found within the Circular Quay precinct.

2.2

Extent of Change

All of the warehouses and woolstores identified within the study area have been adapted to other uses, primarily that of commercial office with a retail component. To varying degrees this adaptive reuse has incrementally removed the technical evidence of the original function of the buildings, although generally their aesthetic significance has not been affected to the same degree.

Typically, the most significant impact of this incremental change (as it relates to the terms of reference of this study) has been the infilling of the cartways that originally allowed goods vehicles to drive through the building. Moreover, it is estimated that significantly less than 50% of the surviving warehouses and woolstores originally incorporated this facility, the majority being reliant upon an internal loading and unloading space in some cases supplemented by the rear of the building being bounded by a public laneway.

A number of former warehouses and woolstores have been identified that incorporate former cartways that have been infilled and adapted, usually as commercial office foyers (refer Appendix 2). The available evidence suggests that these cartways previously connected with internal courtyards, but these have also been infilled overtime.

Examples of this type of adaptive infill are:

- > NEM House (83-85 York Street)
- > Endeavour Credit Union House (144 Clarence Street)

2

A number of former warehouses and woolstores also survive where the cartway remains as a vehicle access point, but now connects to an enclosed or below ground carpark rather than to an internal courtyard (refer appendix 3).

Included in this group would be:

- > John Solomon Building (1 8-20 York Street)
- > The Landmark (22-26 York Street)

2.3

Extant Warehouse/Courtyard Complexes

The survey and research work undertaken has demonstrated that, given the overall number of surviving warehouse/wool store buildings in Central Sydney, those that incorporate original courtyards accessed by cartways is rare. A total of 8 examples that to some degree fit this criteria have been identified, (refer Appendix I) comprising:

- > Letraset House/Guide House (346-348 Kent Street/201-207 Clarence Street)
- > Former Foley Bros. Warehouse (230-232 Sussex Street)
- > Subito/Guild House (340 Kent Street/ 1 97-1 99 Clarence Street)
- > Gerling House (42-44 Pitt Street)
- > Cue Clothing Building (1 52- 1 56 Clarence Street)
- > Carlton House (38-44 York Street)
- > Former Warehouse (336-338 Kent Street)
- > Carla Zampatti Building (435-441 Kent Street)

However, this group of warehouses and woolstores that comprise drive through cartways and internal courtyards is in itself somewhat disparate. The degree to which the complexes exhibit the key characteristics of the type varies considerably, especially in regard to the scale of the courtyard, and the relationship of the building or buildings to the courtyards. In some cases the courtyards are extremely cramped and have been degraded by insensitive later development (e.g. Carlton House). In one case, the open area is not a true courtyard, but an open driveway (Carla Zampatti Building). Moreover, the complexes demonstrate considerable variance in terms of original cartway/courtyard fabric, and only two examples retain the original bluestone sets and associated hardware reinforcement that once characterised the building type (Letraset House/Guide House and the former Foley Bros. Warehouse).

Analysis

3

It is clear from the survey and research findings set out above that those warehouses and woolstores within Central Sydney that retain the characteristic drive through cartway and internal courtyard system are rare. It is also clear that within this select group of buildings are a smaller number that exhibit these features and their associated elements to a greater degree. These characteristic features and elements can be listed as follows

1. Cartway retains connection to courtyard;
2. Courtyard functions as commercial loading space for a number of warehouse/woolstore buildings;
3. Courtyard has not been reduced in scale or otherwise degraded by later adjacent development
4. Courtyard remains open to sky;
5. Walls of warehouses or woolstores defining courtyard retain evidence of goods handling techniques, e.g. vertically aligned loading bays, projecting pulley beams, water hoists etc.;
6. Floors of court and cartway(s) retain original fabric, usually bluestone sects (often reinforced over time with iron or steel cart tracks);
7. Associated hardware items are substantially retained e.g. bollards, corner reinforcement, iron or steel gates etc.

The extent to which each of the nominated surviving warehouse/wool store complexes exhibit these features and elements is considered to be a reasonable basis for determining their comparative significance, and ultimately for developing appropriate conservation policy i.e.

Warehouse\Woolstore

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|---|
| Letrasat House/Guide House | X | X | X | X | | X | X |
| Former Foley Bros Warehouse | X | X | X | X | X | X | X |
| Subito/Guild House | X | X | X | X | | | |
| Gerling House | X | | X | X | | | X |
| Cue Clothing Building | X | | X | X | X | | |
| Carlton House | X | X | | X | | | |
| Former Warehouse (336-338 Kent Street) | X | | | X | | | |
| Carla Zampatti Building | X | | X | X | | X | |

From the above analysis of intact features and elements it is apparent that the Letrasat House/Guide House and the former Foley Bros. Warehouse complexes constitute the most intact and qualitative surviving examples of the type. In particular, these buildings provide a high degree of interpretive significance, in their ability to demonstrate the functional and spatial characteristics of a building type that was an essential component of the commercial development of late 19th and early 20th century Sydney.

4

Statement of Cultural Significance

The following brief statement of significance has been prepared as a general assessment for the above group of warehouses and woolstores. The statement is based on that prepared by Orwell and Peter Phillips for Letraset House/Guide House in 1994, and endorsed by the Heritage Council. However, as noted in Section 3 above, the individual buildings within the group may vary in significance, and the statement notes in what respect individual buildings may be of particular significance. The statement of significance utilises the current State Heritage Project (SHIP) criteria.

Criteria 1 - Evolution and Association (Historic).

The history of these buildings (i.e. the Western Precinct complexes) is typical of the gradual replacement of former houses with warehouses and woolstores serving and served by the new wharves in Darling Harbour (Cockle Bay) by development companies such as Anglo-Australian formed for this purpose. The group shares with other surviving warehouses and woolstores the ability to evoke the 19th century commercial life in Central Sydney. In particular the more intact examples (i.e. Letraset House/Guide House and the former Foley Bros. Warehouse) are of a very high level of significance in their ability to demonstrate a form and configuration that was once typical of the type. Gerling House is a unique example of a relatively late (c.1895) warehouse/courtyard complex within the Circular Quay context of Central Sydney, and was constructed after the warehouse/woolstore focus had shifted south-west to Darling Harbour (Cockle Bay).

Criteria 2 - Creative and Technical (Aesthetic)

The group shares with other surviving warehouses and woolstores in Central Sydney a high degree of aesthetic significance in that they exhibit a robust and utilitarian simplicity that clearly demonstrate their design function. The buildings demonstrate a high degree of architectural refinement, featuring arches, parapets, bay windows, contrasting materials, (usually polychrome brickwork or face brick combined with sandstone) cornices and string courses. Many of the buildings were designed by leading Architects of the period, notably Robertson and Marks, Joeseland and Vernon, and Byera Hadley

Criterion 3 - Research Potential (Scientific)

The group possesses a very high level of scientific significance, even by comparison with other surviving warehouses and woolstores in Central Sydney. This significance derives from the ability of the buildings within the group to demonstrate, to varying degrees the low technology system utilised in the late 19th and early 20th century for the storage of bulky merchandise, i.e. large vehicles in and out, off street loading space, necessary hardware for security and damage reduction, facilities for the vertical movement of merchandise within the courtyard space. The individual buildings within the group are of varying degrees of scientific significance in this respect, and it is obvious that the Letraset House/ Guide House and the former Foley Bros. Warehouse are of an extremely high order of scientific significance.

Criterion 4 - Other

As a substantially intact physical record of late 19th and early 20th century commercial life in Central Sydney, the group is ideally suited to public education through interpretation on site.

Criterion 5 - Rare

The group comprises a relatively rare collection of warehouses and woolstores that retain their relationship with external courtyard spaces that were essential for the function of the buildings. Letraset House/Guide House and the former Foley Bros Warehouse are extremely rare examples because of the degree to which they retain these characteristics and associated elements. The Carla Zampatti building is also extremely rare due to its unusual configuration utilising an open drive through system, although not a courtyard in the general sense that it is used to describe other complexes in the group.

Criterion 6 - Representative

The group is representative of a building type that the available evidence suggests was much more common in late 19th and early 20th century Central Sydney.

In consideration of the terms of reference for this study, particularly in terms of historic, aesthetic, scientific and rarity criteria, all of the buildings within the group must be considered to be of at least local significance. It is arguable that both Letraset House/Guide House and the former Foley Brothers Warehouse, due to the extent to which they retain the fundamental characteristics and elements specific to this building type, are of state significance (the 1994 Phillips report confirms this conclusion). The Cue Clothing Building (large scale courtyard and intact loading/unloading docks), Gerling House (large scale courtyard, some intact hardware and rare in the Circular Quay Precinct), Subito/Guild House (dual frontage warehouses constructed at the same time by Architects Robertson and Marks sharing a common courtyard) and Carla Zampatti (rare derivation using open drivethrough in place of a courtyard) should be considered to be of regional significance.

Conservation Policy

The fundamental tenet of conservation policy is that the degree of permissible intervention and change should be directly responsive to the established level of significance of the item in question. (Article 3 to the Burra Charter). It is also important that the opportunity to demonstrate significance and to interpret the particular functional and aesthetic nature of such buildings as warehouses and woolstores be responded to.

The following conservation policy has been set out in accordance with this methodology:

5.1

General Policy

Adaptive Reuse

All of the buildings in the group are capable of ongoing adaptive reuse without harm to their heritage significance. Further adaptive reuse would be a continuation of a process that has been underway since the buildings ceased their original function.

Preservation

To a degree, all of the buildings comprise characteristics and elements that are fundamental to their significance as rare examples of a distinctive building type. They also facilitate an understanding of the original design rationale and function of those complexes. These characteristics and elements should be preserved.

Restoration

In limited circumstances, restoration of fabric is appropriate where the fabric is significant and substantially intact, and to do so would enhance significance and interpretation.

Recording

As a general procedure, alterations and demolition of fabric that is of significance, where this is permissible, should be preceded by recording.

Heritage Listing

All of the buildings in the group, with the exception of Letraset House/Guide House and the former Foley Brothers Warehouse, are listed on Schedule 1 of the Central Sydney LEP -Conservation of Heritage Items. Such listing is appropriate and necessary, in consideration of their established significance. It is unacceptable that Letraset House/Guide House and the former Foley Bros. Warehouse, which on the available evidence are of state significance, should not be listed. At such time as the Heritage LEP is amended, Letraset House/Guide House (including 207 Clarence Street and the former Foley Bros. Warehouse should be placed on Schedule 1 of that plan.

Conservation Plan

A conservation plan should be prepared for each building prior to the development of any proposal for substantial change to the buildings.

5.2

Specific Policy

1. Preserve fundamental configuration of buildings and courtyard;
2. Courtyard to be retained at existing size, with buildings opening onto courtyard at all levels;
3. Courtyard should remain open to sky, although glazed roof structure may be acceptable if it does not obscure views in and out and minimises structural connections with existing fabric (high quality design expertise required to advise this);
4. Original significant fabric and hardware to be preserved in situ, with selective restoration where appropriate, e.g.
 - bluestone setts
 - steel and iron wheel tracks
 - loading bays
 - pulley beams
 - bollards
5. Opportunities should be developed for maximising active uses within the perimeter areas of the warehouse/woolstore defining the courtyard and within the courtyard itself,.
6. Selective adaptation of original fabric and hardware is acceptable where necessary to ensure elective function and safety, e.g. use of contemporary paving material over original bluestone setts, reversible and limited to necessary trafficable areas;
7. Original vertically aligned openings to courtyards to be preserved, and later unsympathetic openings replaced with reconstructed original or similarly proportioned openings;
8. Courtyard may be infilled with structure that is compatible in design terms with the significant warehouse/wool store form and detail;
9. Vertical extension to the warehouse/woolstore defining the courtyard may be acceptable if the height increase is less than 2-3 storeys and is carried out in the traditional manner utilising a materials, proportions and details that are identical or similar to the existing.

The following matrix sets out the specific conservation policy measures for each of the buildings within the group. As noted in the preamble to this section, the extent of intervention and change is generally a direct response to significance, i.e. high significance implies a lesser degree of acceptable intervention. As also noted above, all of the buildings have been subjected to incremental change (including change of use), and are capable of continuing adaptive reuse. However, the degree to which appropriate intervention is acceptable to facilitate change is not the same in all cases.

In summary, the appropriate policy for the most significant building/courtyard complexes within the group (i.e. Letraset House/Guide House and the former Foley Bros. Warehouse) is that the buildings, cartways and courtyards should be retained in their current configuration. Significant fabric should also be retained, although adaptive reuse is acceptable where it is consistent with this premise. At the other end of the scale, those building/courtyard complexes that have been substantially diminished in significance terms by alterations (i.e. Carlton House and 336-338 Kent Street) are capable of considerably greater alteration, possibly even enclosure of the courtyards. The remaining buildings of the group fit between these extremes. The appropriate conservation policy for these items is retention of their current configuration, but with a comparatively greater degree of alteration to fabric.

Warehouse/Woolstore

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|-----|---|-----|---|---|---|
| Letraset House/Guide House | X | X | X | X | X | X | X | | X |
| Former Foley Bros. Warehouse | X | X | X | X | X | X | X | | |
| Subito/Guild House | X | X | X | N/A | X | N/A | X | | |
| Gerling Douse | X | X | X | X | X | N/A | X | | X |
| Cue Clothing Building | X | X | X | X | X | N/A | | X | |
| Carlton House | | | | X | | N/A | X | | |
| Former Warehouse (336-338 Kent Street) | | | | N/A | | N/A | X | X | |
| Carla Zampatti Building | X | X | X | X | X | N/A | | | |

Appendix I

AI

Former Warehouses retaining intact Cartways/Courtyards

Inventory N°: 8107
Name: Former Foley Brothers Warehouse
Address: 230-232 Sussex Street



Former Warehouses retaining intact Cartways/Courtyards

Inventory N°: 4045/4010/401 I
 Name: Letraset House/Guide House
 Address: 346-348 Kent Street/201-207 Clarence Street



Former Warehouses retaining intact Cartways/Courtyards

Inventory N°: 4043/4008
Name: Subito/Guild House
Address: 340 Kent Street/ 197-199 Clarence Street



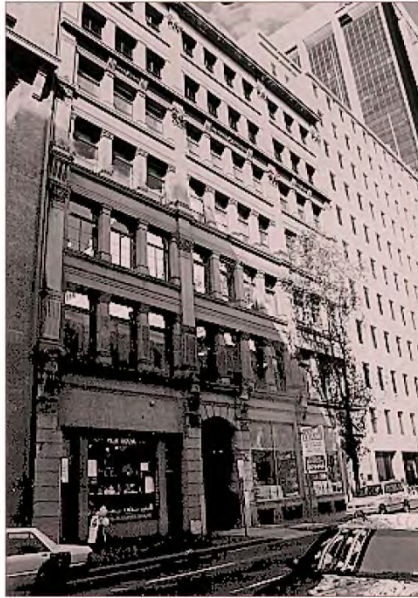
Former Warehouses retaining intact Cartways/Courtyards

InventoryN^o: 2139
 Name: Gerling House
 Address: 42-44 Pitt Street



Former Warehouses retaining intact Cartways/Courtyards

Inventory N°: 4005
Name: Clue Clothing Company
Address: 152-156 Clarence Street



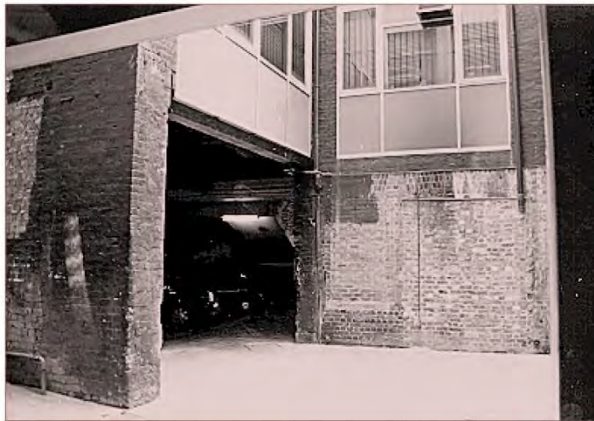
Former Warehouses retaining intact Cartways/Courtyards

Inventory N°: 4083
Name: Carlton House
Address: 38-44 York Street



Former Warehouses retaining intact Cartways/Courtyards

Inventory N°: 4042 011
Name: Former Warehouse
Address: 336-338 Kent Street



Former Warehouses retaining intact Cartways/Courtyards

Inventory N°: 4053
Name: Caria Zampatti
Address: 435-441 Kent Street



Appendix 2

A2

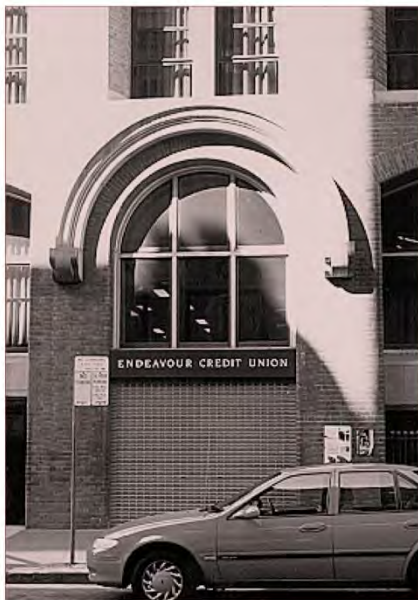
Former Warehouses retaining infilled Cartways

Inventory N°: 4090
Name: NEM House
Address: 83-87 York Street



Former Warehouses retaining infilled Cartways

Inventory N°: 4003
Name: Endeavour Credit Union House
Address: 144 Clarence Street



Appendix 3

A3

Former Warehouses retaining open Cartways

Inventory N°: 2160
Name: John Solomon Building
Address: 18-20 York Street



Former Warehouses retaining open Cartways

Inventory N°: 2162
Name: The Landmark (No.22)
Address: 22-26 York Street



10.0 APPENDIX C: STATE HERITAGE INVENTORY ENTRY



Environment
& Heritage

You are here: [Home](#) > [Heritage sites](#) > [Searches and directories](#) > NSW heritage search

Former "Foley Bros" Warehouse Including Cartway, Courtyard and Interiors

Item details

Name of item: Former "Foley Bros" Warehouse Including Cartway, Court
Type of item: Built
Group/Collection: Commercial
Category: Warehouse/storage area
Location: Lat: -33.8736529199629 Long: 151.203152961762
Primary address: 230-232 Sussex Street, Sydney, NSW 2000
Local govt. area: Sydney

All addresses

| Street Address | Suburb/town | LGA | Parish | County | Type |
|-----------------------|-------------|--------|--------|--------|-----------------|
| 230-232 Sussex Street | Sydney | Sydney | | | Primary Address |

Statement of significance:

The Foley Bros building ensemble is a remarkable and largely intact survival of a modest warehouse, cartway and courtyard complex now extremely rare. It has a high degree of significance because of its ability to demonstrate configuration and the functioning of these small scaled warehouse complexes. It demonstrates the nineteenth century development of this area of Sydney as warehousing close to the wharfage and railway facilities at the south end of Darling Harbour. Its facade is a confident and comparatively refined design in modelled stucco which most pleasingly addresses the street, with gentle human scale. It is a good example of modern adaptive re-use of a historic building.

Date significance updated: 21 Nov 11

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker: Unknown
Builder/Maker: Unknown
Construction years: 1886-1886

Physical description: The building comprises a street front block three storeys high, with a centre cartway paved with trachyte setts, leading to a courtyard accessing a two-storeyed rear block. On the north and south sides of the courtyard, narrow first-floor structures link the front and rear blocks. The front building is mostly of sandstock brick, with a pleasing restrained modelled stucco street facade articulated in three bays, the smallest in the centre above the cartway. Segmentally-arched openings at street level are now remodelled, the outer ones as glassed entrances, and

the cartway with a roller shutter. The segmental arch motif is repeated above in stucco. The Classical parapet carries the name and date of the building. The courtyard still exhibits its working character, with arched loading doorways and cat-heads. The interiors of the front feature some of the original structure of posts (iron at first floor, timber at second) and girders. The rear building has heavy timber posts and girders. Category:Individual Building. Style:Victorian Free Classical. Storeys:3 + Basement (Under part). Facade:Stuccoed brick. Side/Rear Walls:Brick & Stuccoed Brick. Internal Walls:Mainly modern partitions, timber and plasterboard. Roof Cladding:Corrugated metal. Internal Structure:Timber and iron posts, timber girders. Floor:Timber joists, herringboning and flooring. Roof:Timber. Ceilings:Exposed floor structure; plasterboard. Stairs:Concrete stair to basement. Another stair serves upper floors of the street front block. Original timber stair survives in rear block.. Lifts:None. AirConditioned:Yes

Physical condition and/or Archaeological potential:

In earlier years the Council designated the parts flanking the cartway as buildings 'A' and 'B', while the rear block was described as building 'C'. Building 'A', which is No. 230, north of the cartway, has a basement. Buildings 'A' and 'B' are linked at first and second floors, though the asymmetrically arrangement of the roof, with a larger span over building 'B', suggests that this was not originally so. The cartway has its original floor of trachyte kerbs and setts, complete with cartwheel ruts; and the floor structure of the storey above, with stone-corballed girders, joists etc, can still be seen, complete with a floor trapdoor..

Modifications and dates:

Date condition updated:12 Jan 06
1886, Date on Facade

Further information:

High Significance:Form and configuration of the entire complex including front and rear buildings, flanking wings, courtyard and cobbled cartway. All original or early fabric both external and internal. Low Significance:Modern shopfronts on Sussex Street.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use:Offices

Former use: Warehouses, Storage, Offices

History

Historical notes:

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of

Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

230-232 Sussex Street, was built for Foley Bros in 1886 as two iron roofed, three-storey brick and stone stores with a two-storey store of similar construction at the rear. The first occupants were produce merchants Garrad & Booth (230) and grain and produce agents Parker Bros (232). Blacksmiths H. Pollard & Sons were briefly in the rear store later occupied by Foley Bros. Occupants of No. 230 ceased to be produce-oriented companies when the NSW Creamery Butter Company depot vacated it in 1903, to be replaced by auctioneers and commission agents, agricultural seedsmen, a manufacturer, and use as a bulk store. In 1928 a ship chandler was there and in the 1930s a leathersgoods company. Coffee merchants Poole & Holmes remained at No. 232 until 1928 to be replaced by a company of merchants and importers and another of carriers. C1940 Bells' Asbestos & Engineering Co. used the rear for the storage and mixing of asbestos. For a period in the 1960s No. 230 was a molasses store and offices and No.232 a canvas goods warehouse and showrooms. In 1955 permission was granted for the rear of No. 230 to be altered for a dry cleaning business. During 1907-1910 Foley Bros sold the property to B. W. Foley who in turn sold it to Charles B. Byrne during 1914-17. Bartholomew W. Foley bought the property in 1918 and it remained in the family until at least 1966.

Historic themes

| Australian theme (abbrev) | New South Wales theme | Local theme |
|--|---|-------------|
| 3. Economy-Developing local, regional and national economies | Commerce-Activities relating to buying, selling and exchanging goods and services | (none)- |

Assessment of significance

SHR Criteria a) [Historical significance] It illustrates the development of warehousing in this southern part of the city following the growth of wharfage and railway facilities in Darling Harbour and the Haymarket area. Its form, planning, structure and appearance graphically demonstrate a warehouse type once fairly common but now extremely rare. Has historic significance at a State level. Has historic significance locally.

SHR Criteria c) [Aesthetic significance] It elucidates the use of traditional low technology forms, structure and finishes, much of which survives and can be seen. Its planning, with two (originally

three) separate but linked blocks, a cartway and working courtyard, reflects the maximum utilisation of a site. Importantly, it demonstrates the early handling and storage of bulky merchandise, ie large vehicles moving in and out, off street loading space and facilities for the vertical movement of goods within the courtyard space. The use of both metal and timber structural posts. Has aesthetic significance locally. Cultural: The form, functional arrangement and appearance of the building complex, enframing a working courtyard, are attractive and evocative. The facade, despite modernisation, is a handsome example of restrained modelling in stucco.

SHR Criteria f) [Rarity] It is rare because of the unusually original nature of this complex and in retaining its relationship with an external courtyard space essential for its function.

SHR Criteria g) [Representativeness] It illustrates the development of warehousing in this southern part of the city following the growth of wharfage and railway facilities in Darling Harbour and the Haymarket area. Its form, planning, structure and appearance graphically demonstrate a warehouse type once fairly common but now extremely rare.

Assessment criteria: Items are assessed against the [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

General: The overall form, scale and configuration of the former Foley Bros Warehouse and courtyard complex should be retained. A vertical extension would be inappropriate even if set back. The existing conservation plan should be upgraded as required and used to guide the future use and maintenance of the place. Exterior: Original or early window loading bay and moulded details and window joinery should be conserved without alteration and appropriately maintained. Previously painted brick facades should continue to be painted in a traditional colour scheme. Previously unpainted surfaces such as face brickwork and stone should remain unpainted. The Sussex Street shopfronts should be replaced in a more appropriate design when the opportunity arises in the future. Interior: There is scope for sensitive adaptation of the interior provided this does not involve removal of the original timber post and beam structure. Original structural elements should remain visible where possible. Previously unpainted structural elements and wall surfaces should not be painted. 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.

Listings

| Heritage Listing | Listing Title | Listing Number | Gazette Date | Gazette Number | Gazette Page |
|------------------|---------------|----------------|--------------|----------------|--------------|
| Local | Sydney | I1963 | 14 Dec | | |

| | | | | | |
|--------------------|----------|----|--|--|--|
| Environmental Plan | LEP 2012 | 12 | | | |
| Heritage study | | | | | |

References, internet links & images

| Type | Author | Year | Title | Internet Links |
|---------|-------------------------------|------|--|----------------|
| Written | | 2001 | Policy for the Management of Warehouse/Courtyard Complexes in Central Sydney | |
| Written | | | City of Sydney Council Street Cards; | |
| Written | | | City of Sydney Council Building Survey Cards; | |
| Written | | | National Trust Card; | |
| Written | | | Sands Directories; | |
| Written | | | Sydney Cityscope; | |
| Written | | | Land titles search: Certificate of Title Vol 11690 Folio 229; | |
| Written | Anita Heiss | | Aboriginal People and Place, Barani: Indigenous History of Sydney City | |
| Written | Thorp, Wendy | 1998 | Foley Brothers warehouse, 230-232 Sussex Street, Sydney : archaeological assessment | |
| Written | Tropman & Tropman Architects | 1995 | Proposed high rise residential redevelopment at 230-232 Sussex Street, Sydney : statement of heritage impact | |
| Written | Tropman & Tropman Architects. | 1994 | Preliminary conservation plan for Laneway associated with former Foley Brothers warehouse at 230-232 Sussex Street, Sydney | |

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



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government
Database number: 2424169

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11.0 APPENDIX D: LAND TITLES INFORMATION FOR 230-232 SUSSEX STREET

| | |
|-------------|--|
| Pre 1788 | Aboriginal Occupation |
| 1788 - 1834 | Crown land possibly occupied by John Johnson on lease prior to 1834 |
| 1834 | Original land grant to John Neathway Brown Being Allotment 7 Section 22 of the City of Sydney |
| 1882 | INDENTURE OF CONVEYANCE Number 965 Book 254 dated 5 September Hon Richard Hill of Sydney, member of the Legislative Council and James Weir of Sydney, butcher to Bartholomew Foley of Sussex Street, commission agent Lot 7 Section 22 of the City of Sydney. £660. |
| 1917 | PRIMARY APPLICATION No.21092 dated 2 October Bartholomew William Foley of Sydney, merchant, for land in Parish of St Andrew, 21½ perches, whole of Allotment 7 of Section 22. Sale price £4,500. |
| 1918 | CERTIFICATE OF TITLE Vol 2899 Fol 240 Bartholomew William Foley of Sydney, merchant of 21½ perches, whole of Allotment 7 of Section 22. |
| 1918 | Lease dated 16 October 1918 from Bartholomew William Foley to Frederick Lachlan Poole Mary Louisa Holmes and Frederick Lockwood Holmes (trading as Poole & Holmes) |
| 1924 | Transmission Application B126294, Elizabeth Annie Foley of Randwick, widow, Henry James Foley of Sydney, and Charles Hubert Foley of Merimbula, merchants |
| 1934 | Notice of Death C281330 of Charles Hubert Foley, surviving joint tenants Elizabeth Annie Foley of Randwick, widow and Henry James Foley of Sydney |
| 1939 | Expiration of lease dated 16 October 1918 |
| 1938 | Notice of Death C718571 of Elizabeth Annie Foley, surviving joint tenant Henry James Foley (registered February 1939) |
| 1939 | Transfer C718576 dated 28 October, Henry James Foley to Elizabeth Margaret Butler, Ann Millicent Foley and Henry James Foley as joint tenants. |
| 1961 | Transfer H706286 dated 15 March, to Elizabeth Margaret Butler, Ann Millicent Foley and Clare Foley |
| 1963 | Lease J398540 dated 21 June, to Raymond John Walder of Randwick, manufacturer and Madeline Vera Walder, his wife, of premises known as 232 Sussex Street |
| 1970 | Lease J398540 expired |
| 1970 | Transfer L782883 dated 31 December 1965 to Elizabeth Margaret Butler of Randwick, widow |
| 1970 | Transfer L782884 dated 6 March 1966 to Butler Properties Pty Ltd |
| 1970 | Transfer L975446 dated 21 August to Paul William Butler of Randwick, company director |
| 1971 | Transfer M413518 dated 17 May to Jaypaf Pty Limited |

1981 CERTIFICATE OF TITLE Vol 11690 Fol 229 dated 19
October 1971
Transfer S398436 to Arafura Investments Pty Limited in
7/10 shares and Augdome Holdings Pty Limited in 3/10
shares as tenants in common

1982 Transfer V929732 to Arafura Investments Pty Limited in
3/4 shares and Augdome Holdings Pty Limited in 1/4
shares as tenants in common

Current Title Lot 1 DP 71092
Current Owner Henroth Pty Limited

12.0 APPENDIX E: CITY OF SYDNEY PLANNING CARDS FOR 230-232 SUSSEX STREET

LOCATION 230 Sussex St

| BUILDING APPLICATIONS | | | |
|-----------------------|---------|--------------------------------|----------------------|
| NO. | DATE | APPLICANT | SUBJECT |
| 327/60 B1 | 2.3.60 | J.J. Gale. | Brick & w.c. at rear |
| 390/60 B1 | 7.1.60 | W.A. Plumb. | awning. |
| 533/65 B2 | 10/3/65 | Leslie Lee. Bostony | Janitor. L. No. |
| 1224/65 B2 | 4.6.65 | W. Mr. Butler | Shopfront L. No. |
| 2467/65 B2 | 4/11/65 | Lehrer. Aust. O.D. Co. | Partition. L. No. |
| 725/66 B2 | 31.3.66 | Electric Power Transmission | Alterations \$1000 |
| 631/70 B2 | 7.5.70 | do | alt 1st floor \$8000 |

LOCATION 230 Sussex St

| NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE | | |
|---|------------|---|
| REFERENCE | DATE | SUBJECT |
| 16 M1 | 10 1.15 | Proposed setting up of a small dry cleaning factory at premises No. 230/232 London St cleaners P/L |
| 29/55 D1 | 30.1.55 | D.A. Alterations or additions to rear of premises & use for the purpose of dry cleaning. Permit No 2250 (No. 230/232). - Federal Dry Cleaners Pty. Ltd. |
| 69 D2 | 2.2.66 | C.H. Lee premises as an office and store Lehrer. Aust. P/L |
| 2374 D2 | 23 4.70 | D.A. Proposed extensions to admin office. Electric Power Transmission P/L |
| 73 D2 | 4.2.71 | D.A. The premises for mfg & wholesaling optical goods. Davis Phillippe White |
| 177/71 D2 | 3.3.71 | DA Use of 1st floor for office purposes. Block Customs & Forwarding Agency P/L |
| 416 D2 | 6.7.71 | DA Use of 1st floor : the premises for office & showroom. Baro & Keating P/L |

LOCATION 232 Sussex St

BUILDING APPLICATIONS

| NO. | DATE | APPLICANT | SUBJECT |
|----------------|---------|---------------------------|--|
| 390/30 B1 | 7.4.30 | W.A. Clewley | Cumming |
| 201/33 B1 | 31.3.33 | H. Dennis | Lavatory |
| 57/65 B2 | 10/3/65 | Estate late B.W. Foley | L. Toilet. 2.200 |
| 1070/68 B2 | 9.5.68 | P.W. Butler | Alterations \$4000 (Nos 230/232) |
| 45-87 -0446 | 25.3.81 | KERR SMITH STRAONS | ACTS TO ENTERANCE OF PREMISES \$16,000 |

3 OF 8. 2014

LOCATION 230-237 Sussex St

NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE

| REFERENCE | DATE | SUBJECT |
|---------------|----------|---|
| 16/55 | 10.5.55 | request setting up of on st. by clearing factory at premises No 230, 65 for use as a bleacher etc |
| 29/55 | 20.1.55 | D.A. - re the inclusion of a building in the site of premises at the premises of the site of premises Permit No 230 (1955) - re the inclusion of a building in the site of premises |
| 654 D2/65 | 14.8.65 | D.A. Proposed erection of a new shop front to existing factory. B.W. Foley |
| 223/ C2/65 | 15.10.65 | Unauthorized partitions (No 230A) Arthur G. Miller. |
| 679 M2/65 | 10.11.65 | Use of premises No 230A as offices and classrooms D.H. J. ... Lonsdale Australia Co. |
| 230 D2/66 | 31.3.66 | D.A. Use top floor of premises for office Electric Power Transmission Co |
| 377 M2/69 | 25.7.69 | Fire report - very minor charring to floor joists above. Board of Fire Commissioners |

| LOCATION | | |
|---|----------|--|
| NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE | | |
| REFERENCE | DATE | SUBJECT |
| D2 619/72 | 19-72 | D.A. - The premises for the sale of kitchen tables. - ground floor. J. Pond. |
| 688/ D2/72 | 29.9.72. | DA. - Use basement of premises for retail sale of electronic equipment. G.R. Connelly. |
| 743/ D2/74 | 17/12/74 | D.A. - To open north wall of premises to extend & use as office. Electric Power Transmission P/L. |
| 744/ D2/74 | 17/12/74 | D.A. - To use premises as an office. Electric Power Transmission P/L. |
| 388/ D2/76 | 16/7/76 | DA. Use premises as a shop with office space. Electric Power Transmission P/L. |
| 4482 0821 | 22.11.82 | DA USE AS RETAIL SHOP SPELEAH P/L |

| LOCATION 230/232 Sussex St | | | |
|----------------------------|---------|-------------------------------------|-------------------------------------|
| BUILDING APPLICATIONS | | | |
| NO. | DATE | APPLICANT | SUBJECT |
| 154/ B2/70 | 3/6/70 | Butler Properties P/L | Certificate of Compliance |
| 901/ B2/70 | 1.7.70 | do | Boilers 1st floor \$1,050 |
| 428/ B2/71 | 2.4.71 | B. Pittell | Partition ground floor \$150 |
| 902/ B2/71 | 9/7/71 | E. W. Zutter | Alterations \$3000 |
| 981/ B2/72 | 11.8.72 | " | " 2nd flr \$600. |
| B2 612/72 | 10/5/72 | OCEAN AIR CONDITIONING | MECH. VENTILATION, 2ND FLOOR \$7200 |
| 30/76 B2 | 20/75 | ELECTRIC POWER TRANSMISSION PLY LTD | ALTERATIONS GROUND FLOOR \$10000 |

LOCATION 230-232 Sussex St 05 (840)

| BUILDING APPLICATIONS | | | | | | | | | |
|-----------------------|----------------|------------|---------|-----------|-----|-----------|------|------|------|
| No. | APPLICANT | WORK | COST | DATE | No. | APPLICANT | WORK | COST | DATE |
| 45/88 | R. Hakala | | | | | | | | |
| 0791 | Acts to parts. | - 2nd FLR. | | | | | | | |
| | | | 21/4/88 | \$ 20,800 | | | | \$ | |
| | | | | \$ | | | | \$ | |
| | | | | \$ | | | | \$ | |
| | | | | \$ | | | | \$ | |
| | | | | \$ | | | | \$ | |
| | | | | \$ | | | | \$ | |
| | | | | \$ | | | | \$ | |
| | | | | \$ | | | | \$ | |

CP 63

13.0 APPENDIX F: CITY OF SYDNEY PLANNING CARDS FOR 234/238 SUSSEX STREET AND 2/6 DRUITT PLACE

LOCATION 234/238 Sussex St on Drutt Place

BUILDING APPLICATIONS

| NO. | DATE | APPLICANT | SUBJECT |
|---------------|----------|------------------------------|--|
| 576/33 BI | 22.8.33 | J. W. Grimes. | Temporary office. |
| 977/35 BI | 19.11.35 | B. W. Atchue. | new building. |
| 20.4/37 BI | 9.3.37 | J. Matham & Co. Pty. Ltd. | Subdivided. |
| 4.18/37 BI | 27.5.37 | A. L. Anderson. | Partitions of floor (23rd) |
| 683/37 BI | 23.8.37 | " | Other partitions. |
| 23/37 BI | 9.1.37 | W. Mackay. | Peruse plans. |
| 1014/55 BI | 9/6/55 | Mark Bros Pty Ltd. | but opening in 1st floor slab of 100. |

LOCATION 234/238 Sussex St on Drutt Place

NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE

| REFERENCE | DATE | SUBJECT |
|------------------|----------|---|
| 993/51 C1 153 | 18.5.53 | Application for consent to relocation of existing building & construction area of ... |
| 492 H2/158 | 23.5.58 | Inquiry re allowable bearing pressures on land. |
| 456/59 D2 | 17.5.59 | DA. Use of premises for graphic arts desks with printing tables 5356 Address 1/2 & 3/2 Sussex St |
| 1100 30-7 | 28.10.59 | labour & Industry Notification - Typography. |
| 532 467 | 16.9.65 | Wallace & Tomes Pty Ltd. Proposed alterations |
| 584/65 M2 | 12/10/65 | SEE 584/65. Atwell, Hancock & Flew. |
| 368 1/70 | 12.8.70 | minutes from CE re substructure TC 5188/65. Use of second floor for photo engraving. Alfred James Pty Ltd. |

LOCATION *234/238 Sussex St over Smith Place*

| BUILDING APPLICATIONS | | | |
|-----------------------------|----------------|-------------------------|---|
| NO. | DATE | APPLICANT | SUBJECT |
| <i>935/58</i> <i>B2</i> | <i>14.5.58</i> | <i>Henry J. Dowling</i> | <i>Peruse Plans</i> |
| <i>1649/59</i> <i>B2</i> | <i>21.7.59</i> | <i>do.</i> | <i>Peruse Plans</i> |
| <i>1677/59</i> <i>B2</i> | <i>23.7.59</i> | <i>W. Ritchie</i> | <i>Life + stair enclosure £200</i> |
| <i>1756/59</i> <i>B2</i> | <i>3.8.59</i> | <i>do.</i> | <i>Partitions + amenities 1st floor £1250</i> |
| <i>1973/59</i> <i>B2</i> | <i>27.8.59</i> | <i>L. Whitfield</i> | <i>Partitions £335</i> |
| <i>2008/59</i> <i>B2</i> | <i>1.9.59</i> | <i>W. Ritchie</i> | <i>Change room + showers</i> |
| <i>2114/59</i> <i>B2</i> | <i>14.9.59</i> | <i>J. Sprague</i> | <i>Roof ventilation, 1st floor £185</i> |

LOCATION

| NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE | | |
|---|-----------------|---|
| REFERENCE | DATE | SUBJECT |
| <i>390/74</i> <i>D2</i> | <i>4.7.74</i> | <i>DA to install a larger petrol tanks</i> <i>Lithographies Communication</i> |
| <i>979/79</i> <i>179</i> | <i>13.11.79</i> | <i>DA works on 1st floor glass floor for jewellery manufacture</i> <i>Common Plotting P/L</i> |
| <i>44 86</i> <i>0239</i> | <i>26.8</i> | <i>DENMARK PROJECT MANAGEMENT</i> <i>ADDITIONS & RENOVATIONS TO EXISTING BUILDING</i> <i>\$950,000</i> |
| <i>44 86</i> <i>1056</i> | <i>4.8.86</i> | <i>Perimeter Tube</i> <i>APP (C) 10.11.86, (C) 7.7.87 (2nd) 6.7.88</i> <i>End office building with access parking & basement public carport</i> <i>\$11,000,000</i> |
| <i>44.89</i> <i>2014</i> | <i>12.1.89</i> | <i>INSTALL ILLUMINATED ROOF SIGN</i> <i>CLAUDE NEON LTD.</i> <i>\$9,000</i> |
| <i>DA</i> <i>41/89</i> | <i>30.1.89</i> | <i>CLAUDE NEON LTD.</i> <i>INSTALL ILLUMINATED FLUSH WALL SIGN</i> <i>\$8,000</i> |

LOCATION 234/238 Sussex St. opp. Merritt Place

| BUILDING APPLICATIONS | | | |
|-----------------------|----------|------------------------------------|-------------------------------------|
| NO. | DATE | APPLICANT | SUBJECT |
| 2308/59 B2 | 6/10/59 | W.D. Wharfe | Partitions, 2nd floor \$2070 |
| 2517/59 B2 | 28.10.59 | Almagua Bros. | bach ventilation, 1st. floor \$165 |
| 389/60 B2 | 19.2.60 | J Almagua | bach. ventilation in basement \$600 |
| 404/65 B2 | 24.2/65 | Beam Illumination Lighting Co. Pty | Sign \$100 |
| 513/65 B2 | 9/3/65 | Council Lane wire Rem | Certificate |
| 2307/67 B2 | 26/10/67 | Maxwell Ventilating Co. Ltd | nick Vent \$750 |
| 1597/70 B2-170 | 21.12.70 | Lintoul | Partitions 2nd floor \$8000 |

LOCATION 234-238 SUSSEX STREET

| BUILDING APPLICATIONS | | | |
|----------------------------|-----------|---|---|
| NO. | DATE | APPLICANT | SUBJECT |
| B2 1668/71 | 21.12/71 | HALLAGAN KNOX PTY LTD | ROLLER SHUTTER DOOR, 1ST FLOOR, \$200 |
| B2 668/73 | 24/5/73 | TGC HOLDINGS BEN JORDAN PTY LTD | PARTITIONS & ALTERATIONS, 2ND FLOOR, \$1000 |
| 45/80/0477 | | Pioneer Concrete | Peruse Plans & Photos of |
| 4586 2410. | 12/11/86 | ERECT OFFICE + RETAIL BUILDING. (ALSO 2-6 DRUITT PLACE) | NETTLETON TRIBE PARTNER. \$11000000. |
| 45/88/85/73 | (17/3) 88 | Dannel Ken Forte | Parts - Level 9-13. FLOORS RE-NUMBERED AS AT 28.9.88 (NOW 8th to 12th FLOORS) \$1,450,000 |
| 45-88-1345 C. OF B. 006 | 27-6-88 | Valiant office Sytech. | Parts - Level 4. (FLOORS RE-NUMBERED 28.9.88 - NOW 3rd FLOOR) \$58,000 |

LOCATION 234 - 238 SUSSEX ST SYDNEY

| BUILDING APPLICATIONS | | | | | |
|-----------------------|--------------------------|--|--------------------|------|--|
| NO. | APPLICANT | WORK | COST | DATE | |
| 45/88 1830 | STUDIO ARCHI-TECH | 22.8.88 PARTITIONS LEVEL 8 (FLOORS RE-NUMBERED 13-9-89 - NEW 7th FLOOR) | \$ 100,000. | | |
| 45.88 2048 | ROBERT BREWER & ASSOC | 15.9.88 ERECT PARTITIONS LEVEL 7 (NOW 6th FLOOR) | \$ 112,000 | | |
| 45-88 2527 | WALKER GROUP | 4-11-88 PARTS. LEVELS 4 & 5 | \$ 450,000 | | |
| V 88 00126 | K. B. HUTCHERSON P/L | 317AE (BUILDING CERTIFICATE) 1-12.88 | \$ | | |
| 45/89 139 | SOLO INSTALLATION | 22-2-89 OFFICE PARTITIONS - MEZZANINE | \$ 70,000 | | |
| 45/89 144 | RITE-AIR INSTALLATIONS | 23-2-89 INSTALL AIR CONDITIONING - 1ST FLOOR | \$ 17,500 | | |
| 45 89 0168 | CLAUDE NEON LTD | 6.3.89 ERECT ILLUM. ROOF SIGN | \$ 9,000 | | |
| 45/89 168 | CLAUDE NEON LIMITED | 6-3-89 ERECT ILLUMINATED ROOF SIGN | \$ 9,000 | | |
| 45/89 189 | TRIVAN INTERIORS PTY LTD | 9-3-89 CONSTRUCT PARKING ATTENDANTS OFFICE on | \$ 4,000 | | |
| 45/89 188 | STUDIO ARCHI-TECH | 9-3-89 PARTITIONS - LEVEL #7 | \$ 30,000 | | |
| 45/89 198 | CLAUDE NEON LIMITED | 13-3-89 ERECT ILLUMINATED FULLY WALL SIGN | \$ R. 000 | | |
| 45/89 373 | City Personal Computers | 21.4.89 Partitions & Alteration to Mezzanine & Mech Ventilation | \$ 100,000 | | |
| 45/89 688 | Solo Installation P/L | 18.7.89 Partitions & Mech Ventilation | \$ 100,000 | | |
| 45/89 730 | ODLIN SHOPFITTING | 26.7.89 INSTALL PARTITIONS & CEILING GED. FLR. | \$ 180,000 - CP 63 | | |

LOCATION

| NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE | | |
|---|-----------------|--|
| REFERENCE | DATE | SUBJECT |
| DA 164/89 | 20. 4. 89 | CITY PERSONAL COMPUTERS CONSTRUCT MEZZANINE LEVEL FOR COMPUTER SALES OFFICE & SERVICE DEPT. \$ 70,000 |
| DA 165/89 | 20. 4. 89 | CITY PERSONAL COMPUTERS USE G.D. FL. FOR COMPUTER SALES & TRAINING INVOLVING ALTS. \$ 220,000 \$ 150,000 |
| DA 257/89 | 19.6. 89 | CITY PERSONAL COMPUTERS (AMENDMENT 29-6-89) USE GROUND FL. FOR THE RETAIL SALE OF COMPUTER HARDWARE/SOFTWARE ACCESSORIES \$ 270,000 \$ 150,000 |
| 45.89 1230 | 6/12/89 | R. BREWER & ASSOC. Partitions level 6 6/12/89 Ref to R/W and attached. BA 1230. \$ 82,000 New and attached. |
| 290/ 190 | 15.5. 90 | Erect final wall sign & project wall sign for apple computers \$ 2,500 O'Brien Interiors P/L |
| 478/ 90 | 17.8. 90 | BARCLAYS BANK AUSTR. PTY. LTD. USE PART GROUND FLOOR AS A BANK - INVOLVING FITOUT \$ 250,000 |
| 671/ 90 | 23.11. 90 | GARDEN SIGNS INSTALL 1 PROJECTING WALL & 1 UNDER AWNING SIGN (BARCLAYS) B2 108 ^{SP 63} |

LOCATION 234-238 SUSSEX ST Sydney

| BUILDING APPLICATIONS | | | | | |
|-----------------------|---|------------|---|--|--|
| No. | APPLICANT - WORK - COST - DATE | No. | APPLICANT - WORK - COST - DATE | | |
| 45.89 1230 | R. Brewer Assoc. Partitions Level 6 \$ 88,000.00 6.12.89 | 780 91 | PERMANENT TRUSTEE. 19.8.91 PARTITIONS - LEVEL 12. \$25,000.00. | | |
| 387/ 90 | JARDINE UNDERWRITERS Partitions - Level 6 \$ 32,000 23.4.90 | 0010 92 | CAPITAL ARCHITECTS 8-1-92. PARTITIONS - LEVEL 7. \$3300.00. | | |
| 593 90 | Odin International Phtel Erect flush wall sign & vertical projecting wall sign. 16.12.90. \$2500 | 219 92 | 234 CAPITAL ARCHITECTS PARTITIONS LEVEL 7 09-03-92 \$7,000 | | |
| 1160 90 | Allen Jack & Cotter tennancy fit out. 20.11.90 \$ 250,000 | 508 92 | Dept of Admin Services part & fits services lvl 10 19.6.92 \$ (courtesy pl) | | |
| 625/ 91 | GADSDEN SIGNS - INSTALLATION OF ADVERTISING SIGNS. \$300.00. | 1114 92 | Harold Hughes & Assoc Part. LVT 8 4.11.92 \$30,000 | | |
| 625 91 | QUADRANT DESIGN - 3.7.91. PARTITIONS - LEVEL 9. \$50,000.00 | 1018 93 | Mitchell / Giurgola part & fit out level 7 14.10.93 \$63190 | | |
| 633 91 | GADSDEN SIGNS - 4.7.91 ERECT 1 PROJECTING VERTICAL WALL SIGN. \$2,000.00. | 20 94 | Permanent Trustee electric door 11-1-94 \$4000 CP 63 | | |

LOCATION 234-238 SUSSEX ST

| NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE | | |
|---|-----------------|---|
| REFERENCE | DATE | SUBJECT |
| 700/ 90 | 1. 12. 90 | CITY PERSONAL COMPUTERS CONTINUED USE FOR SALE OF COMPUTERS ETC. RD PL (REF. DA 257/90) 80 |
| 232/ 91 | 14. 5. 91 | GADSDEN SIGNS INSTALL 2 ILLUMINATED SIGNS - 1 VERT. PROJ. & 1 HORIZ. PROJECTING \$ 2,000 |
| 441/ 91 | 27. 5. 91 | WILSON PARKING PROVIDE ADDITIONAL CAR SPACES IN EXCESS OF COUNCIL'S APPROVAL DA 1056/90 (10.11.90) |
| 315/ 93 | 17. 6. 93 | CIVIC & CIVIC PTY LTD REMOVE 2 HERITAGE TREES RUN EXTERN FOOTPATH OF SUSSEX ST BETWEEN MARKET & DEUT STS 80 |
| | | |
| | | |
| | | |
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| | | |
| | | |

CP 63

LOCATION 234-238 Sussex

| BUILDING APPLICATIONS | | | |
|-----------------------|------------------|---------------------------|-------------------|
| NO. | APPLICANT | WORK | COST - DATE |
| 42 94 | Del Dwey & Assoc | Part of Proposed Tea Area | 18-1-94 \$ 30,000 |
| 334 94 | Metal Store Ind | Close in Ventilated Lifts | 19-4-94 \$ 1,000 |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |

CP 63

LOCATION

| NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE | | |
|---|--------|---|
| REFERENCE | DATE | SUBJECT |
| O.A. 353/90 | 7-6-90 | BAULDERSTONE HORNIBROOK 16 FLRS OFFICE, GRD FLR CAFE, 3 BRNTS PARKING, MEZZANINE PLANT ROOMS \$54,000,000 - |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

CP 63

LOCATION 2/6 Drutt Place

| BUILDING APPLICATIONS | | | |
|-----------------------|----------|-----------------------|---|
| NO. | DATE | APPLICANT | SUBJECT |
| B1 7/29 | 9.1.29 | P. Beddie | Alts front wall of garage at rear |
| B1 2/35 | 5.11.35 | G. C. Grant | Partitions etc (1106) |
| B1 5/36 | 15.6.36 | N. Amadio | Re-erect wall under window |
| B1 5/36 | 17.6.36 | G. F. Howe & Co. Ltd. | Partitions |
| B1 355/44 | 31.8.44 | G. W. Hensolby | Temp. room & enclosure in lane & partitions 1st floor |
| B1 566/48 | 28.6.48 | " | add amenities £130 |
| B1 1189/50 | 12.9.50 | " | Partitions 1st floor £60 |
| B1 1690/50 | 18.12.50 | " | Alts £200 |

LOCATION Drutt Place and 234/238 Sussex St

| BUILDING APPLICATIONS | | | |
|-----------------------|----------|---------------------------|------------------------------------|
| NO. | DATE | APPLICANT | SUBJECT |
| B1 570/33 | 22.8.33 | G. Greenis | Temporary office |
| B1 977/35 | 19.11.35 | P. W. Pritchard | New building |
| B1 204/37 | 9.3.37 | J. Matham & Co. Pty. Ltd. | Sheds |
| B1 448/37 | 27.5.37 | H. S. Anderson | Partitions 3rd floor (234) |
| B1 683/37 | 23.8.37 | H. S. Anderson | Alts partitions |
| B1 23/42 | 9.1.42 | J. O. Mackey | Plan plans |
| B1 1017/55 | 9/6/55 | Mount Ross Pty Ltd | cut opening in 1st floor slab £100 |

LOCATION 76 Brunt Place.

NOTICES DEVELOPMENT APPLICATIONS - CORRESPONDENCE

| REFERENCE | DATE | SUBJECT |
|-------------------|---------|---|
| <u>88</u> 1/64 | 7.2.64 | Reinstatement after fire |
| 897 | 24.9.64 | Stave Electric Pty Ltd. D.P. Proposed erection of a radio mast |
| 619 | 26/1/76 | Stave Electric Pty Ltd. Defective means of egress. |
| 44-86 0033 | 8.1.86 | D.A. Upgrade building Rims Valge Partnership. |

LOCATION 76 Brunt Place.

BUILDING APPLICATIONS

| NO. | DATE | APPLICANT | SUBJECT |
|---------------|---------|-------------------------|--|
| 972/53 B2 | 9/7/53 | Stave Electric Pty Ltd. | bart back. (\$200) |
| 1120/58 B2 | 9/1/58 | Men. Wright & Affely. | alter. \$80. |
| 345/58 B2 | 21.2.58 | Stave Electric Pty Ltd. | Repair balconies £650 |
| 315/59 B2 | 12.2.59 | do. | alls. to front £150. |
| 2283/64 B2 | 22/9/64 | Robertson - Marbo | Reinstatement after fire £28,700 |
| 2726/64 B2 | 9/11/64 | do do | Paint Spray Booth £700 |
| 45-86 0724 | 6.5.86 | RIMS VALGE PARTNERSHIP | Demolish rear single storey building, upgrade 4 storey building to compliance to £150,000 |

LOCATION: 2-6 Druitt Place.

| BUILDING APPLICATIONS | | | |
|-----------------------|---|-----|--------------------------------|
| No. | APPLICANT - WORK - COST - DATE | No. | APPLICANT - WORK - COST - DATE |
| 4586 | ERECT OFFICE + RETAIL BUILDING. | | |
| 2410 | NETTLETON TRIBE PARTNER ^{VALS^o} - 234-238 12/11/86. SUSSEX ST \$11 000 000 - | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |

14.0 APPENDIX G: SANDS DIRECTORY LISTINGS FOR 230-232 SUSSEX STREET

| | |
|---|---|
| <p>1858/59 210 Smith, William, blacksmith 212 Wright, John</p> | <p>1861 210 Smith, William, blacksmith 212 McCormack, Ann</p> |
| <p>1863 210 Smith, William, blacksmith 212 Pratt, Robert , dealer</p> | <p>1864 210 Smith, William, blacksmith 212 Pratt, Robert, dealer</p> |
| <p>1865 210 Smith, William, blacksmith 212 Pratt, Robert, boardinghouse</p> | <p>1866 210 Smith, William, blacksmith 212 Pratt, Robert, boardinghouse</p> |
| <p>1867 [new numbering] 198 Smith, William, blacksmith 200 Pratt, Robert, shingler</p> | <p>1868 198 Smith, William, blacksmith 200 Corless, John, produce agent</p> |
| <p>1869 198 Smith, William, blacksmith 200 Cleary, Edmond, bootmaker</p> | <p>1870 198 Smith, William, blacksmith 200 Harmon, Alexander, hairdresser</p> |
| <p>1871 198 Smith, William, blacksmith 200 Payne, William, cabinetmaker</p> | <p>1873 198 Smith, William, blacksmith Sampson, Angelo, dealer</p> |
| <p>1875 198 Pollard, William, blacksmith 200 Cochrane, Ellen</p> | <p>1876 198 Pollard, William, blacksmith 200 Cochrane, Ellen</p> |
| <p>1877 198 Pollard, H and Son, general blacksmith 200 Cochrane, Mrs Ellen, boardinghouse</p> | <p>1879 198 Pollard, H and Son, general blacksmith 200 Cochrane, Mrs Ellen, boardinghouse keeper</p> |
| <p>1880 198 Pollard, H.P. and Son, general blacksmiths 200 Cochrane, Mrs Ellen, boardinghouse keeper</p> | <p>1882 [new numbering] 198 Pollard, Mrs H., blacksmith 232 vacant</p> |
| <p>1883 230 Pollard, HP and Son, ship and general smiths 232 Banner, Mrs Jane</p> | <p>1884 230 Gagan, James, cooper 232 Stathers, Thomas</p> |
| <p>1885 230 Gagan, James, cooper 232 Glynn, Mary</p> | <p>1886 Not listed</p> |
| <p>1887 230 Turner Brothers, wholesale fruit merchants 232 Parker Brothers, grain and produce agents</p> | <p>1888 230 Turner Brothers, wholesale fruit merchants 232 Parker Brothers, grain and produce agents</p> |

| | |
|--|--|
| <p>1889 232 Parker Brothers, grain and produce merchants</p> | <p>1890 232 Parker Brothers, grain and produce merchants Pollard, H and Son, blacksmiths</p> |
| <p>1891 230 Garrad and Booth, produce merchants 232 Parker Brothers, grain and produce merchants Pollard, H and Sons, blacksmiths</p> | <p>1892 230 Garrad and Booth, produce merchants 230 Parker Brothers, grain and produce merchants Pollard, H and Sons, blacksmiths</p> |
| <p>1893 230 Garrad and Booth, produce merchants 232 Poole and Holmes, coffee and spice merchants</p> | <p>1894 230 Garrad and Booth, produce merchants 232 Poole and Holmes, coffee and spice merchants</p> |
| <p>1895 230 Garrad and Booth, produce merchants 232 Poole and Holmes, coffee and spice merchants</p> | <p>1896 230 Garrad and Booth, produce merchants 232 Poole and Holmes, coffee and spice merchants</p> |
| <p>1897 230 Ireland, J., produce merchant 232 Poole & Holmes, coffee and spice merchants</p> | <p>1898 230 Ireland, J., produce merchant 232 Poole & Holmes, coffee and spice merchants</p> |
| <p>1899 230 Ireland, J., produce merchant 232 Poole & Holmes, coffee and spice merchants</p> | <p>1900 230 Ireland, J., produce merchant 232 Poole & Holmes, coffee and spice merchants</p> |
| <p>1901 230 NSW Creamery Butter Co Ltd, depot 232 Poole & Holmes, coffee and spice merchants</p> | <p>1902 230 NSW Creamery Butter Co Ltd, depot 232 Poole & Holmes, coffee and spice merchants</p> |
| <p>1903 230 NSW Creamery Butter Co Ltd, depot 232 Poole & Holmes, coffee and spice merchants</p> | <p>1904 230 NSW Creamery Butter Co Ltd, depot 232 Poole & Holmes, coffee and spice merchants</p> |
| <p>1905 230 McFarlane, CW and Co, auctioneers and commission agents 232 Poole & Holmes, coffee and spice merchants</p> | <p>1906 230 McFarlane, CW and Co, auctioneers and commission agents 232 Poole & Holmes, coffee and spice merchants</p> |
| <p>1907 232 Poole & Holmes, coffee and spice merchants</p> | <p>1908 230 NSW Produce Co., agricultural seedsmen 232 Poole & Holmes, coffee and spice merchants</p> |

| | |
|---|---|
| <p>1909 230 NSW Produce Co., agricultural seedsmen 232 Poole & Holmes, coffee and spice merchants</p> | <p>1910 230 NSW Produce Co., agricultural seedsmen 232 Poole & Holmes, coffee and spice merchants</p> |
| <p>1911 230 NSW Produce Co., agricultural seedsmen 232 Poole & Holmes, coffee and spice merchants</p> | <p>1912 230 NSW Produce Co., agricultural seedsmen 232 Poole & Holmes, coffee and spice merchants</p> |
| <p>1913 230 NSW Produce Co., agricultural seedsmen 232 Poole & Holmes, coffee and spice merchants</p> | <p>1914 230 NSW Produce Co., agricultural seedsmen 232 Poole & Holmes, coffee and spice merchants</p> |
| <p>1915 232 Poole & Holmes, coffee and spice merchants</p> | <p>1916 230 Sydney Seed & Grain Co 232 Poole & Holmes, coffee merchants</p> |
| <p>1917 230 Sydney Seed & Grain Co – Harry Foster, proprietor 232 Poole & Holmes, coffee merchants</p> | <p>1918 230 Sydney Seed & Grain Co Harold & Hoy 232 Poole & Holmes, coffee merchants</p> |
| <p>1919 230 Leppinnus, J.M., manufacturer 232 Poole & Holmes, coffee merchants</p> | <p>1920 230 Leppinnus, J.M., manufacturer 232 Poole & Holmes, coffee merchants</p> |
| <p>1921 230 Leppinnus, J.M., manufacturer 232 Poole & Holmes, coffee merchants</p> | <p>1922 230 Leppinnus, J.M., manufacturer 232 Poole & Holmes, coffee merchants</p> |
| <p>1923 230 Leppinnus, J.M., manufacturer 232 Poole & Holmes, coffee merchants</p> | <p>1924 230 Leppinnus, J.M., manufacturer 232 Poole & Holmes, coffee merchants</p> |
| <p>1925 232 Poole & Holmes, eastern merchants</p> | <p>1926 232 Poole & Holmes, eastern merchants</p> |
| <p>1927 230 Hamilton, D & Co Ltd (bulk store) 232 Poole & Holmes, eastern merchants</p> | <p>1928 230 Hamilton, D & Co Ltd (bulk store) 232 Poole & Holmes, eastern merchants</p> |
| <p>1929 230 Bragg, B.J., ship chandler 232 Poole & Holmes, eastern merchants</p> | <p>1930 Herwig & Hutchison, leather goods 230 Brightwell, H and Sons, carriers Gordon, Brandon and Co, merchants and importers</p> |

| | |
|---|---|
| <p>1931 Herwig & Hutchison, leather goods 230 Brightwell, H and Sons, carriers Gordon, Brandon and Co, merchants and importers</p> | <p>1932/3 Herwig & Hutchison, leather goods 230 Brightwell, H and Sons, carriers Gordon, Brandon and Co, merchants and importers</p> |
|---|---|

15.0 APPENDIX H: AUSTRALIA ICOMOS CHARTER FOR PLACES OF CULTURAL SIGNIFICANCE (THE BURRA CHARTER)

THE BURRA CHARTER

The Australia ICOMOS Charter for
Places of Cultural Significance 2013



Australia ICOMOS Incorporated
International Council on Monuments and Sites

ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: australia.icomos.org

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

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The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

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Cover photograph by Ian Stapleton.

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Burwood, VIC 3125
Australia

<http://australia.icomos.org/>

ISBN 0 9578528 4 3

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- Definitions Article 1
- Conservation Principles Articles 2–13
- Conservation Processes Articles 14–25
- Conservation Practices Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of

the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: australia.icomos.org.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See australia.icomos.org.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

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

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

Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.

- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

- 1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
- 1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.
- 1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

2 — Australia ICOMOS Incorporated

Explanatory Notes

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

See also Article 14.

Examples of protective care include:

- maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction — replacing decayed fabric with new fabric

It is recognised that all places and their elements change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

The Burra Charter, 2013

Articles

- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Conservation Principles

Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

Explanatory Notes

Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

Articles

- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

- 5.1 *Conservation of a place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter Process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.
- 6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.
- 6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.
- 6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

Article 7. Use

- 7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.
- 7.2 A *place* should have a *compatible use*.

Explanatory Notes

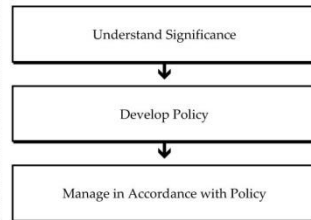
The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



Options considered may include a range of uses and changes (e.g. adaptation) to a place.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

Articles

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

Explanatory Notes

Setting is explained in Article 1.12.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Articles

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Explanatory Notes

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

The Burra Charter, 2013

Articles

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Explanatory Notes

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

Articles

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter Process

- 26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
- 26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.
- 26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.
- 26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

Article 27. Managing change

- 27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.
- 27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

Article 28. Disturbance of fabric

- 28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

Explanatory Notes

In some circumstances any form of interpretation may be culturally inappropriate.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

Policy should address all relevant issues, e.g. use, interpretation, management and change. A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

Monitor actions taken in case there are also unintended consequences.

Articles

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for *conservation*.

Words in italics are defined in Article 1.

Explanatory Notes

New decisions should respect and have minimal impact on the cultural significance of the place.

The best conservation often involves the least work and can be inexpensive.

The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.

