

# **Attachment C**

**Conservation Management Plan**

**Haymarket Library**

**744-744B George Street, Haymarket  
NSW 2000**

**CONSERVATION  
MANAGEMENT PLAN**  
**HAYMARKET LIBRARY**  
**744-744B GEORGE ST,  
HAYMARKET NSW 2000**

7 DECEMBER 2018  
SH1373  
PREPARED FOR CITY OF SYDNEY COUNCIL

**URBIS**

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# EXECUTIVE SUMMARY

This Conservation Management Plan (CMP) was prepared for City of Sydney Council to manage the significant elements of the Haymarket Library at 744-744b George Street, Haymarket. The purpose of this CMP is to guide the conservation and management of the significant elements of the site. It is also intended to assist the property owners to manage maintenance and new works to the site. The CMP provides a careful analysis of the site in terms of heritage significance and context. Based on this analysis, conservation policies appropriate to the subject site have been provided.

## What is the heritage significance of the site?

The subject property is an item of local heritage significance. It is listed as an item of local significance on the Sydney Local Environment Plan 2012.

The significance of the site has been assessed in Section 5 of this CMP. The assessment of significance concludes that the Haymarket Library has significance at a local level for its historic, associative, aesthetic, social and representative values.

The subject site is representative of the development of Sydney's Haymarket area in the late nineteenth century from a Government Paddock to a bustling commercial precinct.

The subject site has associations with the Commercial Banking Corporation of Sydney which occupied the building from its construction in 1875 to 1925. The building has associations with the prolific architectural practice Mansfield Brothers. Which designed public and commercial buildings in Sydney and throughout NSW.

The Haymarket Library exterior exhibits a distinctive blend of Victorian Italianate/Palazzo and Free Gothic styles, displayed in well-crafted sandstone, corniced parapet, pilasters to the front façade.

The building was the subject of extensive reconstruction works in the 1990s which reinstated the Ground Floor facades in accordance with documentary evidence such that they now present as originally designed. The subject site has aesthetic significance on a local level which is vested in the overall form and the presentation of its primary façades.

## How should the site be conserved?

Sections 7 and 8 of this CMP provide an overview of heritage opportunities and constraints specific to the property, as well as conservation policies and guidelines to assist in the management of the site's heritage values. The property is of high significance, and any proposed modifications to it must take into consideration identified significance and must have regard for the total resource.

Change should also be considered with a goal of conserving and enhancing the identified heritage values of the subject property, wherever possible. The minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977*, and as specified in Section 6.2.2 of this report, must be adhered to in order to ensure the long-term conservation of the terrace.

When undertaking works to the site, assessment under relevant legislation (Section 8) should consider whether the works are likely to impact on the site's heritage significance and/or nominated significant fabric, as identified in this CMP. Reference should be made to the site's statement of heritage significance (Section 5) and schedule of significant elements (Section 5.5). A heritage impact statement or archaeological assessment should be prepared by a suitably qualified consultant in accordance with guidelines of the NSW Heritage Division (formerly Heritage Office).

To assist the property owners in managing the heritage significance of the subject property, as well as its functional requirements, a schedule of maintenance works (Section 9) is provided. This schedule should be adopted and implemented.

# 1. INTRODUCTION

## 1.1 BRIEF

Urbis has been engaged by City of Sydney to prepare the following Conservation Management Plan (CMP) for Haymarket Library as part of a Heritage Floor Space Application.

The purpose of a CMP is to assess the significance of a heritage item and submit to the Council of the City of Sydney as part of an application for Heritage Floor Space. The CMP provides a careful analysis of why the item is significant, policies on how to retain its significance, and conservation strategies to ensure its long-term viability.

## 1.2 SITE LOCATION

The subject site, known as the Haymarket Library, is located at 744-744b George Street, Haymarket (see Figure 1 and Figure 2). The subject site is located on the eastern side of George Street at the southern end of the Sydney CBD, near the area known as Chinatown. The subject building is located on the south-eastern corner of the intersection of George and Hay Streets. The site is located within a city block bounded by George Street to the west, Hay Street to the north, Parker Lane to east and Barlow Street to the south.

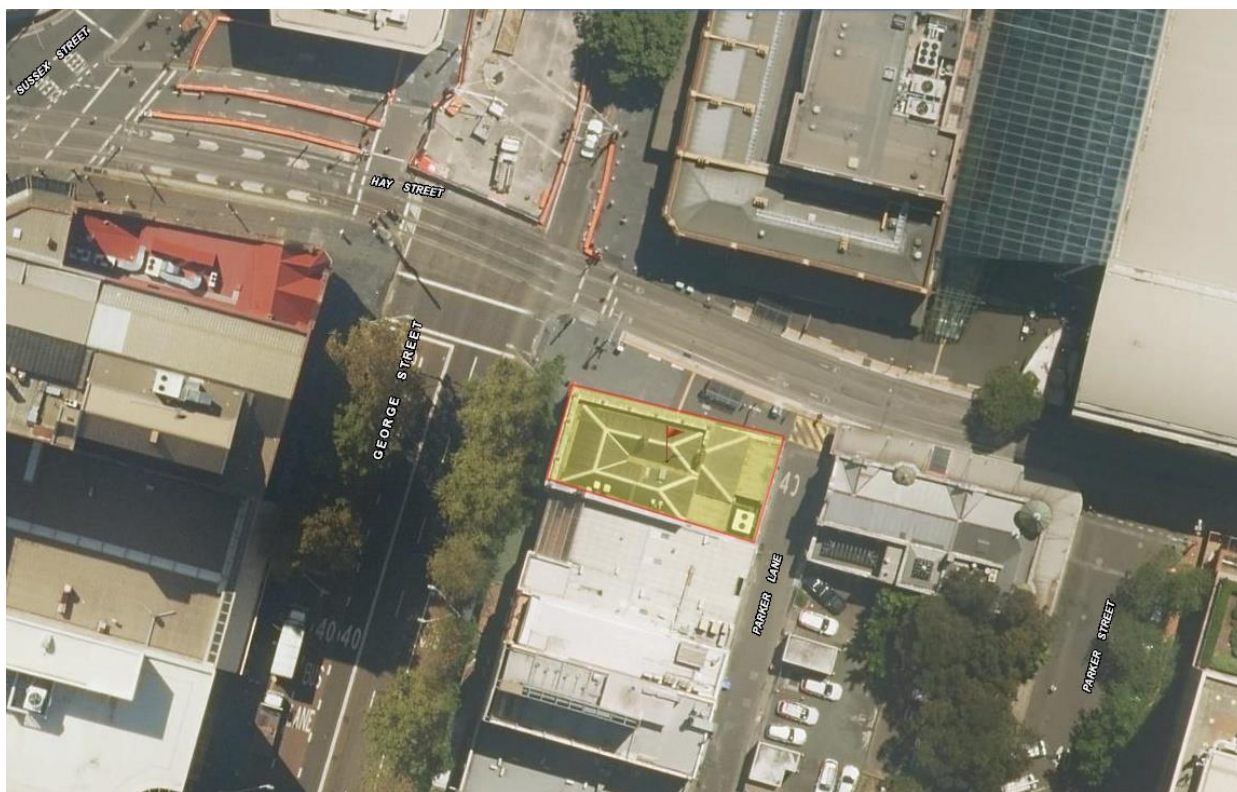
Figure 1 - Location Plan showing the subject site circled in red



Source: NSW Land and Property, Six Maps



Figure 2 - Location Plan showing the subject site outlined in red and flagged



Source: NSW Land and Property, Six Maps

## 1.3 METHODOLOGY

This Conservation Management Plan has been prepared in accordance with the *NSW Heritage Manual* (1996), the *Australia ICOMOS Burra Charter* (2013) and *The Conservation Plan* by James Semple Kerr (2000).

## 1.4 AUTHOR IDENTIFICATION AND ACKNOWLEDGEMENTS

The following report has been prepared by Lynette Gurr (Associate Director, Heritage), Leonie Masson (Senior Heritage Consultant (Historian)), Alexandria Barnier (Senior Heritage Consultant) and Kate Long (Heritage Assistant). Kate Paterson (Director, Heritage) has reviewed and endorsed its content.

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

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

- Scott Young, Property Strategy Manager, Development & Strategy, City of Sydney;
- Con Vafeas, City of Sydney;
- Ruth Jeffries, City of Sydney; and
- Gayle Donaldson and colleagues, Haymarket Library, City of Sydney.

## 2 SITE DESCRIPTION

### 2.1 SITE LOCATION, CURTILAGE, ACCESS & SETTING

The subject site is located on the east side of George Street at the southern end of the Sydney CBD, near the area known as Chinatown. The subject building is located on the south-eastern corner of the intersection of George and Hay Streets. The site is located within a city block bounded by George Street to the west, Hay Street to the north, Parker Lane to east and Barlow Street to the south.

The intersection of George and Hay Streets and the setting of the subject site generally retain their early and fine grain character despite some high density commercial developments in the broader vicinity. All corners of the intersection are occupied by three storey heritage items listed on the Sydney LEP 2012. The items include the Westpac Bank (671–675 George Street), Bank of China (681 George Street) and the Palace Hotel Complex (730–742 George Street).

The subject building is constructed to the lot boundaries and abuts the neighbouring building at 746–748 George Street (to the south). There is no landscaping within the curtilage of the item. However, mature trees are planted along George Street and one is located within the George Street footpath. The building has a larger northern setback from Hay Street. This setback constitutes council land and is occupied by a tram stop and street lights.

There are three access points to the building. The main entry is to the centre of the western façade and directly off George Street. There is also one entrance each to the northern and eastern facades.

Figure 3 – View north east showing the setting of the subject site.



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## 2.2 EXTERNAL

The building represents a fine example of Victorian construction with Italianate/Palazzo and Free Gothic details. The overall principal building form is three storeys. There is a single storey projection from the eastern wall of the principal form surmounted by an enclosed timber frame veranda which has been restored. A later single storey addition (c1925) abuts the east façade.

The parapet obscures the hipped roof form which is in a “U” form, creating a central valley and terminating in two hips to the east. The building has 3 chimneys projecting from the principal roof form. The chimneys each have multiple chimney pots. The chimneys are sandstone and have decorative copings.

The rectangular building has Pyrmont sandstone, to the primary facades (north and west) with a narrow basecourse of bluestone. There are also load bearing inner brick walls. The northern and western facades have sandstone parapet details including a dentilled cornice. There is also dentilled cornices at the Ground Floor ceiling height and a simple cornice at the Level 1 ceiling height. Protective lead weatherings cover some sills and cornice details. The southern façade is largely obscured by the adjacent development. The north and east facades have remnant awning tie fixing points from the early 20<sup>th</sup> century retail redevelopment. The west façade also has a remnant original tramline rosette.

Figure 4 – Northern façade of the subject building showing original three storey principal form, original Ground Floor single storey projection with surmounting enclosed timber framed balcony. Later extension to the east discernible by painted render (left of image).



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The Ground Floor facades of the building (northern and western) were almost entirely removed c1925 to allow for the construction of tenable Ground Floor spaces (the pilasters flanking the Hay Street entry appear to have been retained). The facades were reconstructed in 1991 to their original configuration. Detailing has been reinstated based on documentary evidence to match the original. The main entry to the building to George Street has been reinstated on the western façade. Recycled timber double doors (from

Architectural Heritage, Glebe)<sup>1</sup> were used with a reinstated ornate opening flanked by colonettes. Historic images indicate that the sandstone decoration over the opening and dentilled cornice at Ground Floor ceiling height was retained despite the demolition works in the 1920s. The entry from Hay Street has the original fanlight over which reads 'Haymarket Chambers'.

The reconstructed Ground Floor windows to the principal form (northern and western façades) have arched heads and semicircular sandstone window hoods over their openings. Each window is separated by a pilaster with decorative capitol and fleur-de-lis carving. The window frames on this level are simple however they have substantial proportions.

The middle three Level 1 windows on the northern façade and the three Level 1 windows on the western facade have arched window heads. The windows have a Lancet arch form, each with a small fleur-de-lis carving below the apex. The window frames on Level 2 are timber and they have an external Gothic detailing. The three arched windows on the northern façade are flanked by shorter rectangular windows. Each window opening on this level is flanked by sandstone colonettes set into the line of the façade. It appears that the window frames were replaced c1991.

The Level 2 windows constitute a series of small arched head windows with no hoods. Two on each the northern and western façades are blind window openings. Each window opening on this level is flanked by sandstone colonettes set into the line of the façade.

The Level 1 timber structure abutting the eastern façade of the principal building form was an original feature of the building however it appears to have been originally unenclosed. It has been reconstructed after various infill elements throughout the 20<sup>th</sup> century including those which enclosed its balustrade. The timber infill windows were replaced in the 1990s. The timber infill is now set back from the decorative timber balustrade and Doric timber columns.

The c1925 single storey addition to the east has a metal deck roof and a cornice detail which matches the original section adjacent. The section is rendered and painted. The render has ashlar course scribing however the dimensions of the 'blocks' are smaller than the proportions of the sandstone blocks adjacent. It has no windows to the north façade but four small rectangular window openings with ventilation grilles to the eastern façade. Rainwater goods to the eastern façade are copper and are at varying stages of tarnish.

Figure 5 – View of the reconstructed original timber framed balcony with later infill setback from balustrade (left image). The eastern façade of the principal building form is only exposed at level 2. This façade is rendered brick with Ashlar course scribing. 3 copper downpipes are visible to this elevation. The northernmost downpipe is substantially tarnished (right image).



*Urbis 2018*



*Urbis 2018*

<sup>1</sup> Refer Howard Tanner and Associates drawing Elevations (room 1) dated Feb 1991.



Figure 6 – View of the c1925 eastern addition showing the continuous cornice moulding from the original section returning partway along the eastern façade and ashlar render scribing (left image). View of the c1925 east addition showing the rear access to the building modified in 1991 (right image).



*Urbis 2018*



*Urbis 2018*

Figure 7 – Northern façade of the subject building showing original three storey form and decorative public entry.



*Urbis 2018*

## 2.3 INTERNAL

The internal spaces of the building are set over three levels and a circulation and services core comprising a lift and stairwell extends to all three floors. The internal spaces are highly modified in terms of room configuration, details and finishes.

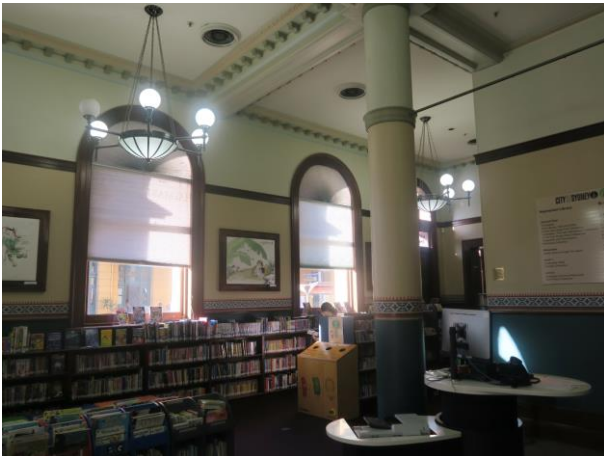
### 2.3.1 Ground Floor

The western half of the Ground Floor constitutes an open library space and reception area. An access ramp extends south from the later entry vestibule from George Street and connects to an area for library self check out. Public space with freestanding furniture extends along the northern half of the Ground Floor terminating in a reading room to the east.

The eastern reading room occupies an area within the Ground Floor extension to the building (c1925). Five sets of book stacks extend from the reading room and comprise all later fabric. There is a short access corridor extending south from the alignment of the Hay Street entrance along the eastern side of the lift to the main stairwell. The main stair is accessed from Parker Lane via a later hall extending partway along the southern boundary of the floor.

The Ground Floor has a number of later features constructed c1991 which are either reconstructions of the original detailing on the floor before the 1920s works or are referential to the style of the building. The Ground Floor has coffered ceilings with decorative cornices introduced in the 1990s. The 1990s restoration works to the Ground Floor specified the following: window architraves to match the existing profiles of Level 1 windows; painted stencil above the timber dado; timber panelling to arch to east wing. The plaster ceilings cornices to this level are highly decorative, however, also the result of later works.<sup>2</sup>

Figure 8 – View northeast across library showing a high degree of later fabric including, wall and floor finishes, dado line, vestibule area, architraves, ceiling cornices, light fittings (left image). Later accessible ramp from main entrance extending along southern wall (right image).



Urbis 2018



Urbis 2018

<sup>2</sup> Refer Howard Tanner and Associates drawing set for The Sydney City Library, Haymarket cnr George and Hay Streets Interior Fitout dated Feb 1991.



Figure 9 – View south across space to Ground Floor showing a high degree of later fabric including, wall and floor finishes, dado line, vestibule area, architraves, ceiling cornices, light fittings and furniture reconstructed with 1870s detailing.



Source: Urbis 2018

Figure 10 – View north across library showing a high degree of later fabric including Ground Floor facades and windows which were reinstated in the 1990s (left image). View south towards the stacks that extend from the eastern reading room. All joinery in this image was installed in the 1990s. The walls in this image were also installed in the 1990s however it appears that a bulkhead of the eastern wall of the original building has been retained as seen in the top left of the image (right image).



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Figure 11 – View along the hall extending down the east side of the lift core. All joinery in this image is later except for that directly associated with the stair (including balustrade and adjacent skirting). However, the wall extending down the left side of the image towards the stair is an original wall (original east wall of principal building form) (left image). View along the rear access from the stair hall to Parker Lane. This space does not indicate the original configuration of the building. This space was previously part of the rear of the two stores facing Hay Street the former shops (right image).



Urbis 2018



Urbis 2018

### 2.3.2 Level 1 – The Asia Library Collection

The eastern space of Level 1 is a public reading room. There are four rows of stacks which extend south from this space. The floor has been heavily altered and it does not appear that any of the original architraves remain. All appear to relate to new openings. Two original chimney breasts are evident on the southern wall of this space however the original fireplaces have either been removed or are concealed behind the joinery.

The opening between the two front rooms of Level 1 is a later opening in what appears to be an original wall. The opening has referential architraves and panelling. The second room on Level 1, adjacent to the north face of the lift core, is used as a reading room and has a high degree of referential, but later, joinery including cupboards and book shelves.

The eastern extent of this level is occupied by the timber framed space which is an original balcony that was previously enclosed and subject to extensive reconstruction works in the 1990s. The space is currently used for study. The space has operable timber casement windows which are set back from the original balustrades. It has timber ceilings with air conditionings registers and contemporary downlights.

Bathrooms are located on Level 1 along the rear hall which extends along the south wall of the main stairwell. The bathrooms have a referential fitout undertaken in the 1990s. Two are accessed from the rear hall and a disabled toilet is accessed from the timber framed study space.



Figure 12 – View across open western room on Level 1 showing later architraves and ceilings (left image). View of new openings to bookshelves alcoves showing later architraves and cabinets display window. The wall to the left of the image appears to be an original wall with later openings (right image).

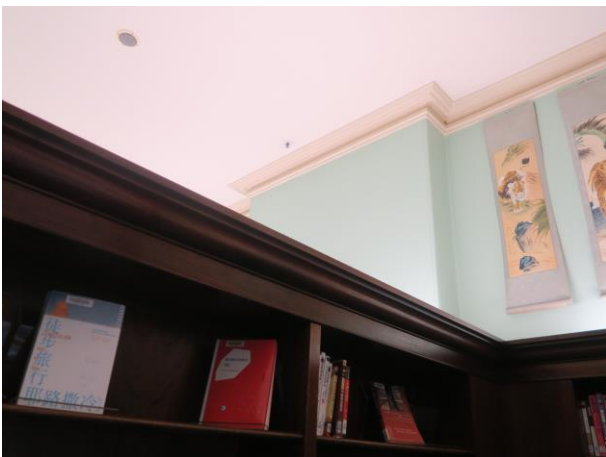


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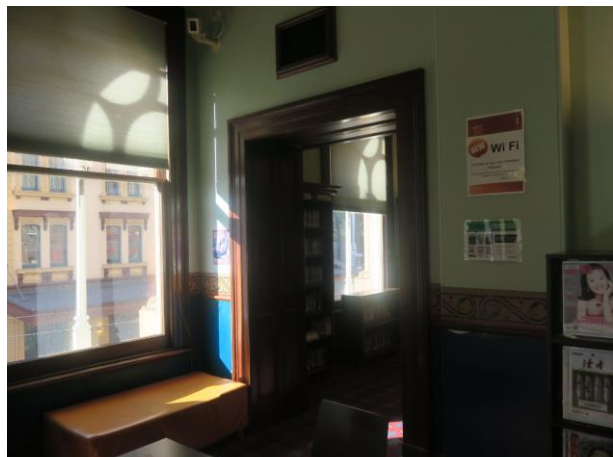


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Figure 13 – View over the joinery associated with the book stacks showing an original chimney breast to the southern wall of Level 1. Further investigation may reveal original fireplaces behind later joinery (left image). View east towards later opening in original wall between front room and adjoining reading room on Level 1 with referential joinery. Later air conditioning register is visible above opening (right image).



*Urbis 2018*



*Urbis 2018*

Figure 14 – View east across Level 1 reading room showing later referential timber joinery (architraves, cupboards and bookshelves) to the right of the image. The wall on which this joinery is located is a later wall. The wall to the left of the image is an original wall (southern wall of the principal building form) and the remnant of a chimney breast is legible (left image). View west across Level 1 reading room showing later referential timber joinery (fire hose reel, architraves and bookshelf) the wall directly in front appears to be an original wall with later openings (right image).



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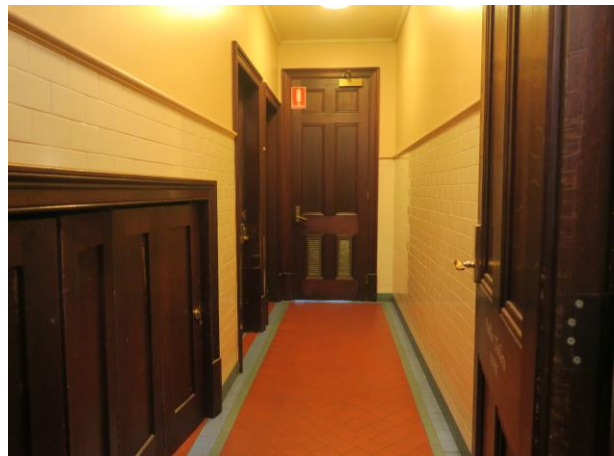


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Figure 15 – View across the rear timber framed space showing timber ceilings with multiple penetrations. The double doors to access this space are timber with glass infill panels (left image). View along the rear hallway from the stair hall at level 1. This space does not indicate the original configuration of the building. Two bathrooms are now accessed from this hallway which were installed as part of the 1990s restoration works (right image).



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### 2.3.3 Level 2

Level 2 has a public reading room to the west. The space to the north of the lift is occupied by an office for library staff. The ceilings in this space are contemporary suspended ceilings. The ceilings have plaster cornices and a number of penetrations for services including light fittings and air conditioning ducts. An original chimney breast is extent on the southern wall of the western space. However, there is no fireplace.

The office space on this floor has a high degree of referential joinery constructed in the 1990s. There is a timber door between the office space and the public space which is currently blocked off by furniture. This opening is later, however, the wall appears to be original. The office space has the only visible fireplace in the building. The surrounds of the fireplace are marble.

There is a bathroom off the office space with a contemporary fit out. The door and architraves appear to be later.

Figure 16 – View across open eastern room on Level 2 (left image). View of ceiling to Level 2 space showing suspended ceilings, cornices, contemporary light fittings and air conditioning duct. An original chimney breast is also visible on the southern wall (right image).

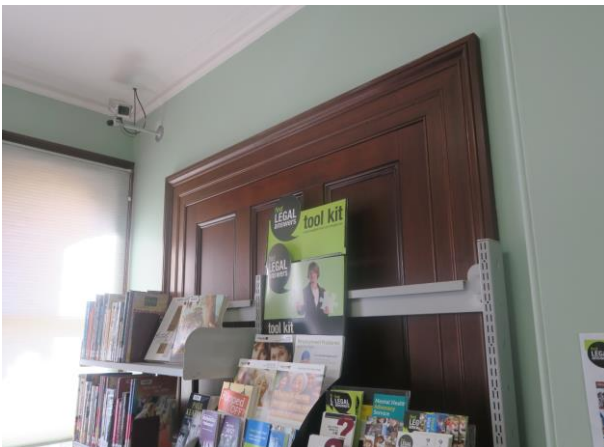


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Figure 17 – View of opening between library reading room and office. This opening appears to be a later opening with referential joinery in an original wall (left image). View of original fireplace and hearth to east office space (right image).



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Figure 18 – Later bathroom fit-out to space off office at Level 2 (left image). Later joinery to bathroom off office space (right image).



Urbis 2018



Urbis 2018

### 2.3.4 Circulation

There is one lift in the building servicing all levels (Ground – Level 2). It is located to the centre of the floor plate. The lift is a recent addition to the building. However, at Ground Floor it is located within what was the original strong room. The small hall at Levels 1 and 2 which access the lift has little detailing, the ceilings are contemporary with a number of penetrations for services.

The stairwell is located adjacent to, and south of, the lift well and services all floors. The stairwell is original, and the space appears to comprise the highest degree of original fabric in the building. The stairs (including the balustrade) appear to be original in terms of both fabric and configuration. However, some balusters appear to have been replaced. The timber skirtings in the stairwell also appear to be original.

At both Level 1 and 2 an arch is visible to the western wall of the stairwell. Both arches have been infilled with lightweight fabric. The arches appear to be remnant of the original construction of the stairwell as openings on both levels are seen in early plans. Both arches have deep timber architraves however the arch at Level 1 is more expressed than the other. The reveal of this arch features painted timber panelling.

The doors to the stairwell are timber doors which have been significantly modified for the purpose of fire rating. The door frames now have a steel core which is visible when the door is open.

There is an arch at Ground Floor near the termination of the main stairs. The arch extends from the rear (eastern) face of the original strong room across the hall and frames the axis which extends from the bottom of the stairs to the Hay Street entry. The arch appears to be original.

Figure 19 – Ceiling to hall adjacent to lift at Level 2 (left image). Arch to west wall of stairwell at Level 2 (right image).



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Figure 20 – Lift doors from Level 2 showing all later joinery (left image). Flight of stairs between Levels 1 and 2. The stairs appear to be original in terms of both fabric and configuration. However, some balusters appear to have been replaced (right image).



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Figure 21 – Arch to west wall of stairwell at Level 1 (left image). View of original infilled arch from reading room at Level 2 (right image).



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Figure 22 – View of base of original infilled arch from reading room at Level 2 (left image). Fire door constructed in 19<sup>th</sup> century referential style with timber outer and steel core (right image).



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Figure 23 – Arch to stairwell at Ground Floor (left image).



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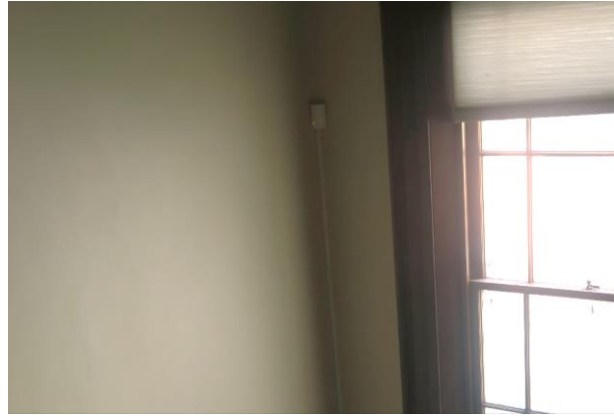
### 2.3.5 Services

Services throughout the building date to 1990s. Services have generally been installed in a sympathetic way i.e. surface mounted rather than chased into original walls. Services are run along the floor through later ducted skirtings. Later air conditioning registers on walls are visible throughout. The air conditioning registers have referential timber surrounds and metal grilles over the openings. Light switches throughout are contemporary however have the detailing of earlier switches. Light fittings throughout are later.

Figure 24 – Surface mounted services to Level 1 (left image) Surface mounted services to stair well (right image).



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Figure 25 – Ducted skirtings (left image) Air conditioning register in wall on Level 1 (right image).

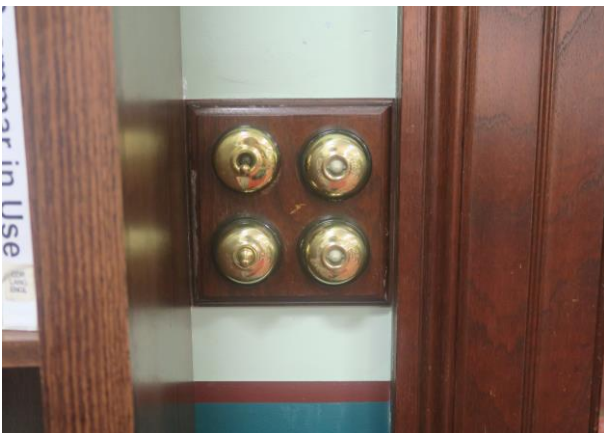


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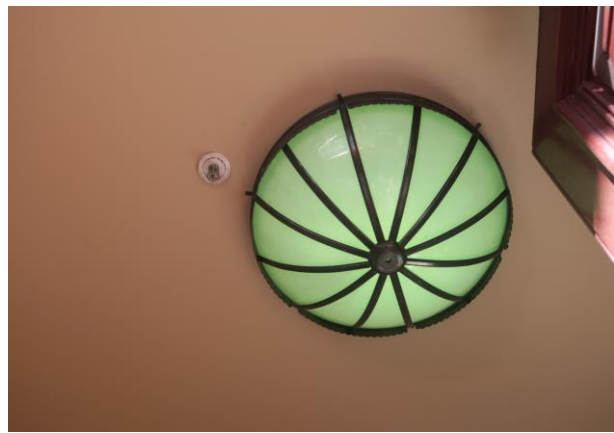


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Figure 26 – Referential light switch (left image). Later light fittings on Level 1 (right image).



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## 2.4 CONDITION ASSESSMENT

The building is generally in good condition, having been fully restored less than 30 years ago and regularly maintained.

Minor observations regarding condition are noted:

- The later addition bluestone base course to the northern façade appears to be failing.
- Possible evidence of damp to southern wall of principal building form (visible from timber frame structure) requires further investigation.
- Some internal timber window sills are loose and require refixing
- Minor cracking to coffered ceilings

Figure 27 – Failing bluestone basecourse (left image) Cracking to coffered ceiling at Ground Floor (right image).



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*Urbis 2018*

Figure 28 –Evidence of damp to west face of bathroom at Level 1 (left image)



*Urbis 2018*



## 3 HISTORICAL SOURCES

This Conservation Management Plan is based upon published reports and primary research undertaken in several repositories including:

- City of Sydney Archives;
- State Archives and Records;
- Sydney Water/Water NSW Historical Research Facility;
- State Library of NSW (Mitchell Library);
- NSW Land Registry Services;
- National Library of Australia (Trove databases); and
- NAB Archives.

A complete Bibliography is contained in Section 10 of this report.

Sections 3.3 and 3.4 of the Historical Overview are reproduced from two reports on the Capitol Theatre which provide a general history of the area, namely: Kate Blackmore (1989) *What is an atmospheric theatre? Capitol Theatre Historical report for Council of the City of Sydney*; and James Semple Kerr (1990) *The Haymarket and The Capitol: A conservation plan for the area bounded by George, Campbell, Pitt and Hay Streets, Sydney*. The authors of these publications are acknowledged with thanks. These sections have been supplemented with additional information and illustrations.

### 3.1 HISTORICAL OVERVIEW

#### 3.1.1 Indigenous History

There has been no research on the Aboriginal use of the vicinity. One of the few explicit historic references is provided by David Collins. In November 1796, he noted that "Bennillong" had complained to the Governor that the Aboriginals were assembling "in a considerable body near the Brickfields to lie in wait for him [Bennillong] and where, if possible, they intended to kill him".<sup>3</sup> According to Collins, this eventuality was averted by the governor's provision of an armed escort for "Bennillong" while he warned those assembled that they would be driven from the area if his life was taken.

Those assembled would have been the Guringai people who no doubt used the creek area for subsistence. However, because of its swampy character, it is unlikely that they camped there. Andrew Wilson suggests that, judging by the results of other archaeological excavations in Sydney, occupational remains are unlikely on the site.<sup>4</sup>

#### 3.1.2 Brickfield Hill and The Haymarket, 1788-1888

The Haymarket site occupied the low swampy land at the southern foot of Brickfield Hill about a mile south of Sydney Cove. It was drained, somewhat inadequately, by a creek which rose in the Surry Hills to the south-east and crossed what is now Belmore Park to the alignment of Hay Street near the Capitol Theatre.

According to Assistant Surveyor Meehan's map of 1807, the creek passed under a small bridge on the track which connected the Sydney High (George) Street to Parramatta (Figure 29). This bridge was approximately on the present intersection of George and Hay Streets and, at the time, the sand and mud flats of Cockle Bay (Darling Harbour) extended right up to its western side. If this seems hard to credit, it must be remembered that the vicinity of the creek has been extensively filled and levelled.

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<sup>3</sup> Collins, II, 5

<sup>4</sup> Blackmore, Capitol, Wilson, mdix

Figure 29 – Plan of the Town of Sydney in New South Wales by James Meehan Assistant Surveyor of Lands by Order of His Excellency Governor Bligh 31<sup>st</sup> October 1807. Photolithographed at the Government Printing Office Sydney, New South Wales. [1850-1899?]



Source: NLA, <http://nla.gov.au/nla.obj-229911438>

Meehan's map suggests that, before the bridge was built, the track turned south-east and followed the bank of the creek until a convenient crossing place was reached. The present frontage of Mick Simmons and the Hong Kong Bank on the corner of George and Campbell Streets (724-728), derives its splayed alignment from the 45 degree turn of the original track.

Europeans used the north bank of the creek right from the beginnings of settlement. In March 1788, Collins reported that "a gang of convicts was employed ... making bricks at a spot about a mile from the settlement, at the head of Long Cove" (Cockle Bay, later Darling Harbour). In addition, two acres of ground were marked off for "such officers as were willing to cultivate them". The agricultural result, if any, is unknown, but the industrial activity came to identify the place.<sup>5</sup>

The clay pits, kilns and convict huts were scattered over the area immediately north-east of the creek and on the lower slopes of what became known as Brickfield Hill. In July 1790, the unskilled convicts were employed in "forming a road from the town to the brick-kilns, for the greater ease and expedition in bringing bricks to the different buildings".<sup>6</sup> By 1793, the bricks were conveyed by three brick carts, each drawn by twelve men under the direction of an overseer.<sup>7</sup>

<sup>5</sup> Collins, I, 17

<sup>6</sup> Collins, I, 103

<sup>7</sup> Collins, I, 277-8

In 1811, following the arrival of that orderly and entrepreneurial Scot, His Excellency Governor Lachlan Macquarie, Sydney was divided into five districts each with a watch-house and police-force:

*for the protection of the inhabitants from night robberies, and for the more effectually securing the peace and tranquillity of the town, and apprehending all disorderly and ill-disposed persons committing nightly depredations ...*

*As a necessary preparatory step to the proposed arrangements, His Excellency deems it expedient to give regular and permanent names to all the streets and ways ...*

*The principal street in the town, and leading through the middle of it from Dawes' Point to the place near the Brickfields, where it is intended to erect the first toll bar, being upwards of a mile in length, and hitherto known alternately by the names of High-street, Spring-row and Serjeant-Major's-row, is now named "George-street", in honour of our revered and gracious Sovereign.<sup>8</sup>*

The boundaries of the 5th District, served by George Street, extended:

*from Park-street and the burying-ground on the north to the southern extremity of the Brickfields on the south, and extending from Hyde Park and Surry Hills Farm on the east to Cockle Bay on the west.<sup>9</sup>*

Thus, the future site of the Haymarket became the southernmost part of the 5th District.

His Excellency was not one to miss the opportunity of raising funds for "the ornament and regularity" of the town of Sydney and lost no time in commanding and directing:

*that all bricks, pottery and other articles of whatever nature which may be sent from the Brickfields to Sydney, or from Sydney to the Brickfields, shall be passed through the turn-pike-gate, and pay the same toll as if going to or coming from Parramatta, and any article which may be sent to or from the Brickfields by any circuitous or different road from the public turnpike is to be seized, the cattle drawing or carrying them impounded for trespass, and the person so endeavouring to evade the regular toll to be severely fined and punished.<sup>10</sup>*

The turnpike gate can be seen across George Street as a later addition to Meehan's 1807 map. It was not a popular measure and probably resulted in a variety of evasions including the transacting of business outside the town whenever possible. Such activities may have contributed in some measure to Macquarie's ultimate removal of the gate to its 1820 location further south to what is now Railway Square (Figure 30). In any case, with the establishment of large barracks for convict carters with their bullocks, horses and carts where Eddy Avenue now joins Pitt Street, much of the traffic up Brickfield Hill involved government public works.

By June 1829, the area at the foot of Brickfield Hill was officially operating as a "New Cattle Market."<sup>11</sup> Such use was probably little more than the legitimisation of a de facto situation. The terrain was swampy and unsuitable for other development and, as Michael Christie points out, it was the usual halting place before the steep ascent into the town. Moreover, on the northern side of the George Street Bridge lay the Peacock Inn, a watering hole for wagoners, while close by lay semi-permanent fresh water for stock. Cattle landed at the Market Wharf in Cockle Bay, formerly destined for the town market, were now driven down the alignment of Sussex Street round Brickfield Hill to "the flat area south of Campbell St".<sup>12</sup>

According to James Maclehole, the ascent of Brickfield Hill in 1837 was still steep, difficult and even dangerous. The following year, in a major undertaking, over a million cubic feet of material, much of it rock, was cut by convict labour from the upper parts of the hill and removed to the lower to create a gradually inclined plane, thus making it safe "for all kinds of drays, waggons and carriages".<sup>13</sup>

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<sup>8</sup> HRNSW, VII, 427-8

<sup>9</sup> Ibid., 479

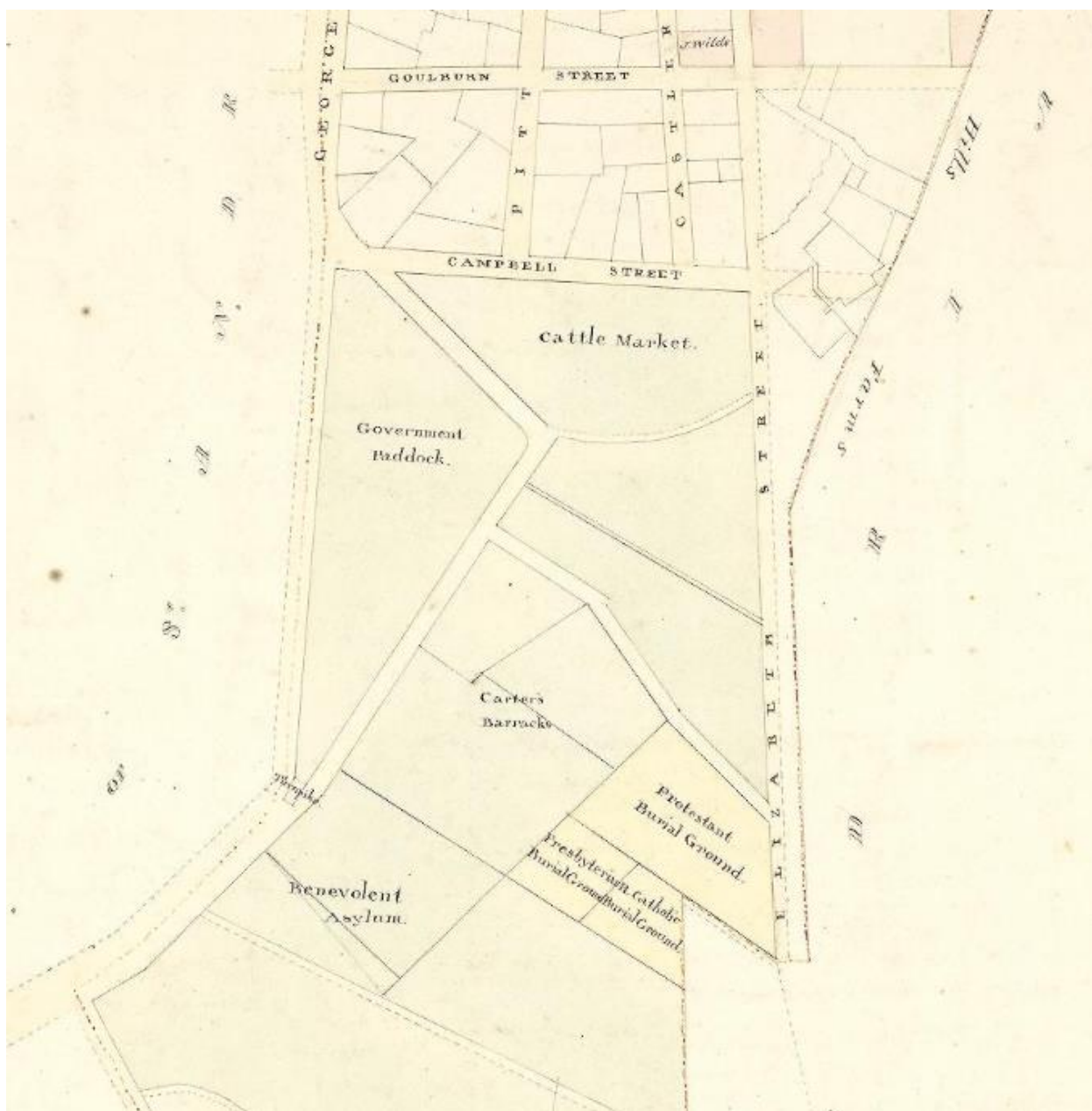
<sup>10</sup> HRNSW, VII, 594

<sup>11</sup> *Sydney Gazette*, 16 June 1829

<sup>12</sup> Michael Christie, *The Sydney Markets 1788-1988*

<sup>13</sup> James Maclehole, *Picture of Sydney and strangers' guide in NSW for 1839*, 69

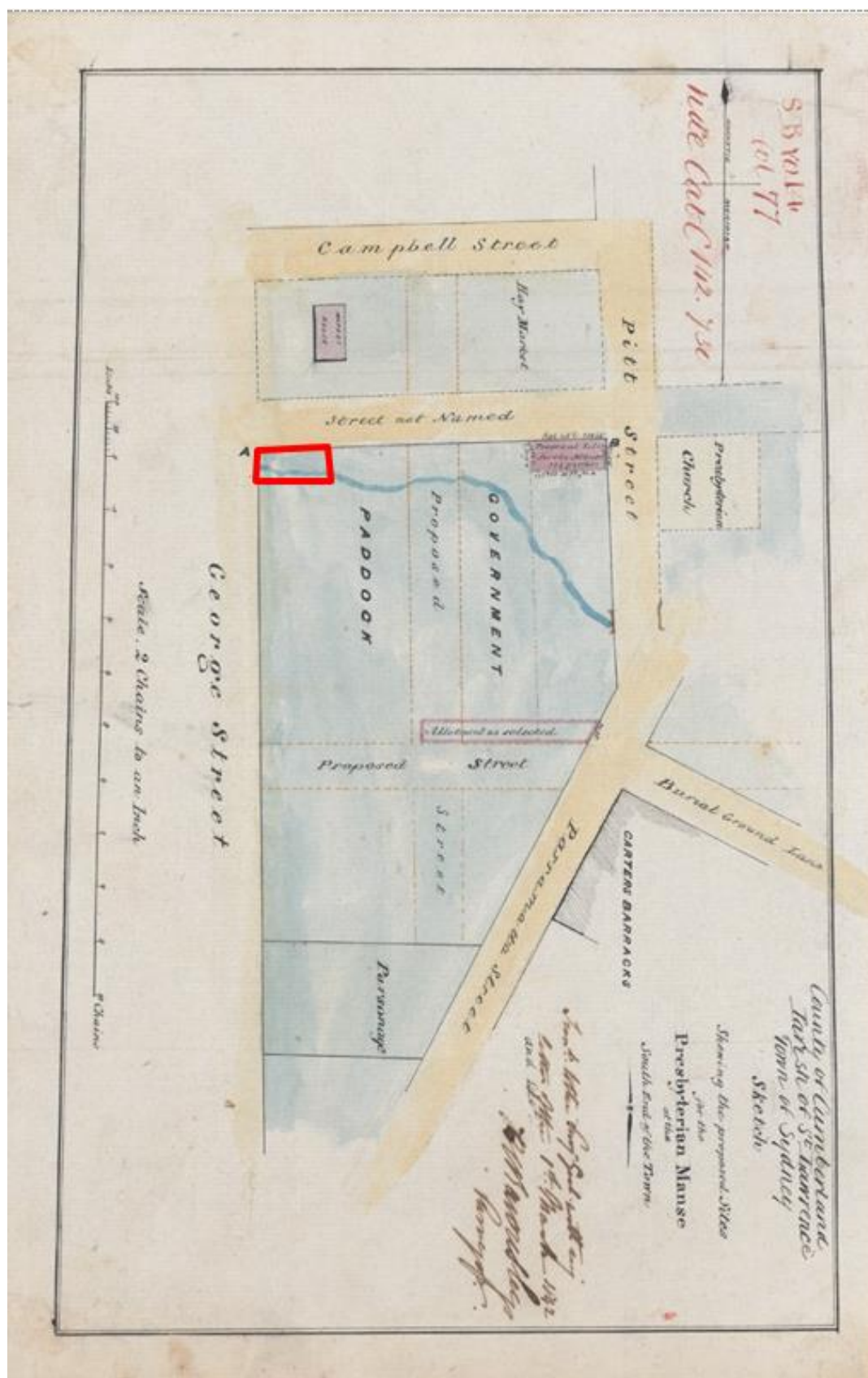
Figure 30 – Detail from Parish Saint Lawrence, pre-1840.



Source: NSW LRS, PMapMN05, 14074101.jp2

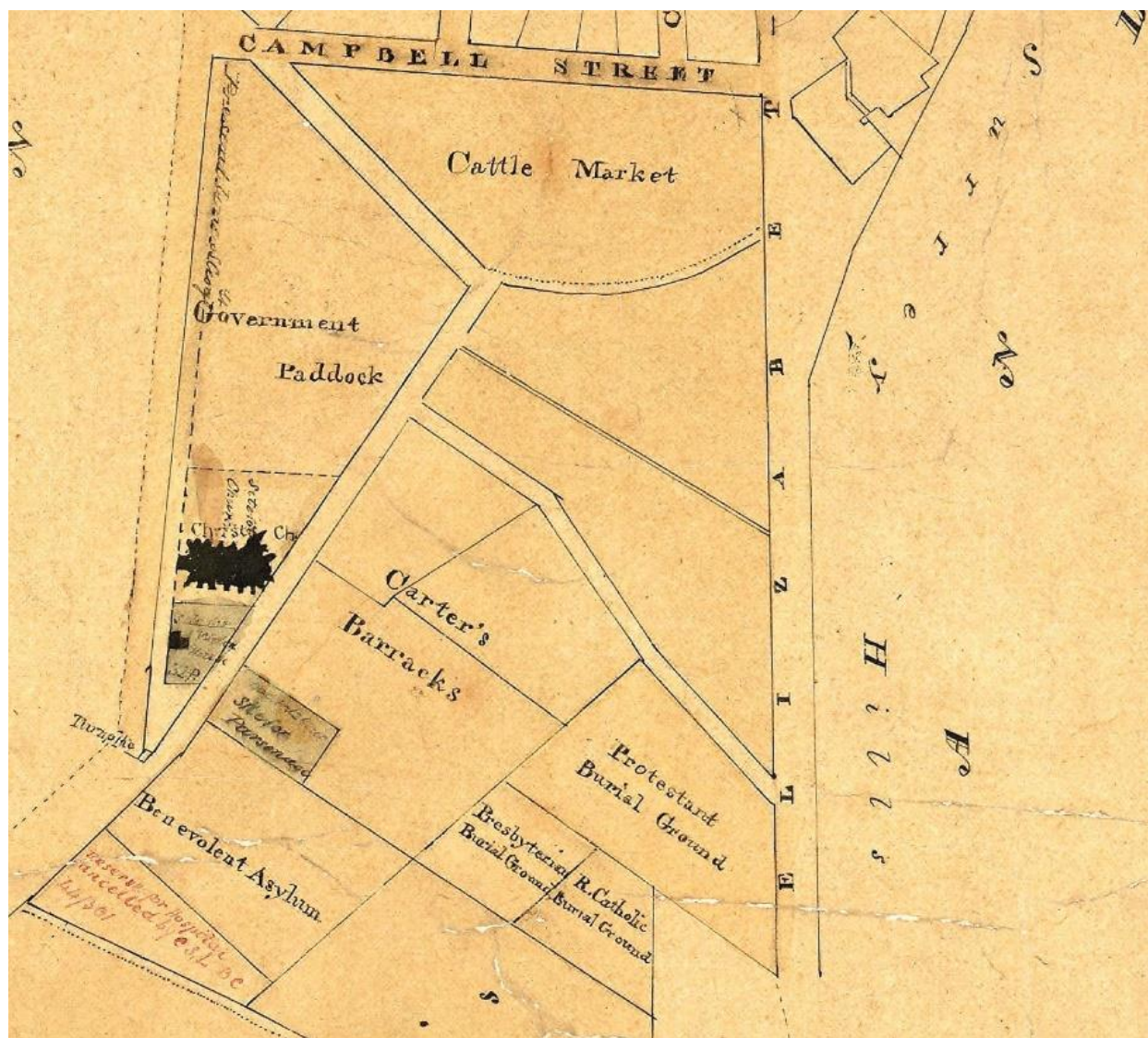


Figure 31 - County of Cumberland Parish of St Lawrence Town of Sydney Sketch shewing the proposed site for the Presbyterian Manse at the south end of town, 1842. [Sketch book 4 folio 77]. The subject site is outlined in red thereon.



Source: State Archives & Records, NRS13886[X756]\_a110\_000031

Figure 32 – Parish of Saint Lawrence County of Cumberland, c1840s.



Source: NSW LRS, PMapMN05, 14074001.jp2

When Samuel Mossman and Thomas Banister climbed Brickfield Hill in 1852 they described it as "a wide and airy street with rows of two and three storeyed houses".<sup>14</sup> Earlier, as they approached Sydney Town along the Parramatta Road, Mossman and Banister noted:

*Proceeding onward in this direction for about half a mile, you come to the Hay-market, passing on your way Christ Church and the Benevolent Asylum. All along the road through this suburb looks like the approach to an English market-town: the small green-grocers, with bundles of hay and straw at their doors; the dealers in odds and ends for country customers; the blacksmith's forge, with the horses waiting to be shod; and the snug roadside inns, where carriers and small settlers with dairy and farm produce put up, whom you may see sitting on side benches outside the doors, smoking their pipes and quaffing their tankards of ale; while the more noisy customers may be heard dancing inside to the sound of a fiddler. The most uproarious and extravagant frequenters of these tap-rooms, it will be readily supposed, are now the successful returned gold diggers ...*

*The Hay-market [itself] is a large open space at the foot of Brickfield Hill, with a substantial market-house in the middle of it, surmounted by a turret-clock.*<sup>15</sup>

<sup>14</sup> Mossman and Bannister, p205

<sup>15</sup> Ibid., p204-5



Woolcott & Clarke's 1854 map of the City of Sydney shows the layout of the area (Figure 38). The "substantial market-house" mentioned by Mossman and Banister was situated on the George Street frontage of the Haymarket and the cattle market was confined to the block bounded by Campbell, Castlereagh, Hay and Pitt Streets. The "market-house" with its shingle roof was demolished by William Watkins early in 1876 to make way for his new terrace.

As early as 1845, when the markets had been handed over to the City Council by deed of grant,<sup>16</sup> the cattle market had both outgrown its site and been hemmed in by urban development. However, it was not until the completion of the Glebe Island abattoirs in the 1860s that the cattle market was redeveloped as a fruit and vegetable market. The three long sheds of the new market were opened on 14 May 1869<sup>17</sup> and named after the then Governor of NSW, the Earl of Belmore. By 1872, the Belmore Markets had become the main Sydney outlet for fruit and vegetables.<sup>18</sup>

During the 1870s and 1880s, the open space of the Haymarket west of Pitt Street was known as Paddy's Market and had a variety of activities. Saturday nights were devoted to entertainment with buskers, jugglers, orators and hot sav and peanut stands.<sup>19</sup> Phillip Wirth, in his speech on the opening of the Hippodrome in 1916, recalled that this was the exact site upon which the first Wirth Bros Circus had opened 36 years earlier.

*The Handbook to the City of Sydney*, published in 1879, furnished the following description of the locality of the eastern frontage of George Street, Haymarket:

*Crossing Liverpool and Goulburn Streets we arrive at the HAYMARKET SQUARE the property of the Corporation of Sydney. The hideous structure which formerly occupied this valuable frontage has been superseded by an elegant block of buildings, on a plot of land leased from the Council by the later Mr Watkins, for a term of twenty years, at a gross rental of £30,000. At the corner of Campbell Street is a branch of the Australian Joint Stock Bank, adjoining which is a branch Post, Telegraph and Money Order Office, and the corresponding corner of Hay-street, the 'Palace' Hotel, which several commodious business places intervening. At the next corner of the southern branch of the Commercial Bank, also built on leased Corporation ground. From thence to Christ Church are a number of elegant shops, including the premises of Hordern and Sons, with their palace show rooms, and the branch Savings' Bank, and the ever memorable Christ Church which has long held the name of the aristocratic Anglican place of worship, and is amongst the oldest display of architecture we have...*<sup>20</sup>

Three years later, the *Gibbs Shallard Guide to Sydney* noted that Hay Street had been extended westward to Pyrmont "over a region reclaimed at great expense from the waters of Darling Harbour" and a branch of the Commercial Bank [of Sydney] of commendable architectural quality had been erected on the south-east corner of Hay and George Streets.

To the east, on the southern alignment of Hay Street and flanking the markets, were the Wesleyan Chapel, the Presbyterian Manse and, across Pitt Street, the Presbyterian Church. Opposite the eastern end of the markets in Castlereagh Street was St Francis Catholic Church. Campbell Street, however, remained "peopled principally by produce merchants, general dealers and publicans, who depended greatly upon the market trade."

### 3.1.3 Hay Street Creek and Sewer

At the time of European settlement, the subject site was bisected by a creek flowing into the tidal mudflats at the head of Cockle Bay (now Darling Harbour). This creek is depicted on numerous early plans of Sydney including the "proposed subdivision of part of the Government Paddock George Street South Sydney" (Figure 33), and "Sydney St Lawrence - Wesleyan Chapel and dwelling house near Hay and Parker Streets" (Figure 34). Despite being subdivided in the 1840s, the subject site (Lots 1 and 2 at the corner of George and Hay Street and Parker Lane) was clearly unsuitable for development and remained vacant land for the

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<sup>16</sup> Christie, *Sydney Markets*, p70-1

<sup>17</sup> Tod & Cork, *Dream Palaces*, I, p1

<sup>18</sup> Christie, *Sydney Markets*, p71

<sup>19</sup> Tod & Cork, *Dream Palaces*, I, p1

<sup>20</sup> *Handbook to the City of Sydney*, 1879, p9

next two decades. The vacant allotments and the creek are clearly delineated in the 1843 survey (Figure 36), Woolcott & Clarke's Plan of the City of Sydney (Figure 38) and the City Detail Sheet in 1855 (Figure 39).

By 1860, the inhabitants of the area were fed up with frequent floods in the Haymarket and surrounding streets during heavy downpours:

*caused by the accumulation of water flowing from George, Pitt, Goulburn, Campbell and Devonshire Streets and Strawberry Hills into Hay Street, and the only outlet from thence being a small culvert of four feet wide by three feet deep.*<sup>21</sup>

The following year, following representations from influential residents of the locality, the Council voted to lay a ten-feet by six-feet inch sewer at Hay Street from Parker Street to Darling Harbour.<sup>22</sup> Construction of the sewer did not take place until 1862. In the intervening period, the Council voted to levy property owners the sum of £370 towards the formation of the sewerage works.<sup>23</sup> The Hay Street sewer was completed substantially by June 1863:

*The stone tunnel to carry the sewer into Darling Harbour is now finished to the head of Hay-street, a length of thirteen hundred feet. The branch sewers are commenced, and the Corporation have voted money for construction a sewer from the bridge near Campbell-street to Hay-street, upon which the open water course across the Hay-market will be done away with.*<sup>24</sup>

Coinciding with the completion of the Hay Street sewer, in October 1864, the Council applied to the Department of Lands "for a grant to the City for market purposes of the two allotments of land on the south side of Hay Street between George Street and Parker Street through which the water course passes."<sup>25</sup> Secretary Wilson requested additional information on the proposal and queried the unsuitability of the area of land for ordinary market purposes owing to its size. In May 1865, Secretary Robinson informed the Council that the Government approved of the dedication of the two allotments "to market or other public purposes".<sup>26</sup> Following a delay of eight years, the said allotments (including the subject site) were vested in the City Council in 1873 in accordance with the City Leasing and Improving Act.

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<sup>21</sup> "Haymarket Floods", *Empire*, 5 May 1860, p8 and "Public meeting of householders in the vicinity of the Haymarket", *Sydney Morning Herald*, 7 April 1860, p7

<sup>22</sup> "Sydney Municipal Council", *Empire*, 11 June 1861, p4

<sup>23</sup> "Municipal Council", *Sydney Morning Herald*, 3 February 1862, p3

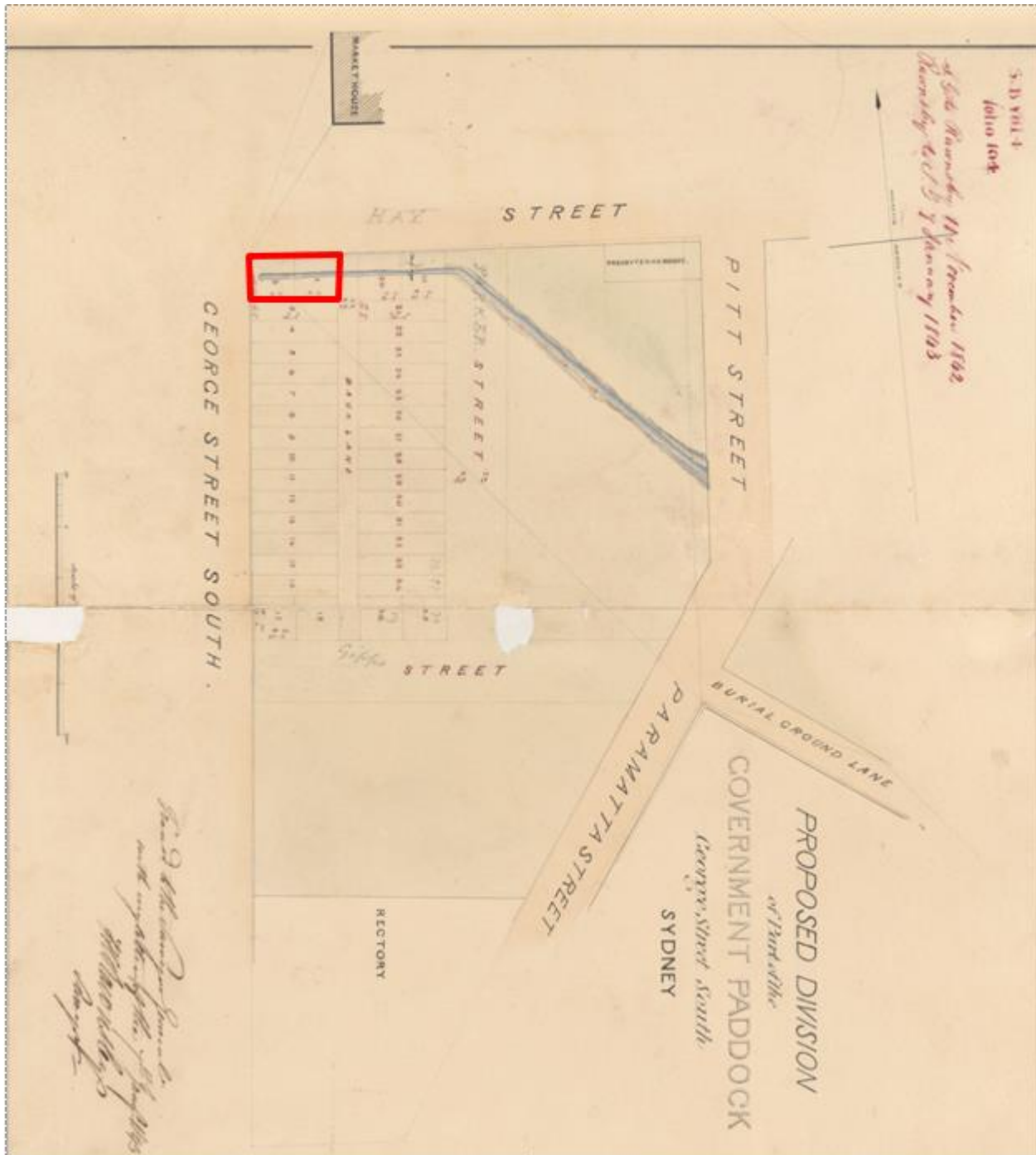
<sup>24</sup> "City Improvements", *Sydney Morning Herald*, 20 June 1863, p6

<sup>25</sup> City of Sydney Archives, 26\_71\_077.pdf

<sup>26</sup> "Sydney Municipal Council", *Sydney Morning Herald*, 9 May 1865, p5



Figure 33 - Proposed division of part of the Government Paddock George Street South Sydney [Sketch book 4 folio 104], 7 January 1843. The subject site is shown in red.



Source: State Archives & Records, Digital ID: NRS13886[X756]\_a110\_000082

Figure 34 - Sydney St Lawrence - Wesleyan Chapel and dwelling house near Hay and Parker Streets [Sketch book 4 folio 202], 23 September 1845. The subject site is shown in red.



Source: State Archives & Records, Digital ID: NRS13886[X758]\_a110\_000064

[illegible]

28 HISTORICAL SOURCES



Figure 36 - Sydney St Lawrence - Tracing showing that portion of the City of Sydney between Campbell Devonshire George & Elizabeth Streets [Sketch book 7 folio 10], after 1844. The subject site is shown in red.



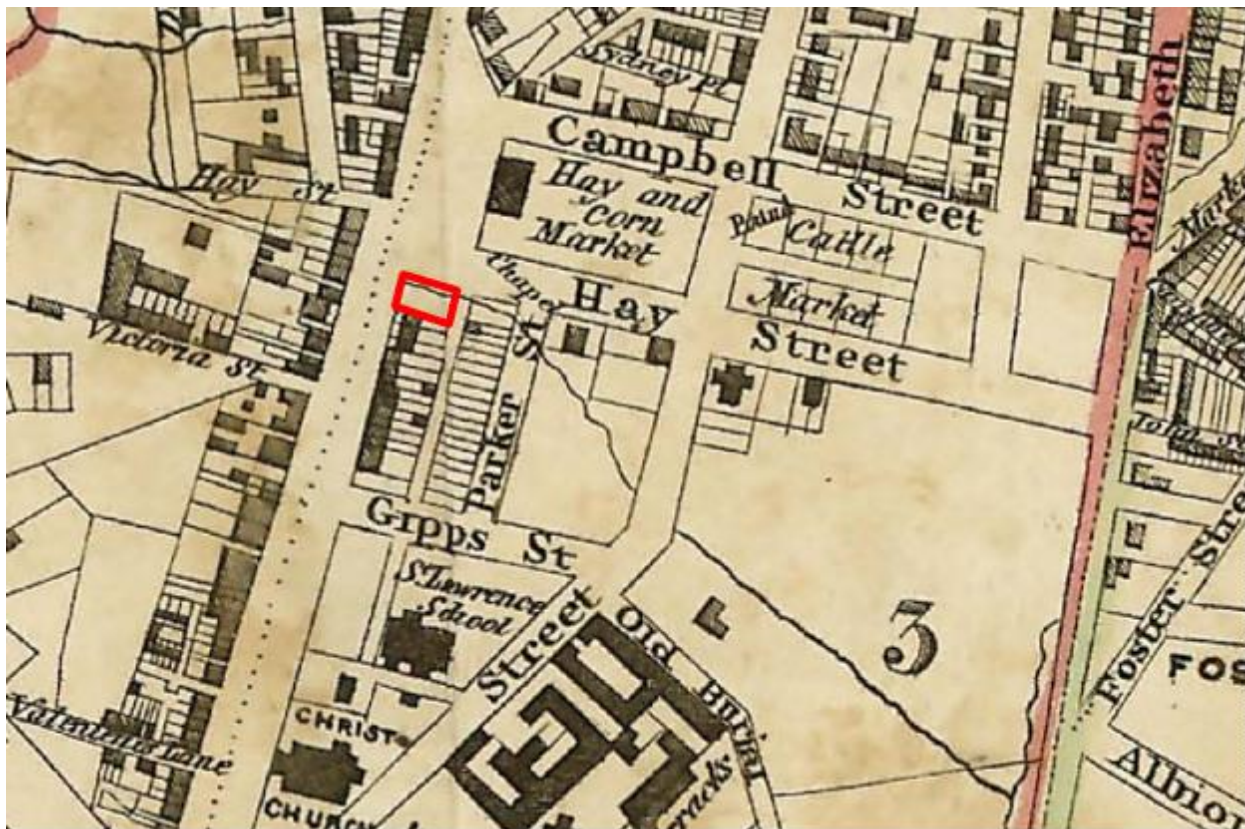
Source: State Archives & Records, Digital ID: NRS13886[X766]\_a110\_000030

This is a historical map of the University of Toronto campus. The map shows the layout of the university grounds, including the old library building, which is circled in red. Other labeled areas include the 'New Library', 'Gardens', 'Gymnasium', and 'University of Toronto'. The map also shows surrounding streets and landmarks, such as 'Queen's Park' and 'University Avenue'.

## 30 HISTORICAL SOURCES



Figure 38 – Detail from Woolcott & Clarke's Map of the City of Sydney with the environs of Balmain and Glebe, Chippendale Redfern, Paddington, etc., 1854. The subject site is shown in red.



Source: City of Sydney Archives, [http://cdn.cityofsydney.nsw.gov.au/history/maps/1174/1174\\_001.pdf](http://cdn.cityofsydney.nsw.gov.au/history/maps/1174/1174_001.pdf)

Figure 39 – Extract from City Detail Sheets Map 23, 1855. The subject site is shown in red.



Source: City of Sydney Archives, [http://cdn.cityofsydney.nsw.gov.au/history/maps/502/502\\_023.pdf](http://cdn.cityofsydney.nsw.gov.au/history/maps/502/502_023.pdf)

Figure 40 - Haymarket - Trac[ing] shewing the land (edged [in green]) purposes and at present used as [...] horses of the Mounted Patrol part [...] applied for as a site for Roman [Catholic Church] [Sketch book 9 folio 8], 1 January 1863. The subject site is shown in red.



Source: State Archives & Records, Digital ID: NRS13886[X773]\_a110\_000021

The City Properties Leasing and Improving Act 1873 reads as follows:

*WHEREAS doubts exist as to the power of the Municipal Council of the City of Sydney to grant leases of or improve the various properties in the City of Sydney held by the said Council and it is expedient to remove such doubts Be it therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled and by the authority of the same as follows:*

*1. It shall be lawful for the Municipal Council of the City of Sydney to grant from time to time leases of the whole or any part of the various properties in the City of Sydney described in the Schedules hereto held by the said Council and to improve the said properties as the said Council may direct Provided that the said properties shall be let by public competition by way of auction or tender and no lease shall be granted for any term exceeding twenty-one years and that a reasonable yearly rent be reserved to the Council during the currency of the lease Provided further that the allotment described in Schedule Two may be let for any period not exceeding ninety-nine years.*

*2. This Act may be styled and cited as "The City Properties Leasing and Improving Act."*

The Act was assented to on 26 March 1873. Accordingly, Charles H Woolcott, Town Clerk of Sydney, invited tenders for the lease of the subject site for a term of 50 years (Figure 41). Thomas A Dibbs, Manager of the Commercial Banking Company of Sydney, responded on 5 May offering to lease the allotment for a rental of £150 per annum. Three days later, Council accepted the Bank's tender subject to the following conditions:

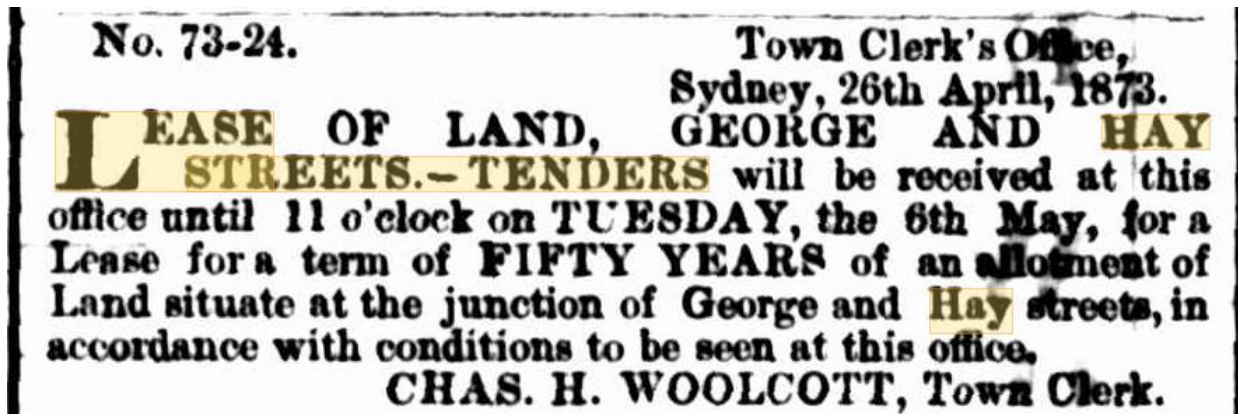
*The Lessee will be required to erect within two years from the date of lease, a Building, the value of which shall not be less than three thousand pounds. The design of the Building to be approved by the City Council.*



*The premises to be kept in good and tenantable state of repair during the term of Lease and to be insured in the name of the Lessors at the cost of the Lessees.<sup>27</sup>*

The lease was formally registered on 25 July 1873.

Figure 41 – Tender advertisement for lease of land.



Source: Sydney Morning Herald, 3 May 1873, p4

Figure 42 – Detail from Map of Sydney shewing on contrast The Town of 1802 with The City of 1873: supplement to the Sydney Mail. The items annotated in red are dated to 1873. Note "now the Hay Street sewer" west of the bridge in Parramatta Road in the vicinity of subject site.



Source: NLA, <http://nla.gov.au/nla.obj-231444792>

<sup>27</sup> "George & Hay St & Parker Lane – lease to Commercial Banking Coy.," City of Sydney Archives



## 3.2 COMMERCIAL BANKING COMPANY OF SYDNEY HAYMARKET BRANCH (1875-1925)

In 1873, the Commercial Banking Company of Sydney tendered to the Municipal Council of Sydney to lease the subject site at a ground rent of 150 pounds. In accordance with the City Properties Leasing and Improving Act 1873, the lease to the bank is registered on 25 July for a period of 50 years at a yearly rent of £150 10 shillings.<sup>28</sup> The choice of this site was undoubtedly influenced by its proximity to the corn, hay and cattle markets.

The bank promptly commissioned Mansfield Brothers, architects, to submit plans for proposed building on the site. Mansfield Brothers invited tenders in October 1873 for the construction of bank premises for the Commercial Banking Company at George Street, Haymarket (Figure 43). One month later, the architects accepted the tender of George Hall for masonry (£3,062) and William Chapman for finishing (£2,900). Hall was unable to complete his contract whereupon Richard Goldethorpe was appointed to complete the work. In mid-November, G Allen Mansfield forwarded to the Council the designs for the new branch of the Commercial bank (six plans in total), requesting their return “when done with”.<sup>29</sup> The letter is annotated that the Council raised no objection to the plans, and presumably returned the set of plans as requested.

Figure 43 – Tender advertisement.

**TO BUILDERS.—TENDERS** are invited for the **ERECTION** and completion of new **BANKING PREMISES**, at the Haymarket, George-street South, for the **Commercial Banking Company**.  
The works may be tendered for as under, viz. :—  
1st.—Excavation, drainage, masonry, and brickwork.  
2nd.—Carpenters and joiners' work, and all finishing trades.  
3rd.—Or the whole in one sum.  
Plans and specifications may be seen on application to Messrs. **MANSFIELD, BROTHERS**, Architects, 165, Pitt-street, Sydney, to whom **tenders** are to be delivered on or before **THURSDAY, 23rd October**.

Source: Sydney Morning Herald, 8 October 1873, p1

The Sydney Morning Herald reported on 31 July 1874 (page 5) that “a branch of the Commercial Bank is in course of erection at the Haymarket, at the corner of George and Hay Streets, and will soon be drawing towards completion”. By February 1875, the plasterers were working on the building, and internal fittings remained unfinished.<sup>30</sup> In August, the branch was “just completed, and will be occupied in a few weeks time”.<sup>31</sup>

The following detailed description of the building was furnished in the *Australian Town and Country Journal* in October:

*These handsome premises have a frontage to George-street of 38 feet, with a depth to Hay-street of 82½ feet, and a height of 50 feet. The building is of three stories, and is constructed of Pyrmont stone, with a slated roof. The style of architecture is Italian, the front presents a handsome main*

<sup>28</sup> OST Bk 137 No 96, NSW LRS

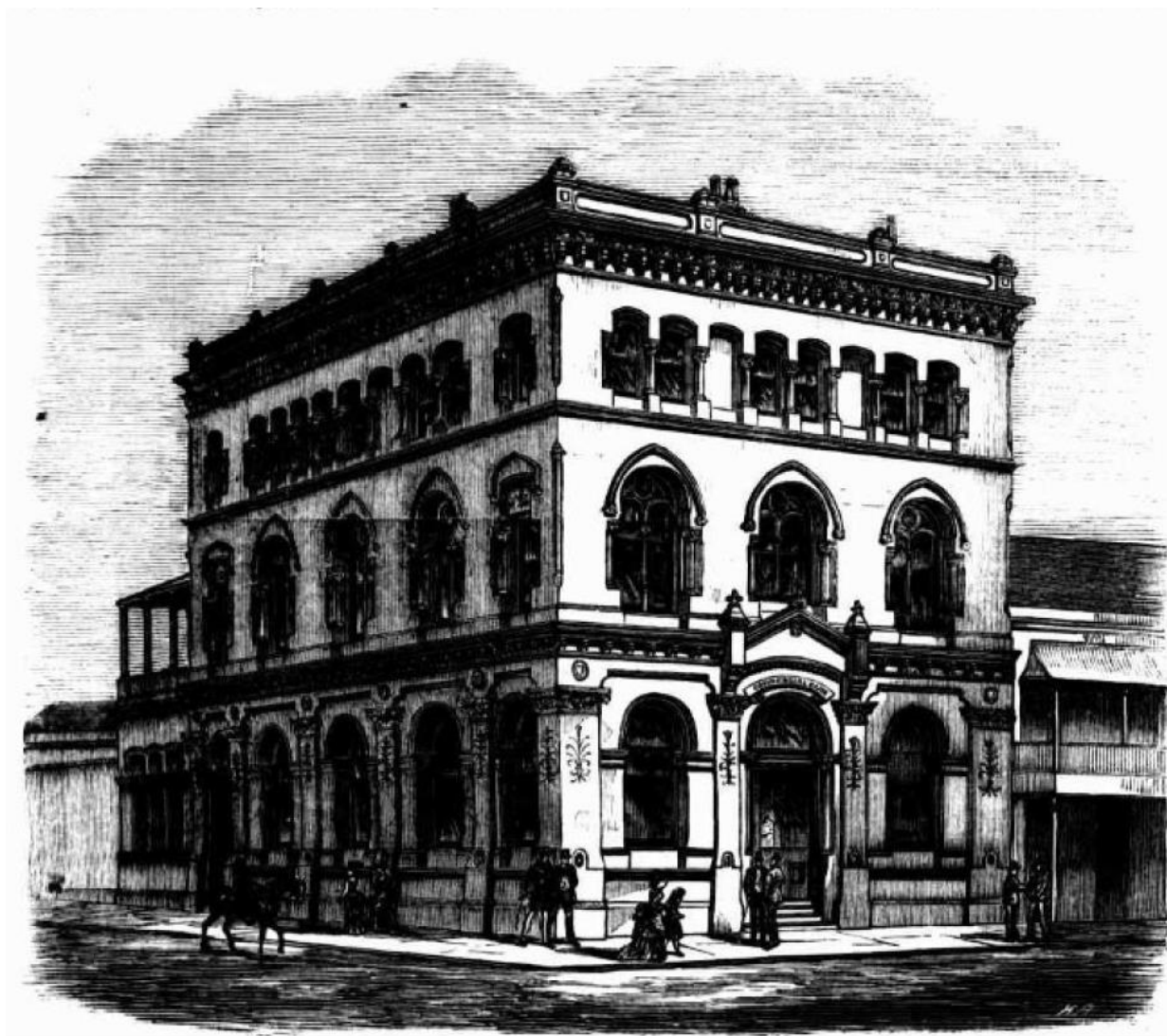
<sup>29</sup> G Allen Mansfield, architect, 5 November 1873 to Charles H Woolcott Esquire Town Clerk, City of Sydney Archives, 26\_124\_981.pdf

<sup>30</sup> “Sad Occurrence”, *Evening News*, 24 February 1875, p2

<sup>31</sup> “Sydney street improvements”, *Sydney Morning Herald*, 27 August 1875, p6

entrance, and the interior is decorated throughout with beautiful carved and polished fittings. On the ground floor is the banking room, 34 feet by 38 feet-being by far finest and largest of any branch bank in the city; the manager's room is also a fine apartment; and the strong room is in the centre of the building. The dining room and servant's offices, kitchen, &c, are on the ground floor. On the second floor are apartments for the manager's private residence, viz: a handsome drawing-room, with spacious balcony at back and three commodious bedrooms. On the third floor there are six bedrooms with bathrooms complete. The architects are Messrs. Mansfield Brothers; the contractor for the masonry is Mr. Richard Gawthorpe, and for the carpentering and finishing Mr William Chapman., The cost of the erection was about £7,000.<sup>32</sup>

Figure 44 – New Branch Commercial Bank, Haymarket, Sydney.



Source: *Australian Town and Country Journal*, 9 October 1875, p20

By the end of 1875, the Commercial Banking Company had three locations in the City of Sydney including: the head office in George Street at Barrack Street; the newly built premises at George and Hay Street, Haymarket; and another office in Oxford Street. Beyond the City there were 53 branches across New South Wales, five in Queensland and one in London.

The "Commercial Bank Southern Branch" was first listed in the Sands Directory in 1876. James Antrobus was the manager in residence. According to the 1877 City of Sydney rate book, the building was described as comprising three storeys, sixteen rooms and built in stone with slate roof. The subject site is outlined in H Percy Dove's, *Plans of Sydney in 1879-1880* (Figure 45). In this survey plan, the Commercial Bank at 744

<sup>32</sup> "New Branch Commercial Bank, Haymarket, Sydney", *Australian Town and Country Journal*, 9 October 1875, p20

Figure 45 – Detail from Plans of Sydney / executed by H. Percy Dove, Sheet 42, 1880. Subject site shown in red.



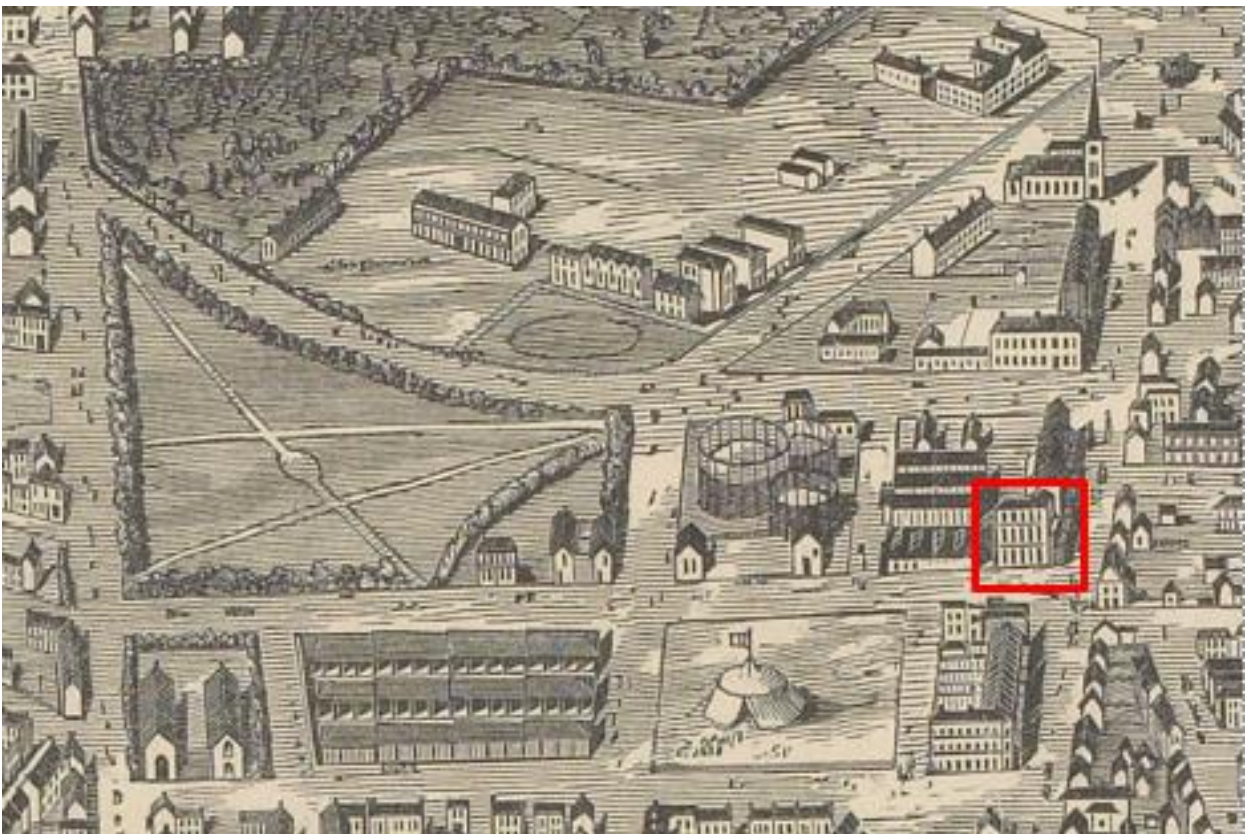


Figure 46 – George Street looking towards Christ Church, c1870s.



Source: SLNSW, a089451h

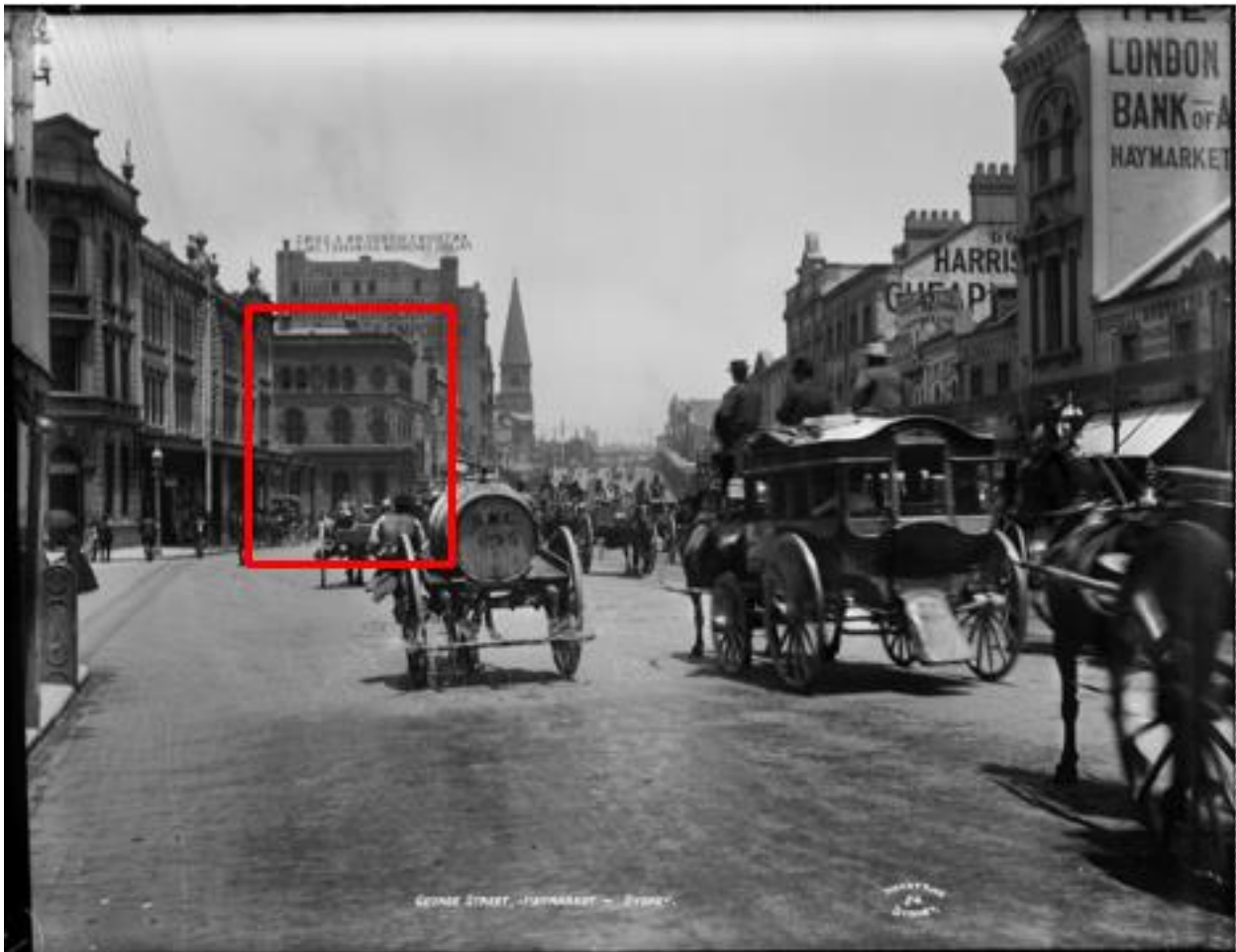
Figure 47 – Detail from Bird's eye view of Sydney. Subject site outlined in red in the vicinity of Wirths Circus (tent), Belmore Markets and Australian Gas Light Co.



Source: Illustrated Sydney News, 2 October 1879



Figure 48 – George Street, Haymarket - Sydney, c1890s by Henry King.



Source: MAAS Archives 165071

Figure 49 – John Henry Harvey, Brickfield Hill, Sydney, c1900.



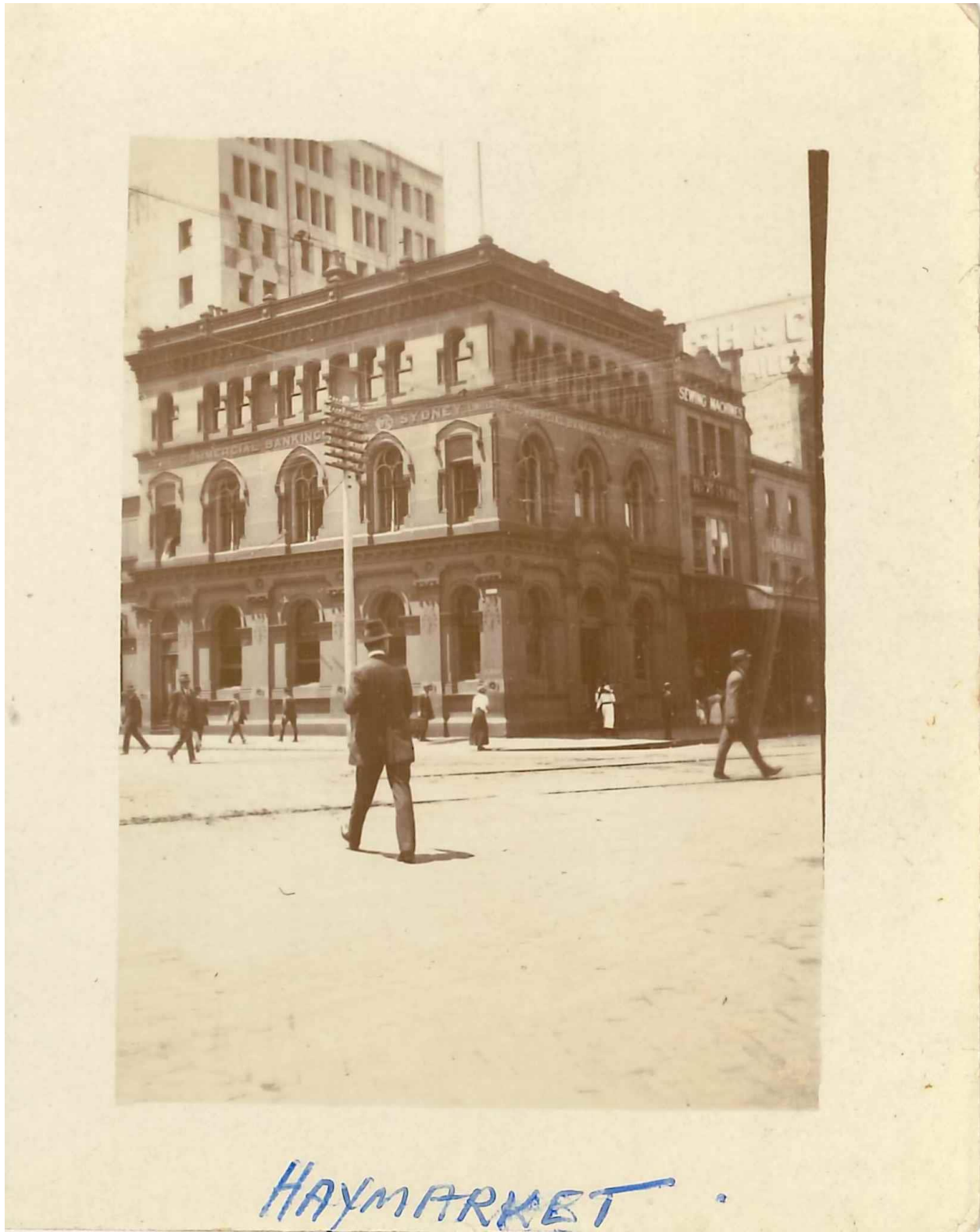
Source: SL VIC, <http://handle.slv.vic.gov.au/10381/75398>

Figure 50 – George Street at Haymarket, c1900.



Source: MAAS Archives, 129196

Figure 51 – Commercial Banking Company of Sydney, Haymarket, after 1901.



Source: NAB Ltd Archives



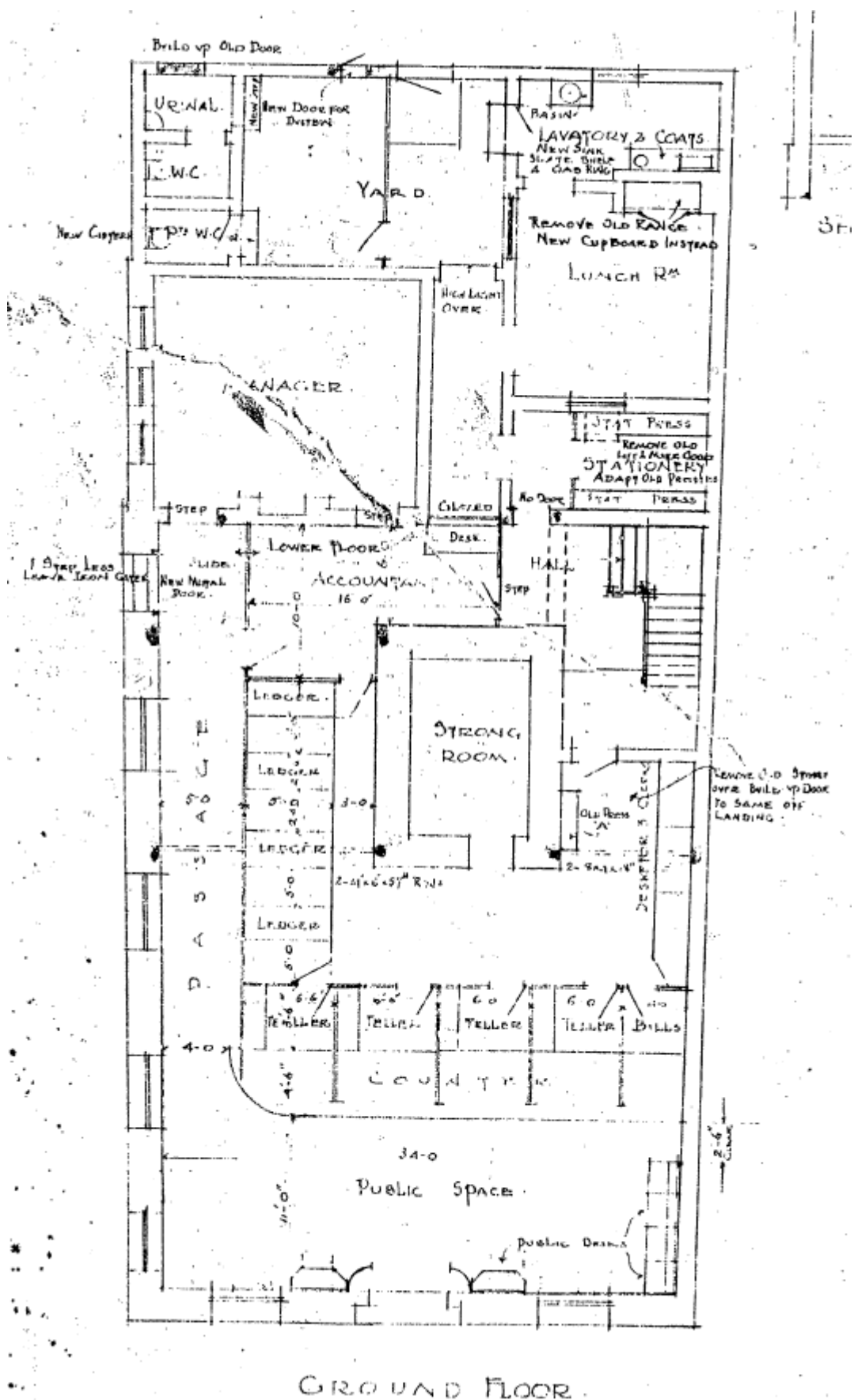
Figure 52 – Commercial Banking Company of Sydney Haymarket, 1917.



Source: NAB Ltd Archives

The Haymarket branch of the Commercial Banking Company continued to occupy the property until 1925. In 1914, a proposal for alterations to the Ground Floor of the premises was submitted as shown in Figure 53 through to Figure 56. The alterations and additions were designed by Kent Budden & Greenwell Architects.

Figure 53 - Plan from 1914 alterations drawings, showing most of the original structure on the ground floor.



Source: City of Sydney Archives, 1914\_0801.pdf

Architectural drawings of a kitchen renovation project.

**SECTION THREE NEW KITCHEN - SHOWING NEW LEAN TO ROOF**

Annotations for Section Three:

- RAISED CEILING & 2nd FLOOR
- NEW LEAN TO
- NEW KITCHEN

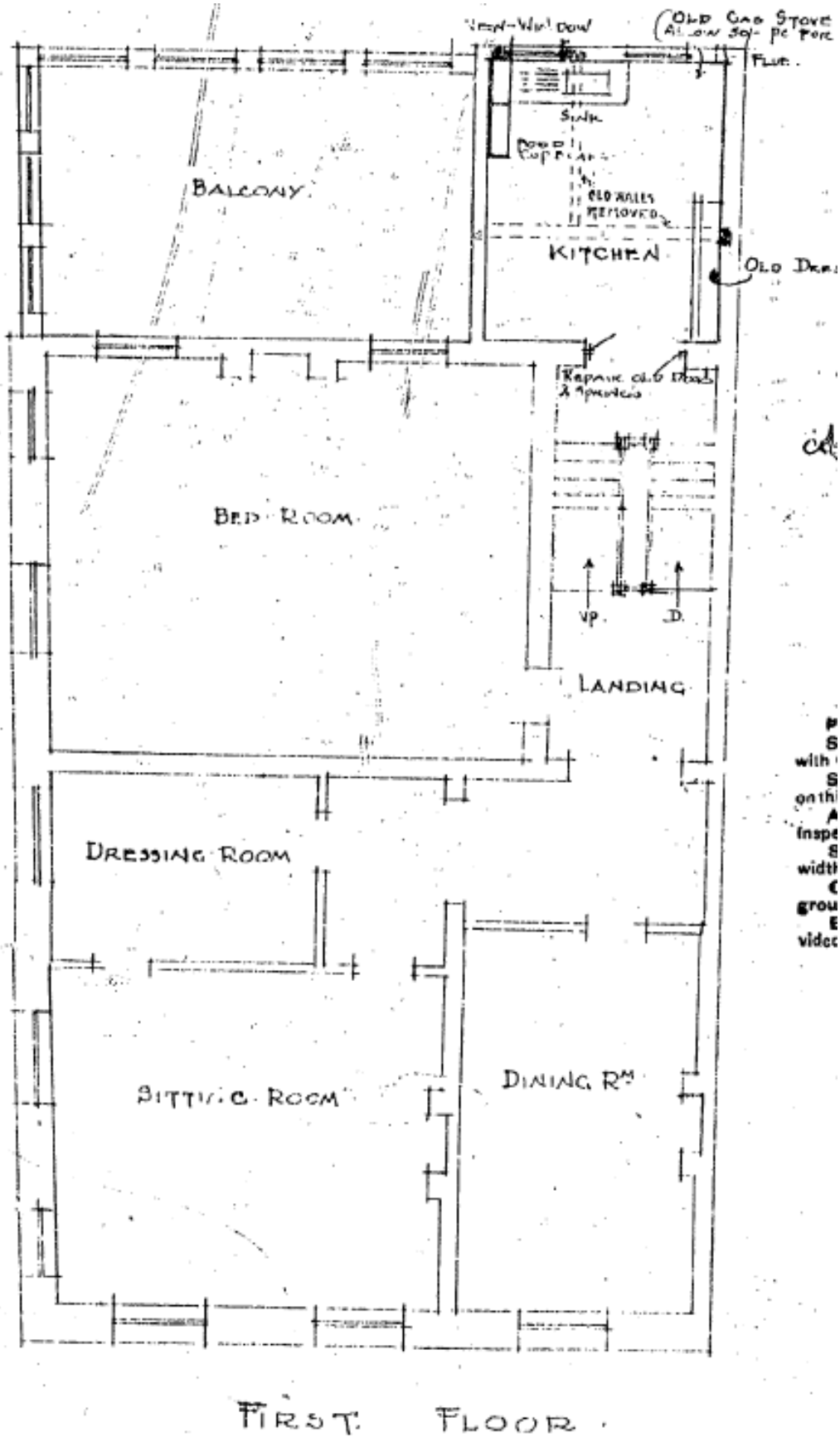
**BACK ELEVATION**

Annotations for Back Elevation:

- NEW WINDOW
- ALTER PIPE AS NECESSARY
- NEW E CUTTER
- NEW FINED BACK
- OLD GAS STOVE (ALSO 30" x 30" PER REPAIRS)

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

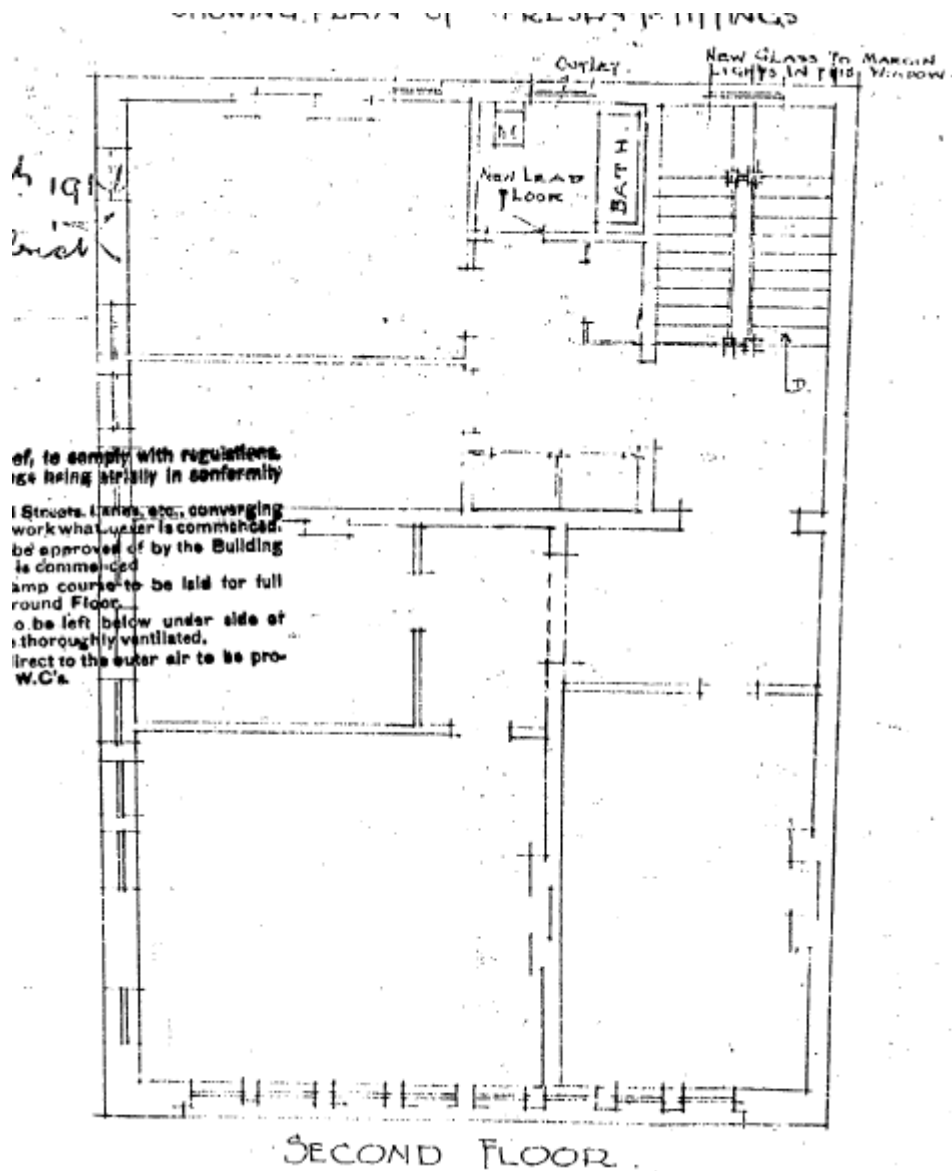
Figure 55 - "Insert figure caption here"



Source: City of Sydney Archives, 1914\_0801.pdf



Figure 56 - "Insert figure caption here"



Source: City of Sydney Archives, 1914\_0801.pdf

### 3.2.1 Haymarket Chambers

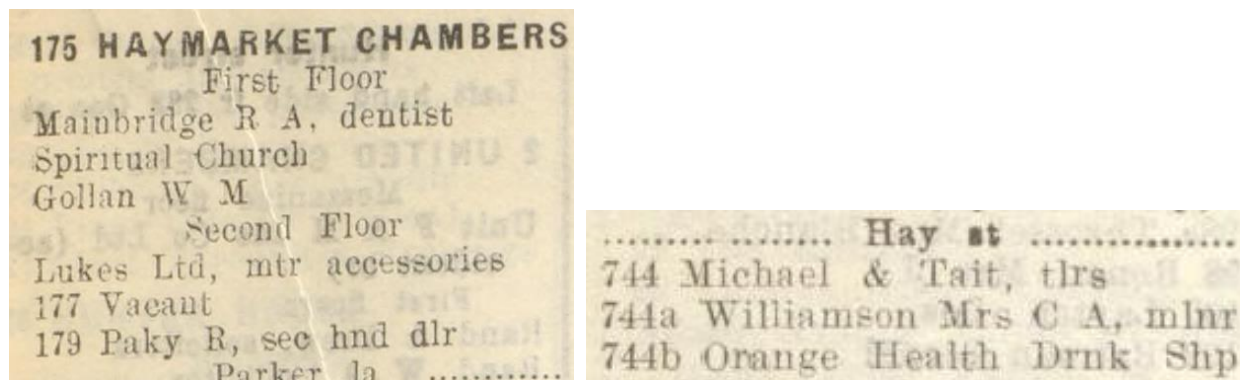
In 1925, the Commercial Banking Company vacated the building and relocated to new premises at 661-663 George Street, diagonally opposite the subject site. Simultaneously, the City of Sydney leased the property to William Gollan for a term of 21 years for the annual rental of £2,150, on the condition that he outlay £6,000 on “reconstruction”. Consequently, in October 1925, Gollan applied for a mortgage on the lease from City Mutual Life Assurance Society for the sum of £6,000 to be repaid by 1 October 1928. The mortgage was approved in November 1925. Gollan commissioned Ernest A Scott and Green, architects, to design alterations to the property (Figure 58 and Figure 59). John Noble & Son submitted the successful building application in July the same year.<sup>33</sup> The following year, Gollan advertised “*spacious shops to Let, suit any business, low rentals*” at George and Hay Streets, City.<sup>34</sup>

The 1927 edition of the *Sands’ New South Wales Directory* and *Wise’s New South Wales Post Office Directory* (Figure 57) lists the subject site with dual addresses in George and Hay Streets. Evidently, the Ground Floor of the building was subdivided into three tenancies as 744, 744a and 744b George Street, while “Haymarket Chambers” at 175 Haymarket Street comprised Level 1 and 2 of the building. The two single-storey buildings to Parker Lane were known as 177 and 179 Hay Street. The abbreviations are as follows:

- mtr accessories – motor accessories;
- sec hnd dlr- second hand dealer;
- tlrs – tailors;
- mlnr – milliner; and
- Drnk Shp – drink shop.

The Fire Underwriters Association Detail Survey Map (Figure 60) dated to the 1920s, describes 744 George Street as “shops & offices”. The building has two- and three-storey portions, separated by an entrance in Hay Street at Ground Floor. The Level 1 portion of the two-storey section of the building is constructed in wood; the roof is malthoid.

Figure 57 – 1927 edition of Wise’s New South Wales Post Office Directory listings for 175-177 Hay Street (left) and 744, 744a and 744b George Street (right).

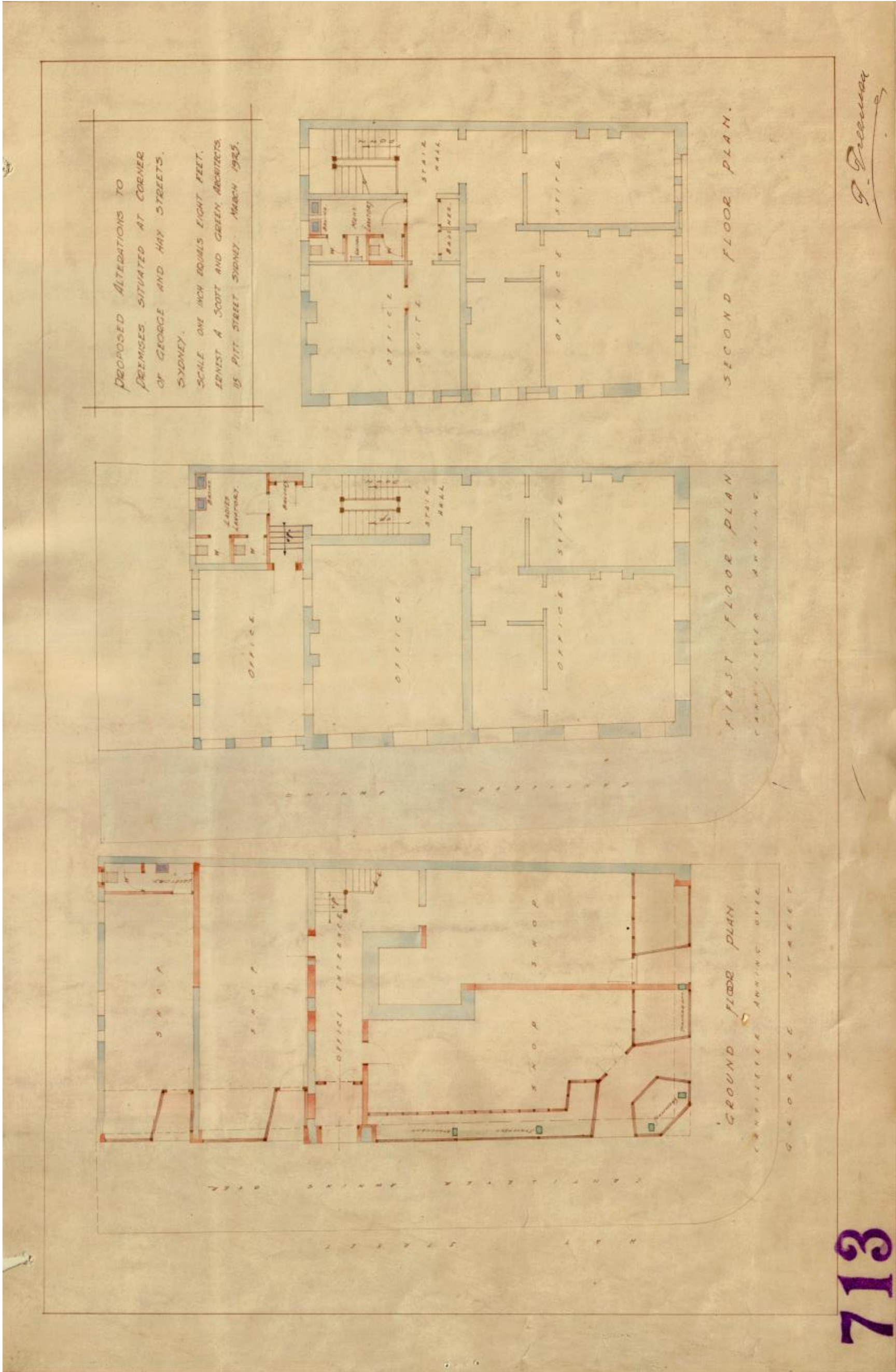


Source: NLA, <https://nla.gov.au/nla.obj-589648674/view?partId=nla.obj-589716254#page/n114/mode/1up>

<sup>33</sup> City of Sydney Planning Street Cards 1908-1928, George Street even above 602, City of Sydney Archives

<sup>34</sup> “To let”, SMH, 10 April 1926, p4

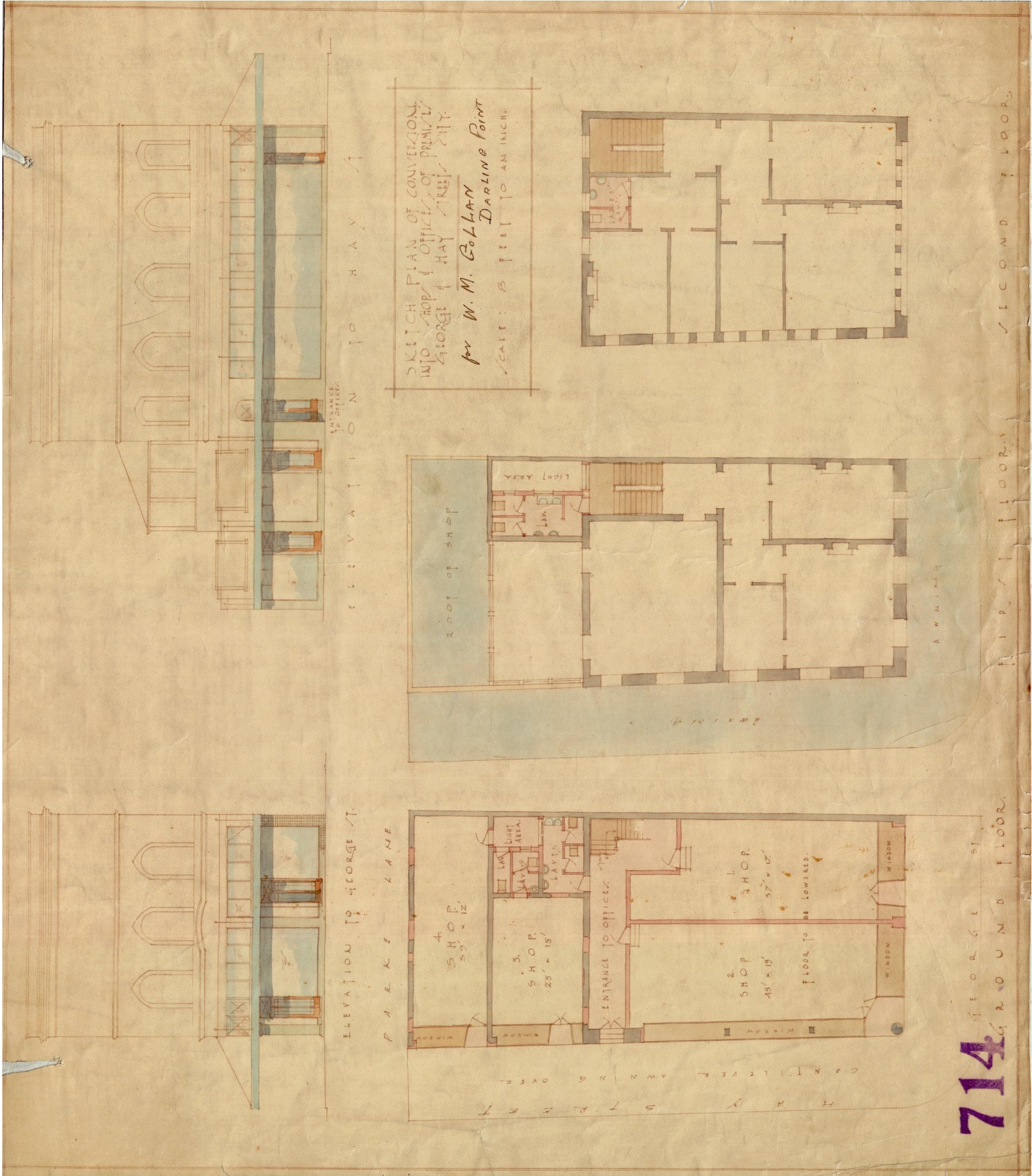
Figure 58 – Ernest A Scott and Green, architects - Proposed alterations to premises situated at corner of George and Hay Streets, Sydney, March 1925.



Source: City of Sydney Archives, P0713.pdf



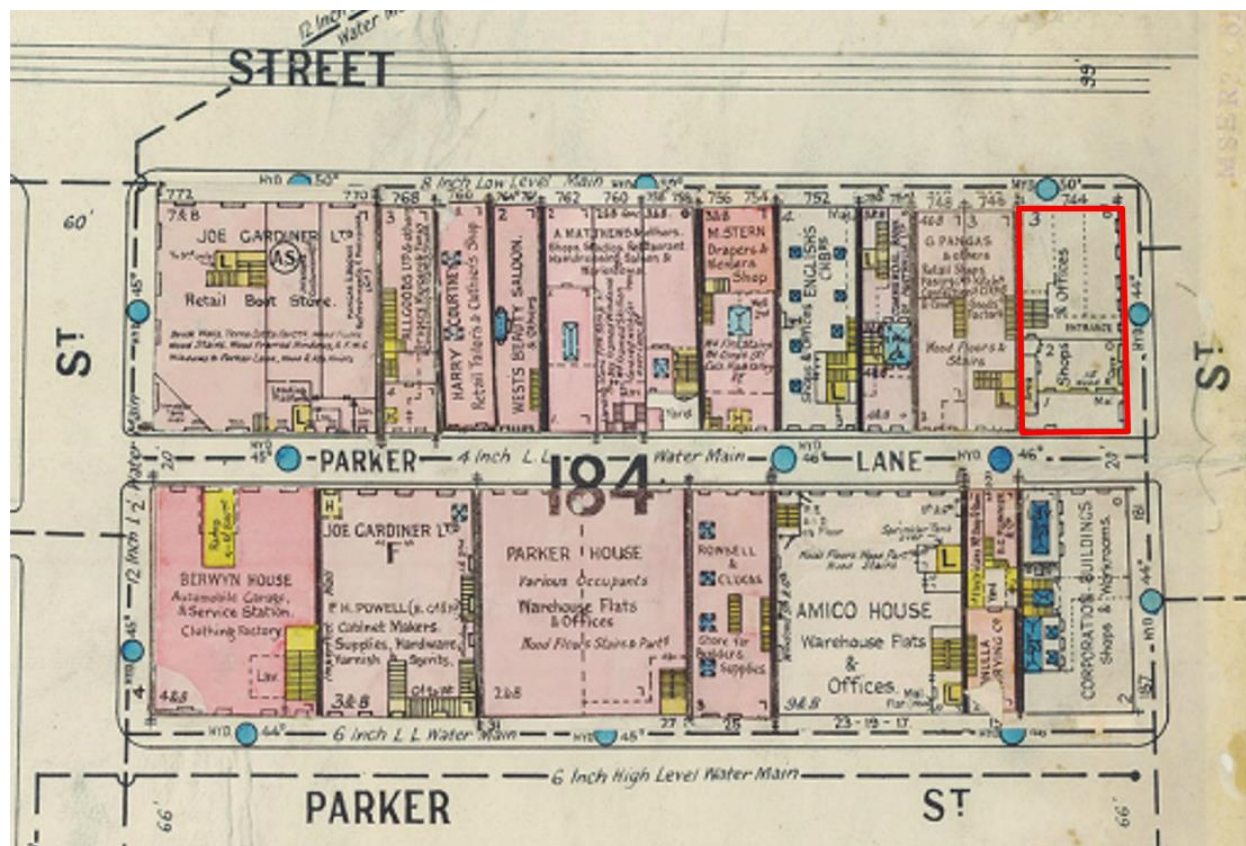
Figure 59 – Sketch plan of conversion in shops & offices, of premises George & Hay Streets City for W M Gollan Darling Point, c1925.



Source: City of Sydney Archives, P0714.pdf



Figure 60 – Detail from Fire Underwriters Association of New South Wales Detail Survey Maps - Haymarket Block No 184, 1926 with annotations. Subject site outlined in red.



Source: SLNSW, [http://acms.sl.nsw.gov.au/\\_zoomify/2008/D00663/a1358104.html](http://acms.sl.nsw.gov.au/_zoomify/2008/D00663/a1358104.html)

Gollan sold the lease of the subject site in February 1927 to Thomas Hutchinson of Sydney, merchant for the sum of £19,000.<sup>35</sup> Two years later, Hutchinson advertised “a nice shop to let, Busiest Centre, Haymarket Chambers, George and Hay Sts”.<sup>36</sup> The same year, Sydney Council approved plans for conversion of the Ground Floor of 177 Hay Street to a fish and oyster bar, and conversion of the single storey building at the corner of Parker Lane (179 Hay Street) to a shop frontage. The rate book for 1930 names Thomas Hutchinson as the lessee of the subject site. Following Hutchinson’s death, the executors of his estate advertised the auction sale of the leasehold of the subject property on 10 October 1930 (Figure 61 below). The advertisement contained a description of the respective buildings thereon. Between then and 1932, the leasehold was sold to George Hay Investments Ltd, a company registered in April 1931 “to manage land, buildings and any estate or interest connected with land”.<sup>37</sup>

<sup>35</sup> Assignment of Lease, Bk 1459 No 468, NSW LRS

<sup>36</sup> “To let”, SMH, 5 January 1929, p3

<sup>37</sup> “Companies registered”, The Sun, 20 April 1931, p9

Figure 61 – Auction sale advertisement of leasehold.

**IN THE ESTATE OF  
LATE THOMAS HUTCHINSON.**

**CITY LEASEHOLD INVESTMENT,  
HAYMARKET CHAMBERS,  
No. 744 GEORGE-STREET, AT THE CORNER OF  
HAY-STREET;  
Nos. 177 and 179 HAY-STREET.**

**HAYMARKET CHAMBERS** comprises a SUBSTANTION 3-STORY BUILDING of Stone, the GROUND FLOOR containing 3 SHOPS, with modern show windows, cantilever awning. The UPPER FLOORS containing PROFESSIONAL SUITES and OFFICES.

No. 177 Hay-street, comprises a two-story Shop (a storeroom being above). No. 179 being a one-story Lock-up Shop.

**THE PRESENT GROSS ANNUAL RENTAL IS  
£4101/10/.**

**THE PRESENT VACANCIES AMOUNT TO £150  
PER ANNUM.**

AN ADDITIONAL £2 PER WEEK can be obtained by incurring a small expenditure in alterations, and an agreement has been signed to this effect.

**THE NET RETURN TO-DAY, AFTER ALLOWING  
FOR VACANCIES AND RATES AND TAXES, IS  
£1229/12/6.**

**LAND ABOUT 37ft 6in x 82ft.**

**TITLE LEASEHOLD, having about 15 YEARS and  
9 MONTHS TO RUN. GROUND RENT £2150  
PER ANNUM.**

**EASY TERMS CAN BE ARRANGED.**

**RICHARDSON and WRENCH, LIMITED, will sell  
the above by PUBLIC AUCTION, in the  
ROOMS, 92 PITT-STREET, on FRIDAY, 10th  
OCTOBER, at 11 a.m.**

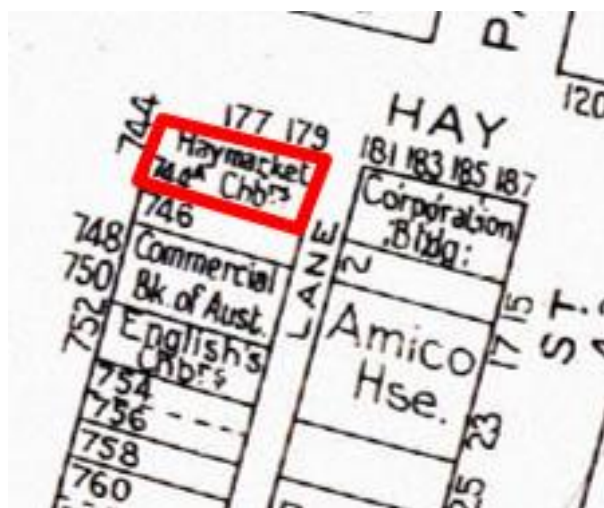
**Messrs. DAWSON, WALDRON, EDWARDS, and  
NICHOLLS, Solicitors to the Estate. (No. 151)**

Source: Sydney Morning Herald, 8 October 1930, p20

Figure 62 – Detail from two surveys of the City of Sydney showing subject site. On left: City of Sydney Civic Survey Ultimo and Haymarket, 1938-50. On right: City Building Surveyor's Department Detail Sheets, Sheet 10, 1949-72.

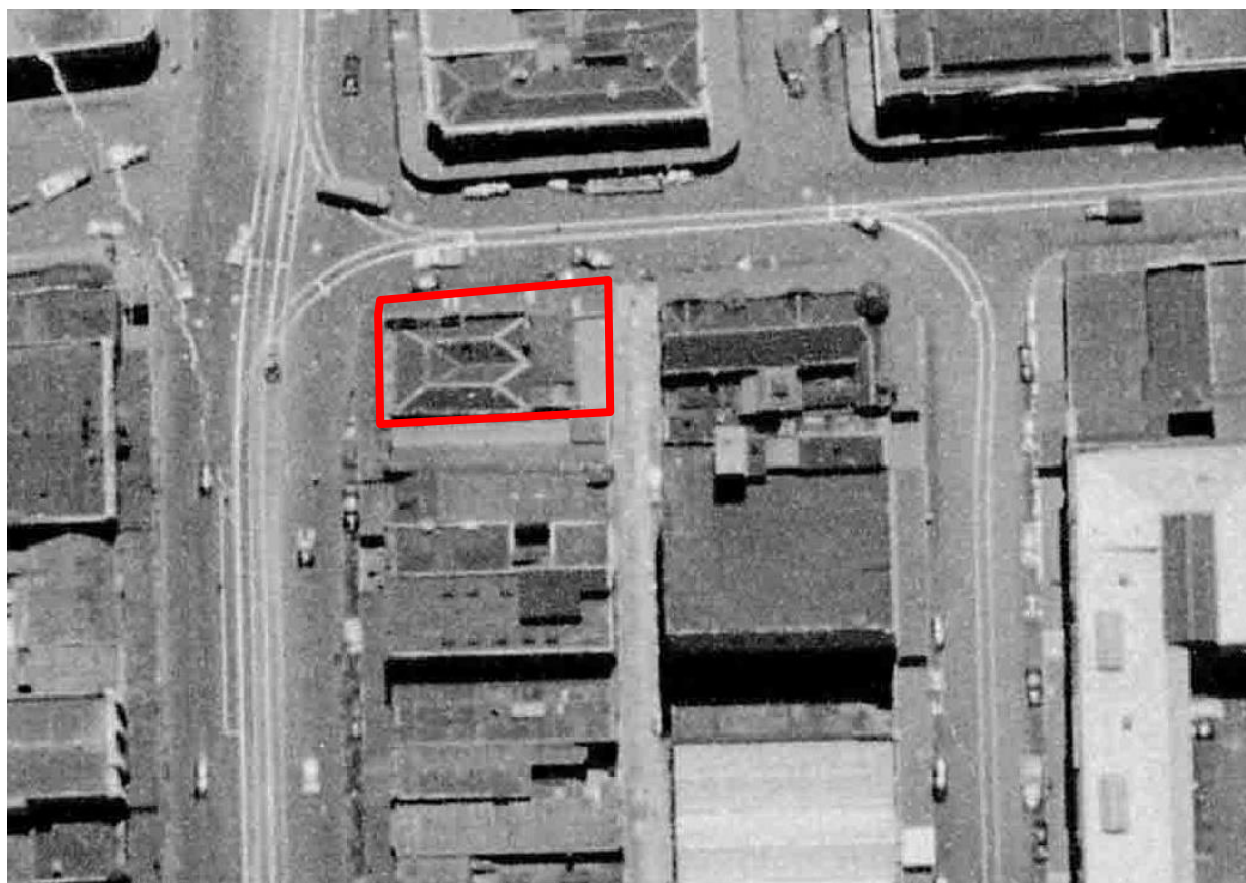


Source: City of Sydney Archives



Source: City of Sydney Archives

Figure 63 – Detail from City of Sydney Aerial Photographic Survey, 1949 – Map 47. Subject site outlined in red.



Source: City of Sydney Archives, [http://cdn.cityofsydney.nsw.gov.au/history/maps/1132/1132\\_047.pdf](http://cdn.cityofsydney.nsw.gov.au/history/maps/1132/1132_047.pdf)



City of Sydney Planning Street cards (1929-1994) record various building and development applications to the subject property. The relevant entries are reproduced in Appendix A and predominantly consist of minor alterations to accommodate new business occupancies such as hairdresser, café, newsagency, doctors' surgery, video rentals and karate training centre.

Figure 64 – Five views of 744 George Street, 1985.



Source: City of Sydney Archives, 051527



Source: City of Sydney Archives, 051528



Source: City of Sydney Archives, 051526



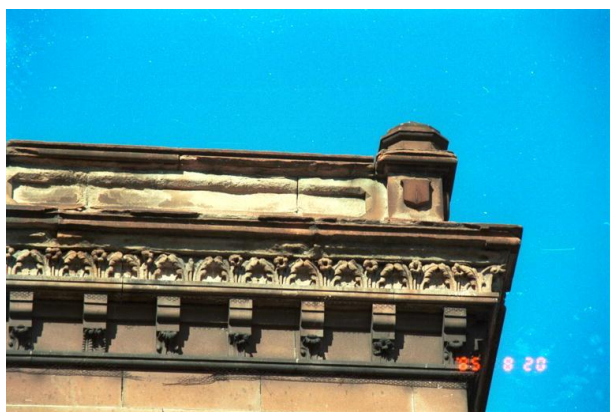
Source: City of Sydney Archives, 051522



Source: City of Sydney Archives, 051529



Figure 65 – Two views of sandstone on parapet, 744 George Street, 1985.

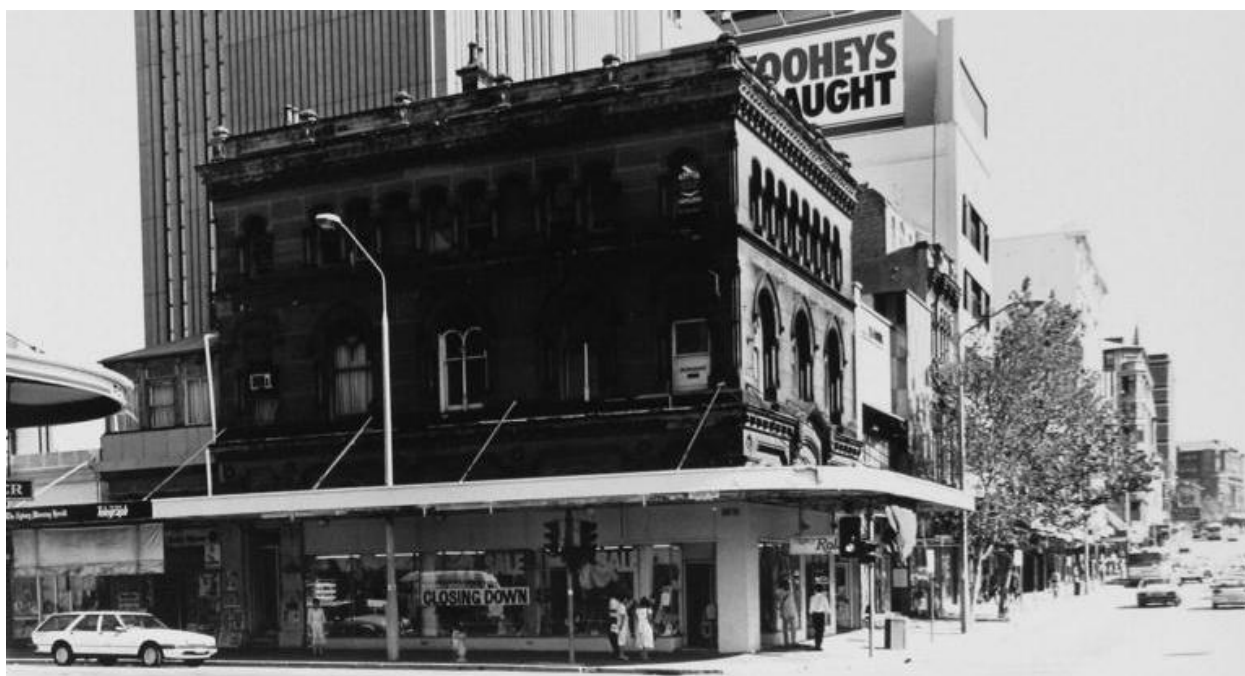


Source: City of Sydney Archives, 051523



Source: City of Sydney Archives, 051524

Figure 66 – 744 George Street, 1989.



Source: City of Sydney Archives, 055081

Sydney City Council lodged a development application (DA) in March 1989 to convert the retail/office premises at 744-744b George Street to “library branch & renovate 2 adjoining shops” estimated to cost \$1,600,000.<sup>38</sup> Coinciding with this DA, on 12 May 1989, the Council undertook an inspection of the building as shown in Figure 66. At this date, 177 and 179 Hay Street were occupied by a newsagent and hairdresser. 744-744b George Street was variously occupied, including Henry Roland menswear and a coffee lounge on the Ground Floor. Note the closing down signs in the window of the Henry Roland menswear shop (Figure 66).

In June the same year, a building application (BA) was lodged for “mezzanine & new ceiling fit-out, library shopfronts” at a cost of \$2,000,000.<sup>39</sup> More specifically, the Council proposed to carry out alterations and renovations involving replacement of existing awning, new shopfront, new lift, new mezzanine floor and restoration of sandstone facade. On 8 June 1989, the Central Sydney Planning Committee granted consent

<sup>38</sup> DA107/89, City of Sydney Planning Street Cards 1929-94, City of Sydney Archives

<sup>39</sup> BA 45/89 552, *ibid.*

to this application. At the same time, the Council commissioned Howard Tanner and Associates to oversee the restoration works.

Figure 67 – Three views of Haymarket Chambers, 12 May 1989.



Source: City of Sydney Archives, BA 0004/90



Source: City of Sydney Archives, BA 0004/90



Source: City of Sydney Archives, BA 0004/90



### 3.2.2 Haymarket Library

On 4 January 1990, William J Atkinson, supervising architect (Properties Department Sydney City Council), lodged the revised building application for the restoration of Haymarket Chambers (744 - 744B George Street & 177 – 179 Hay Street) to house the relocated Haymarket Branch Library. This BA superseded the approved application of June 1989. According to BA No 4/90, the proposal comprised internal and external renovations and alterations of the entire building to house the new library on ground, and library staff, cataloguing & accessions, and archives on the upper floors. Ground floor exterior works included the extensive reinstatement of the sandstone blocks, windows and doors that had been removed in 1925 and the removal of surface coating on the pilasters around the entranceway on Hay Street. On the first and second levels exterior works included patching of sandstone around the windows, in particular the window sills, cutting back and refacing of sandstone. The estimated cost of the work was 3.4 million dollars. The consultant architects to the Council were Howard Tanner & Associates Pty Ltd and the builders were John Holland Constructions Pty Ltd. The brief for the library fit out was prepared by David Jones, consultant at the State Library of New South Wales. He designed three separate spaces on the Ground Floor: entry lobby, library hall, and “stacks”. There were a further three spaces on Level 1: special Asian collection, reading room and staff work/room.

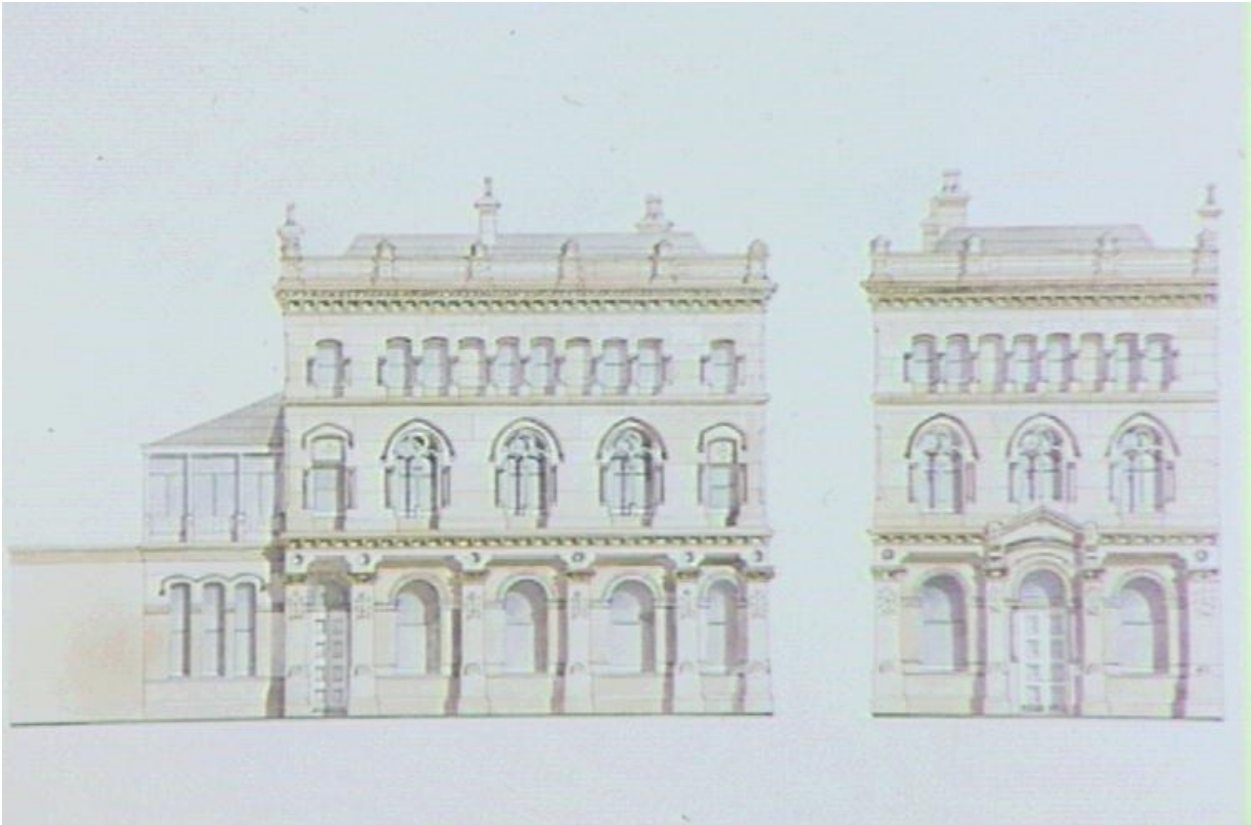
The new Haymarket Branch Library opened in its new premises in 1992.

Figure 68 – Restoration of Haymarket Chambers – interior sketch of the proposed Haymarket Library, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209

Figure 69 – Restoration of Haymarket Chambers – sketch of exterior of building, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209

Figure 70 – Restoration of Haymarket Chambers – view of the Ground Floor looking towards the proposed location of the circulation desk, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209



Figure 71 – Restoration of Haymarket Chambers, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Figure 72 – Restoration of Haymarket Chambers, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209

Figure 73 – Restoration of Haymarket Chambers, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Figure 74 – Restoration of Haymarket Chambers – interior views showing new Haymarket Library, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209

Figure 75 - Sandstone elements on facade, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209



Figure 76 – Sandstone elements on facade, 1991-92.

Source: City of Sydney Archives, NSCA CRS 904/1209

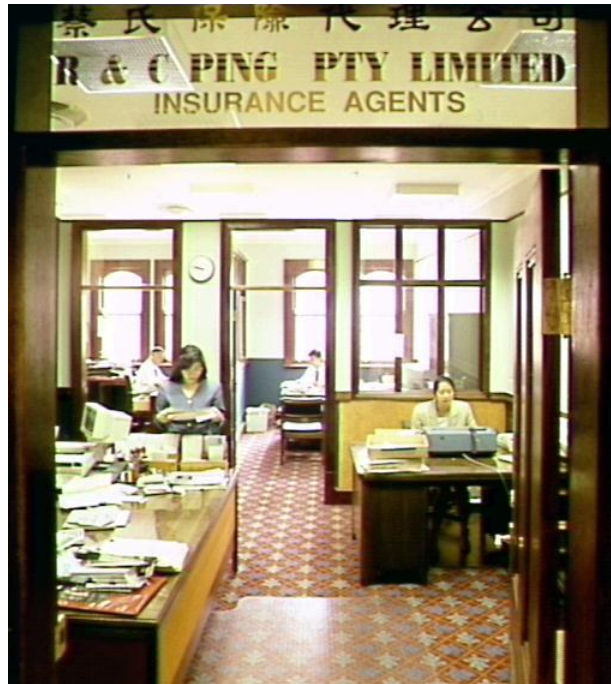


Figure 77 – Offices on Level 1 of the restored Haymarket Chambers leased to R & C Ping Limited Insurance Agents, 1992.

Source: City of Sydney Archives, NSCA CRS 904/1209

The subject site remained Crown Land until April 1999, when the Sydney City Council compulsorily acquired 744 George Street in accordance with the provisions of the Land Acquisition (Compensation) Act 1991. The Council simultaneously lodged Resumption Application (PA 80072) “affecting land NOT under the provisions of the Real Property Act 1900”. The subject site was thereafter described as Lot 1 DP 1002966.

In December 2012, the City of Sydney approved application B/2012/543 for the Haymarket Library building upgrade estimated to cost \$400,000. The library was briefly closed in 2013 for building works comprising installation of a new entry ramp, a new meeting room, upgraded computer area and display space, as well

The Haymarket Branch Library is scheduled to relocate in 2019 to a new building in Darling Harbour designed by Japanese architect, Kengo Kuma. The Council has signed a deal with developer Lendlease to take two floors of the six-storey “Darling Exchange”<sup>40</sup> which is under construction in the Darling Square neighbourhood.

### 3.3 COMMERCIAL BANKING COMPANY OF SYDNEY

The Commercial Banking Company of Sydney was established in Sydney in 1834. In 1848, a new Commercial Banking Company of Sydney was opened as a limited liability company. A few years later, the Bank purchased land in George and Barrack Streets and erected a new head office building (343 George Street).

During the boom years of the 1870s and 1880s the bank undertook a major branch expansion policy. During the 1870s and 1880s, Mansfield Brothers was commissioned to design many of the new bank premises built across the State and interstate.

In 1893, the bank was restyled “Commercial Banking Company of Sydney Limited”. The bank merged in 1981 with the National Bank of Australasia to form the National Australia Bank. At this date there were 618 branches, sub-branches & branch agencies and 7,080 staff across the country.

<sup>40</sup> <http://www.sydneymedia.com.au/community-library-marks-new-chapter-for-darling-harbour/>, viewed 12 June 2018



### 3.4 MANSFIELD BROTHERS, ARCHITECTS

Firm of architects, Mansfield Brothers, made a significant contribution to architectural design in NSW in the latter part of the nineteenth century. The Principal in this firm was George Allen Mansfield. He was born in Sydney in 1834, the eldest son of the Reverend Ralph Mansfield and Lucy, née Shelley. He was privately educated and articled to J F Hilly in 1850. By 1860, he had completed his term and had entered into private practice. He was elected the first president of the NSW Institute of Architects, serving from 1871-1876.

The firm, "Mansfield Brothers, Architects", was established in January 1873 when George Allen Mansfield admitted his brother, Ralph Park Mansfield, as a partner in his business as an Architect.<sup>41</sup> The company designed public, commercial and residential buildings. Under the chairmanship of George Allen Mansfield, the firm designed many notable buildings in Sydney, as well as in country areas. These include the Royal Prince Alfred Hospital, Camperdown (1879) AMP Building, Pitt Street (1880); Macleay Museum, University of Sydney (1886), Sydney Grammar School (1876), the Parramatta Town Hall (1880); the Commercial Bank of Australia, Pitt Street (1886); the City Bank (1873, moved to Strathfield in 1890); and nearly all the principal buildings in O'Connell Street. In December 1889, the partnership of George Allen Mansfield and Ralph Park Mansfield operating as Mansfield Brothers was dissolved. Thereafter George Allen Mansfield continued in business in Sydney. His brother Ralph, travelled to America.

Appointed architect to the NSW Council of Education, George Allen Mansfield designed over 100 public schools including Cleveland Street (1868), Crown Street (1878), Orange (1880) and Berridale (1883). Notable examples of this residential projects are Abercrombie House, Bathurst (c.1870), Eulabah, Richmond (1881) and Sunny Brae, Windsor (1875).<sup>42</sup>

Between 1871 and 1897, Mansfield Brothers designed more than 50 bank premises, mostly in the Victorian Classical and Victorian Filigree styles, for the Commercial Banking Company of Sydney Limited including:

- 1871 Campbelltown
- 1873 Inverell
- 1875 Milton, Newcastle
- 1876 Grafton, Walcha
- 1877 Carcoar, Mudgee
- 1878 Camden, Wollongong, Narrabri, Tamworth, Gundagai, Penrith, Richmond
- 1879 Windsor, Blayney, Camden, Gunnedah
- 1880 173-175 Oxford Street, Darlinghurst, Armidale, Gunning
- 1881 Kiama, Casino, Queanbeyan
- 1881 Yass
- 1882 Wagga Wagga, Molong, Forbes, Coonamble, Bowral
- 1883 Lithgow, Narrabri
- 1884 Narrandera
- 1885 Moss Vale, Taree, Cootamundra, Nowra, Glen Innes, Maitland
- 1886 Lismore, Germanton, Berrima, Taree
- 1887 City Bank of Sydney, Kiama, Cootamundra
- 1888 Braidwood, Robertson, Quirindi

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<sup>41</sup> "Partnership notice", *Empire*, 4 January 1873, 1

<sup>42</sup> "George Allen Mansfield" in Philip Goad and Julie Willis, *The Encyclopedia of Australian Architecture*, 2012, 426



- 1889 Berry, Moree, Tumut, Morpeth
- 1890 Cudal, Mittagong
- 1891 Bundaberg
- (Mansfield completed 5 bank buildings in Queensland between 1861 and 1891)
- 1897 Paterson
- 1897 Lismore remodelled
- 1911 Lismore remodelled
- 1911 Bondi (for Mr Thomas Stacey) - Alfred Allen Mansfield

## 3.5 ADDITIONS AND ALTERATIONS

The subject site has undergone several phases of redevelopment. The two major phases of development are the 1925 redevelopment of the banking premises to the Haymarket Chambers, and the 1990s redevelopment of Haymarket Chambers to the Haymarket Branch Library.

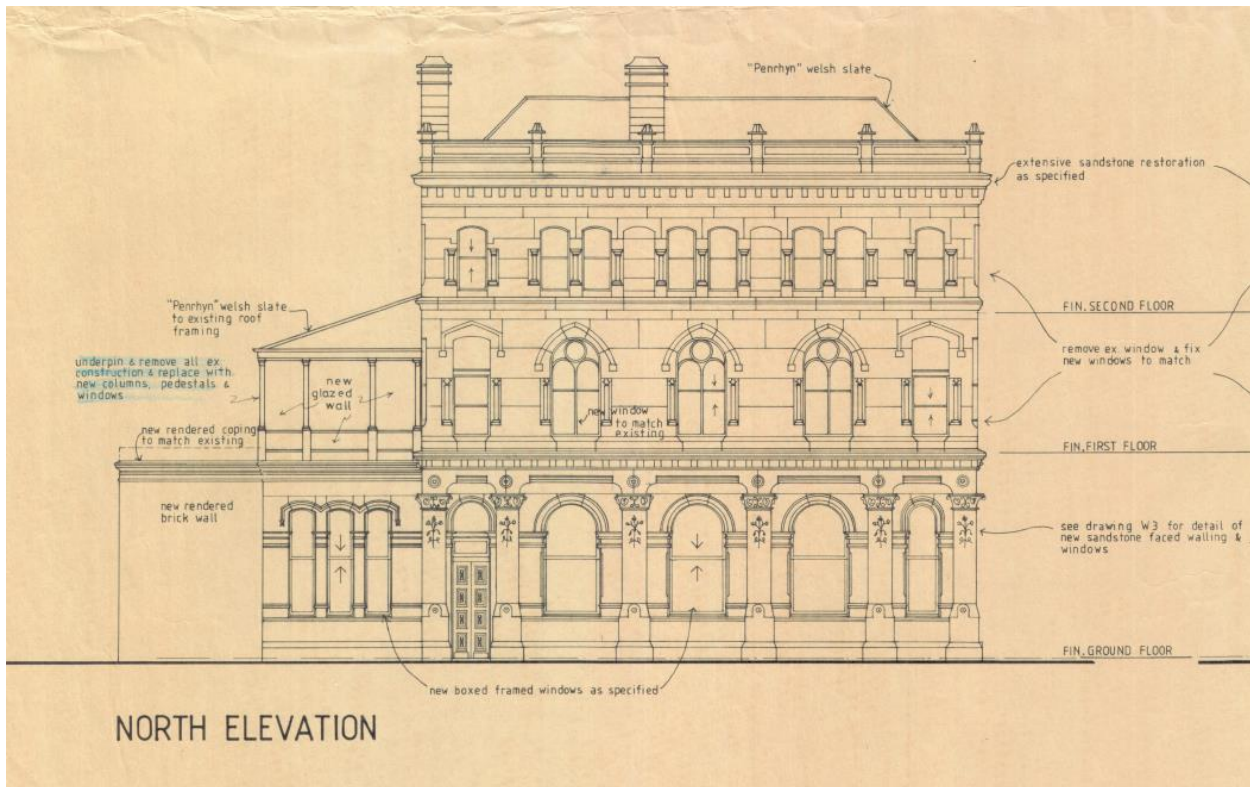
### 1925 Alterations and Additions

The 1925 additions and alterations were designed by Ernest A Scott and Green architects. The design included internal and external works to facilitate a change in use from a banking premises to shops and office premises. The ground floor was divided into space for five shops, whilst the levels above were converted into office spaces. Interior alterations included the erection of partition walls which divided the previously open spaces and the lowering of the ground floor to be level with George Street. The design also significantly altered the exterior of the building at the ground floor. The sandstone face brick wall was predominantly removed, excluding the sandstone pilasters around the entranceway on the Hay Street façade, which became the entrance for the upstairs offices. The main entrance on George Street was removed to allow for new entrances to the shops, comprising of a new entrance at the corner of George and Hay Streets, two new entrances on George Street and two shop entrances on Hay Street. The sandstone walls were replaced with glass display windows.

### 1990s Alterations and Additions

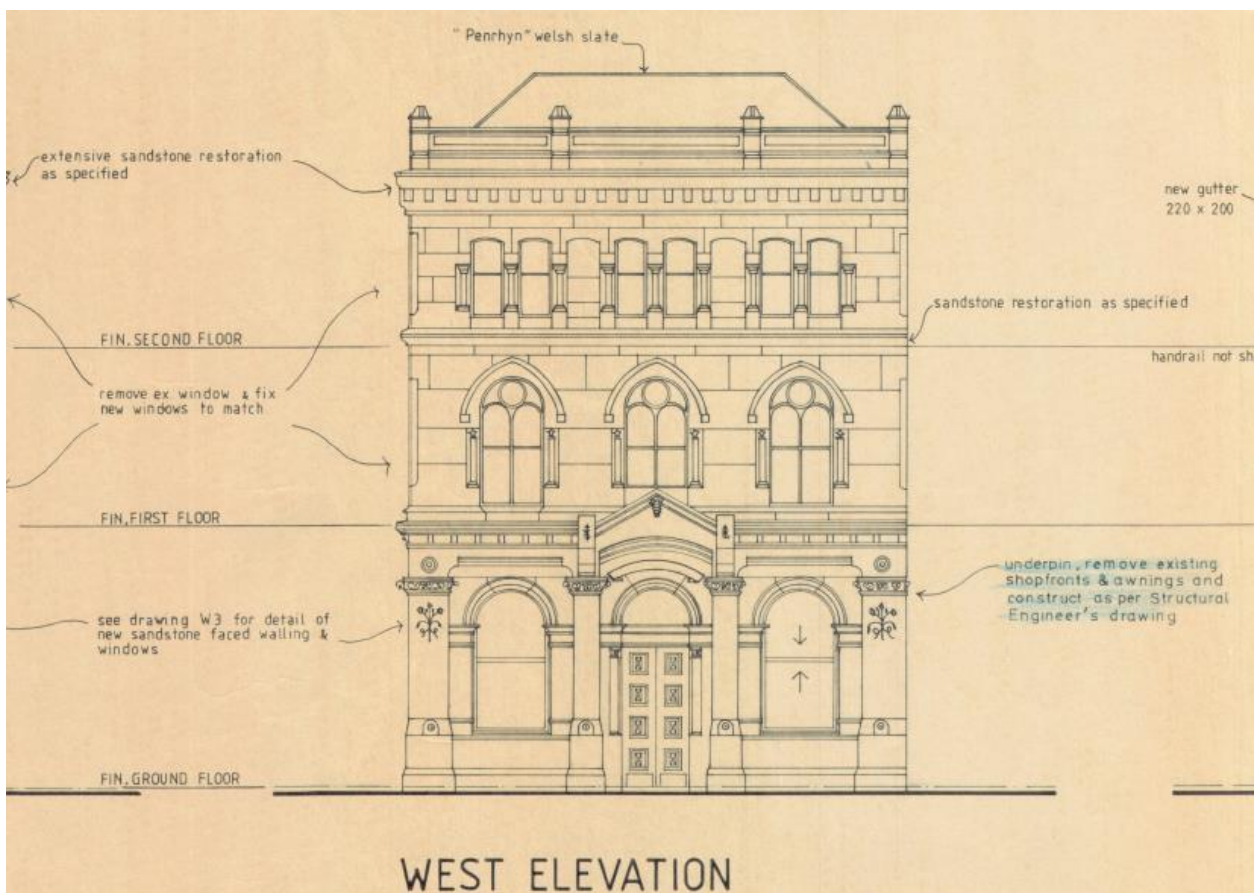
The 1990s internal and external renovations and alterations of the entire building to house the new library on ground, and library staff, cataloguing & accessions, and archives on the upper floors. Ground floor exterior works included the extensive reinstatement of the sandstone blocks, windows and doors that had been removed in 1925 and the removal of surface coating on the pilasters around the entranceway on Hay Street. On the first and second levels exterior works included patching of sandstone around the windows, in particular the window sills, cutting back and refacing of the parapet to an appropriate profile, cutting back and filling of the cornices and rubbing back of the bracketed cornice below the parapet. The original entrance was also reinstated however the original stairs were not. Figure 78 through to Figure 82 show excerpts from the 1989 plans for the Renovations for Relocation. Figure 83 details the sandstone restoration works.

Figure 78 – Excerpt from, Renovations for Relocation, Haymarket Branch Library, George and Hay Streets, 1989



Source: City of Sydney

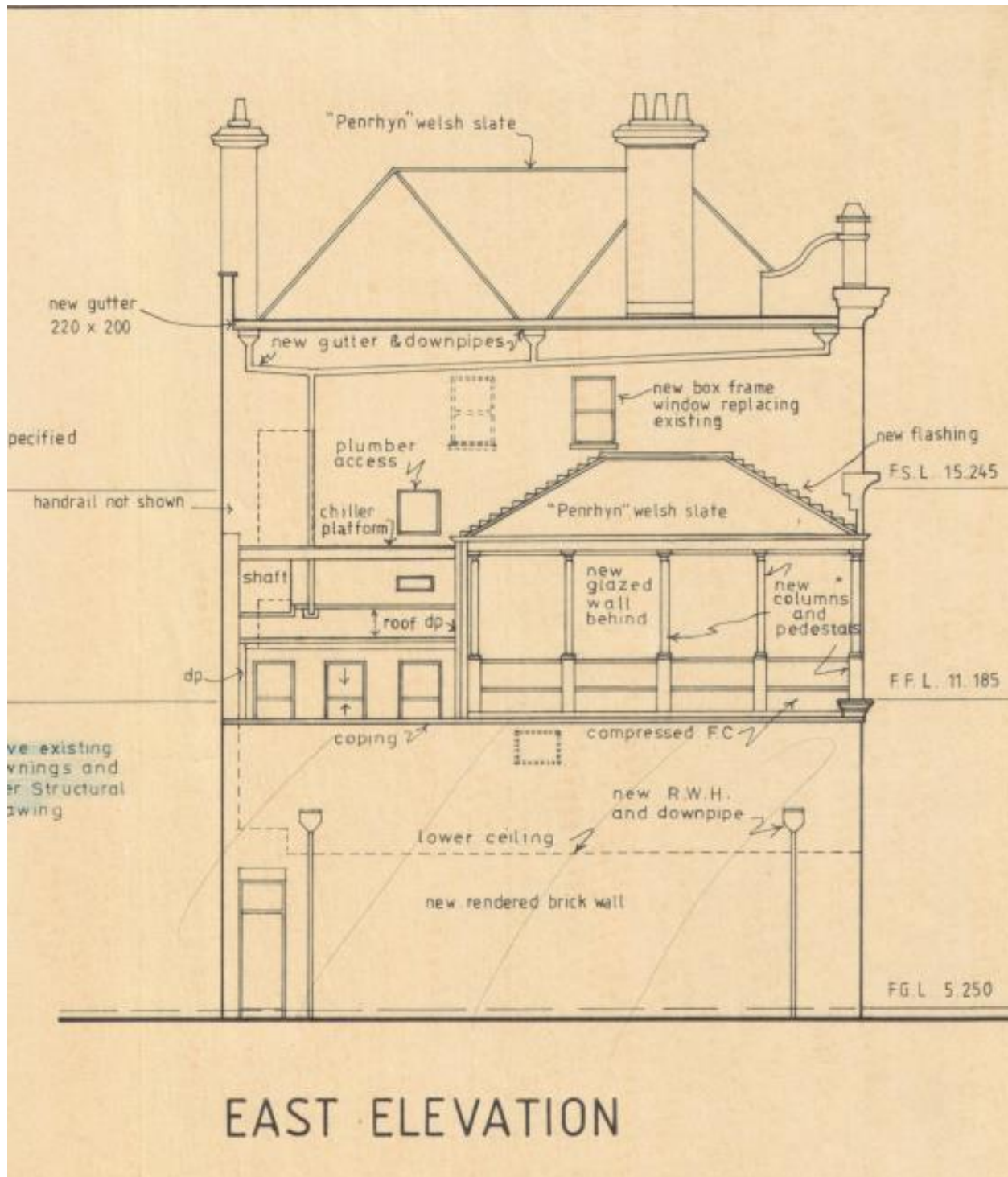
Figure 79 - Excerpt from, Renovations for Relocation, Haymarket Branch Library, George and Hay Streets, 1989



Source: City of Sydney



Figure 80 - Excerpt from, Renovations for Relocation, Haymarket Branch Library, George and Hay Streets, 1989



Source: City of Sydney

[illegible]

68 HISTORICAL SOURCES

**FIRST FLOOR PLAN**

new glazed walls & columns as specified

install new windows & make good

cleaners' sink

sink cupboard unit

STAFF AREA

FEMALE TOILET

relocated doorway & lining

relocated fire place from second floor

elec cupboard

NEW LIFT

MOTOR ROOM

FIRE STAIR

ACCESSIONS

M.H.

new 1HR wall & door

A/C cup'd t

demolish ex. timber framing to archway & make good

new steel beams over

dropped ceiling panels over

CATALOGUING

remove existing d.p. & make good

ladder to chiller platform

new 230 wall

galv mesh 150 x 150

650 square hole

2400

new 230 wall

reduce 700 wall to 350

LIFT SHAFT

new concrete lift pit to Engr's detail

1400

F.S.L. 15 245

F.F.L. 11 185

F.G.L. 5 250 new floor line

existing floor line

100

SECTION C-C

THE COUNCIL OF THE CITY OF SYDNEY

RENOVATIONS FOR RELOCATION

HAYMARKET BRANCH LIBRARY

GEORGE & HAY STREETS, SYDNEY

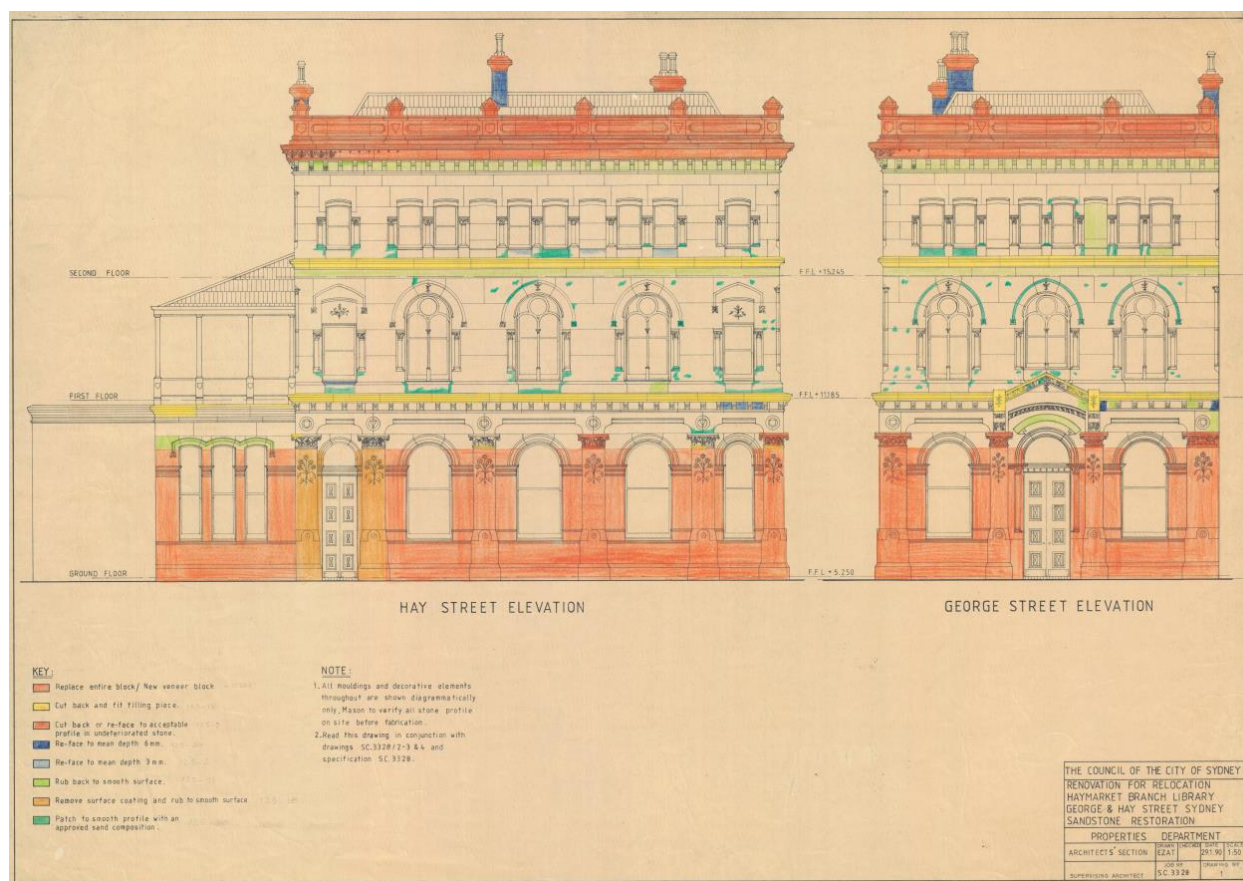
PROPERTIES DEPARTMENT

DRAWN CHECKED DATE SCALE

URBIS  
SH1373\_HAYMARKET\_LIBRARY\_CMP100%.DOCX



Figure 83 – Renovation for Relocation of Haymarket Branch Library, George and Hay Streets, 1990.



Source: City of Sydney

The following table

Table 1 – Additions and Alterations

Application No.	Date	Description	Status
B/595/25	8 July 1925	Alterations and additions	Approved
B/865/35	22 October 1935	Alterations to window	
B/207/34	20 March 1934	Alterations	
B/1069/36	20 November 1936	Support for roof sign	
B/1003/48	29 November 1948	Application to extend structural support for roof signs.	Approved
B/896/49	8 December 1949	Application to form opening Ground Floor.	Approved
B/1272/52	17 October 1952	Application to make alterations to shop front	Approved
B/1659/55	15 September 1955	Application to make alterations.	Approved
B440/57	18 February 1957	Alterations to shop front	

<b>Application No.</b>	<b>Date</b>	<b>Description</b>	<b>Status</b>
B2352/59	12 October 1959	Alterations to coffee lounge	
B/765/76	30 July 1976	Installation of a sunblind.	Approved
B678/79	8 May 1979	Alterations to Ground Floor	
B/0552/7/89	14 June 1989	To carry out alterations and renovations involving replacement of existing awning, new shop fronts, new lift, new mezzanine floor, restoration of sandstone façade.	Approved
B/0004/90	28 March 1990	Internal and external renovations and alterations to house relocated Haymarket branch library.	Approved
D/2012/1428	6 December 2012	Haymarket Library building upgrade in accordance with the plans and specifications.	Approved

## 3.6 HISTORICAL THEMES

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

Historical themes at each level that are relevant to Haymarket Library are provided in Table 2.

Table 2 – Historical Themes

Australian theme	NSW theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	<p>Activities relating to buying, selling and exchanging goods and services - Money in the City</p> <p>The subject building was originally constructed for the Commercial Banking Company of Sydney in 1875. The Commercial Banking Company was established on November 1, 1834, and by 1875 had three locations in the City of Sydney including: the head office in George Street at Barrack Street. The Haymarket branch of the Commercial Banking Company continued to occupy the property until 1925. Afterwards, the company merged with the Bank of Victoria on 1 January 1927 and later merged with The National Bank of Australasia Ltd (NBA) on October 1, 1981.</p> <p>In 1925, the City of Sydney leased the subject site to William Gollan, and the building was altered to provide for shops on the ground floor and offices on the upper floors. At this date, it was renamed Haymarket Chambers. Between 1929 and 1989, various businesses occupied the site including hairdresser, café, newsagency, doctors' surgery, video rentals, karate training centre and clothing store.</p>
7. Governing	Government and Administration	<p>Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs – includes both principled and corrupt activities - Places acquired by the State</p> <p>The subject site formed part of an early Government Paddock in conjunction with the hay, corn and cattle markets. In 1873, the State Government gave power to the City of Sydney Council to lease the subject site on 21 to 50-year leaseholds. The Council resumed the property in 1999 and has owned it since that time.</p>
8. Developing Australia's cultural life	Social institutions	<p>Activities and organisational arrangements for the provision of social activities - Public Library and Community Centre</p> <p>The subject building has been occupied as a public library by the City of Sydney Council from 1992 to the present.</p>





Australian theme	NSW theme	Local theme
8. Developing Australia's cultural life	Creative endeavour	<p>Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.</p> <p>The subject building was designed in 1873 by Mansfield Brothers, architects, one of the country's leading architectural firms in the 1870s and 1880s. Mansfield Brothers are renowned for a large body of work comprising public and commercial buildings in the late nineteenth century in Sydney. The firm designed over fifty buildings for the Commercial Banking Company of Sydney</p>

## 4 COMPARATIVE ANALYSIS

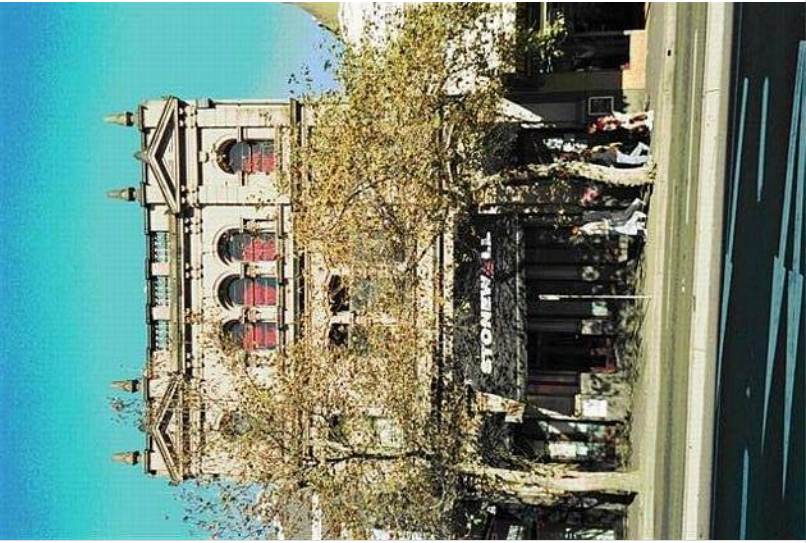
The following comparative analysis identifies a number of buildings that are contemporary to Haymarket Library and share some of the key stylistic elements of Victorian Italianate and Free Gothic styles. This section also examines typical designs by Mansfield Brothers for the Commercial Banking Company of Sydney in the 1870s and 1880s.



From this analysis of the architectural features of former Commercial Banking Company of Sydney bank buildings, it can be concluded that the Haymarket Library (former Commercial Banking Company of Sydney Haymarket Branch) is a rare example of its type.

Table 3 – Comparative Analysis: CBC banking chambers designed by Mansfield Brothers.

Address	Heritage Listings/Significance	Photograph
<p>Former CBC Bank - 263 Queen Street, Campbelltown</p> <p>1881</p> <p>This design is similar to many rural New South Wales CBC branches designed by Mansfield Brothers, for example: Camden, Bowral, Richmond, Kiama, Campbelltown.'</p> <p>Unlike the Haymarket Library this bank building has a rural setting.</p>	<p>Heritage Listings include:</p> <p>State Heritage Register Item 00499</p> <p>Heritage Act – PCO (former) 00499</p> <p>Local Environmental Plan Heritage Item 100499</p> <p>An extract from the Statement of Significance is including hereunder:</p> <p><i>“The Commercial Banking Company of Sydney set up its first Campbelltown office in McGuannes House in 1874 and moved into its own premises at 263 Queen Street, in 1881. The Italianate style building was designed by Mansfield Brothers, the architects responsible for a number of the bank's projects.”</i></p>	 



Address	Heritage Listings/Significance	Photograph
<p>Former CBC Bank, 173-175 Oxford Street, Darlinghurst</p> <p>Built 1879/1880</p> <p>This building is similar for being a 3 storey urban bank building designed in the Victorian Free Classical style.</p>	<p>Local Environmental Plan Sydney 2012, I413</p> <p>An extract from the Statement of Significance is including hereunder:</p> <p><i>“173-175 Oxford Street is significant for several reasons. It has historical significance because of its associations with the Commercial Banking Company for over 100 years. The building was designed by the Mansfield Brothers and has associations particularly with the prominent and significant architect nineteenth century George Allen Mansfield.”</i></p>	

Address	Heritage Listings/Significance	Photograph
<p>Former CBC Bank, 39 Prince Street, Grafton</p> <p>Built 1877</p> <p>A corner site with landmark qualities. This building has balconies to suit its temperate climate.</p>	<p>Local Environmental Plan Schedule 1, 147 (p5033)</p> <p>An extract from the Statement of Significance is including hereunder:</p> <p><i>“Architecturally it is a fine example of one of the many substantial and well-designed country bank buildings for which Mansfield Brothers was responsible. It has an imposing corner location and uses the local Clarence sandstone which is extremely rare. Historically it confirms that a substantial commitment was made by the Commercial Banking Company to the Grafton area c 1870s, following the gold discoveries at Solferino. It has already been identified as of regional significance and it is likely to be of significance to the State both for its design and historical associations.”</i></p>	
<p>Former CBC Bank, 107 Princes Highway, Milton</p> <p>Built 1875</p> <p>This building has a single storey parapet.</p>	<p>Local Environmental Plan, Shoalhaven LEP 2014, 282</p> <p>An extract from the Statement of Significance is including hereunder:</p> <p><i>“An outstanding Late Victorian building, one of the best in the region. Formerly a bank. Special interest as a private commission by noted architect G A Mansfield. Essentially intact. Character of banking chamber provides important evidence of the development of Milton as an important rural centre in the early to mid 1870's. Important to Milton for its contribution to the streetscape. Local significance (Shoalhaven).”</i></p>	



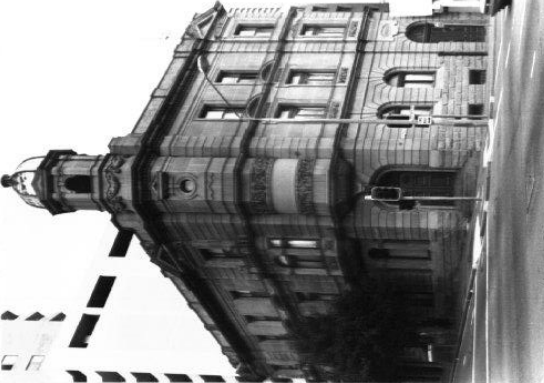
Address	Heritage Listings/Significance	Photograph
<p>Mansfield House (former CBC Bank)</p> <p>315 High Street, Maitland</p> <p>Built 1887</p> <p>3 – storey Victorian Italian Palazzo style.</p>	<p>Local Environmental Plan, 1993</p> <p>1159</p> <p>An extract from the Statement of Significance is including hereunder:</p> <p><i>“Historic: Represents Maitland’s former role as the premier city in the Hunter Valley and one of the main cities in the colony up to the middle of the Victorian period. Aesthetic: Exceptional example of Victorian Classical commercial building, high architectural standard and important townscape element.”</i></p>	



Table 4 – Victorian Italianate Commercial Buildings

Property	Heritage Listings/Significance	Photograph
<p>Former Warehouse</p> <p>332-334 Kent Street, Sydney</p> <p>Built 1880</p> <p>Architect: unknown</p>	<p>Sydney LEP 2012, I18115</p> <p>An extract from the Statement of Significance is including hereunder:</p> <p><i>“The Merchant &amp; Partners building at 332-334 Kent Street has historic significance as apparently one of the earlier buildings in the Kent Street warehouse precinct which developed as an adjunct to Darling Harbour. It has aesthetic significance as a well detailed composition in the Victorian Italianate style which contributes to the character of the warehouse precinct.”</i></p>	
<p>Former City Bank of Sydney and Post Office (Windermere Chambers)</p> <p>138 Sussex Street, Sydney</p> <p>Built 1880-1890</p> <p>Architect: W L Vernon and Howard Joseland</p>	<p>Sydney LEP 2012, I1959</p> <p>An extract from the Statement of Significance is including hereunder:</p> <p><i>“The building formerly the City Bank of Sydney &amp; Post Office, is located on the prominent corner of King and Sussex Streets. It is a three storey building of Victorian Italianate style. The building has high historic significance as an important building in the professional work of the noted architect W L Vernon, in association with H Joseland and the building firm J C Harrison.”</i></p>	



Property	Heritage Listings/Significance	Photograph
<p>Former Warehouse</p> <p>22-26 York Street, Sydney</p> <p>Built 1878</p> <p>Architect: Mansfield Brothers (24-26 York Street)</p>	<p>Sydney LEP 2012, I1976</p> <p>An extract from the Statement of Significance is including hereunder:</p> <p><i>"22 York Street together with 24-26 York Street is a rare group of warehouses with sandstone facades designed in the Victorian neo Romanesque style. No 22 York Street is of historic and scientific significance as one of only about half a dozen former warehouses with surviving cast iron column structures.</i></p> <p><i>...The intactness of No 24-26 provides research potential into the construction and use of late 19th century and early 20th century warehouses. It is of high aesthetic significance as a remarkably intact Victorian warehouse which retains many original structural elements and finishes and retains a powerful ability to evoke the character of the Victorian street..."</i></p>	

Table 5 – Victorian Free Gothic Style Buildings

Property	Heritage Listings/Significance	Photograph
<p>Great Synagogue</p> <p>187A Elizabeth Street, Sydney</p> <p>Built 1874-1879</p> <p>Architect: Thomas Rowe</p>	<p>State Heritage Register, 01710</p> <p>CSH Local Environmental Plan</p> <p>National Trust of Australia Register</p> <p>Register of the National Estate</p> <p>An extract from the Statement of Significance is including hereunder:</p> <p><i>“The Great Synagogue is of state and potentially national significance as the earliest surviving synagogue in NSW still in use, which has represented the centre of Jewish worship and culture in central Sydney since the 1870s. The Great Synagogue is associated with the Mother Congregation of Australian Jewry, together with many subsequent leading members and families of the Jewish faith. By its prominent situation and presence in Central Sydney, its magnificent architectural grandeur, its rich symbolism, and its important collection of Hebrew documents and other religious artefacts, the Great Synagogue also embodies and demonstrates the early development and importance of the Jewish faith and culture in New South Wales during the 19th Century.</i></p> <p><i>The Great Synagogue is a major landmark of Sydney. It is the only high Victorian style Synagogue in Australia and represents one of the most elaborately decorated Victorian buildings in Sydney, internally and externally. The building also represents one of the finest works of the leading NSW architect, Thomas Rowe...”</i></p>	



## 4.1 CONCLUSION

The comparative analysis demonstrates that the subject site is unique in its combination of typology, style and condition as a fine example of Victorian construction with Italianate/Palazzo and Free Gothic details. However, Haymarket Library is representative of a group of bank buildings by Mansfield Brothers in the Italianate commercial style in Sydney. As such, the subject building is not considered to be rare. Table 3 shows that the CBC banking chambers designed by Mansfield Brothers were predominantly built in rural settings such as Milton, Maitland, Campbelltown and Grafton. The former CBC bank premises located nearby at 173-175 Oxford Street, Darlinghurst is similar for being a 3 storey urban bank building however it is designed in the Victorian Free Classical style.

The table also determines that the Mansfield Brothers designed the CBC banking chambers in a number of styles including Victorian free Classical, Victorian Italian Palazzo and Italianate. The Haymarket Library is rare as the only CBC bank building to be built by the Mansfield brothers in the Italianate/Palazzo style with free Gothic Details.

Table 4 compares the subject site with other Victorian Italianate commercial buildings, and Table 5 with Victorian Free gothic style buildings. These tables show that the combination of style and details is unique. Whilst the Mansfield Brothers had designed other commercial buildings in the Victorian Italianate style such as the Former Warehouse at 22-26 York Street, Sydney it does not display Free Gothic details such as that of the subject site.

# 5 HERITAGE SIGNIFICANCE

## 5.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

## 5.2 SIGNIFICANCE ASSESSMENT

Table 6 – Assessment of Heritage Significance

Criteria	Significance Assessment
<p><b>A – Historical Significance</b></p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The subject site is representative of the development of Sydney's Haymarket area in the late nineteenth century. The construction of the subject building as a bank marked the evolution in the use of the site and surroundings from a Government Paddock to a commercial precinct.</p> <p>The construction of the former CBC Bank in 1875 illustrates the unique characteristics of the southern part of the CBD. The site operated as a bank for the first 50 years before undergoing significant alterations to accommodate retail and commercial tenancies. Its conversion in the 1920s is illustrative of the extension of the city boundaries and the emerging importance of the area at that time as a developing retail precinct.</p> <p>The form of the bank has been reconstructed following a series of major alterations in the 20<sup>th</sup> century. The distinctive form therefore has historic significance as an indicator of the former function of the place.</p> <p>The subject site has historic significance at a local level.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>shows evidence of a significant human activity <input type="checkbox"/></li> <li>is associated with a significant activity or historical phase <input type="checkbox"/></li> <li>maintains or shows the continuity of a historical process or activity <input checked="" type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/></li> <li>provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/></li> <li>has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>

Criteria	Significance Assessment
<p><b>B – Associative Significance</b></p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The subject site has associations with the Commercial Banking Corporation of Sydney which occupied the building for a significant period of time between 1875 and 1925. The Commercial Banking Co of Sydney operated from 1834 and merged with several other companies throughout the 20<sup>th</sup> century eventually becoming National Australia Bank and operating as one of the largest banks in Australia.</p> <p>However, the only fabric remnant that directly represents this association is the remnants of the original strongroom which appear to have been retained in part and adapted to create the existing lift core.</p> <p>The building has associations with the architectural practice known as Mansfield Brothers. The practice designed numerous public and commercial buildings in Sydney and throughout NSW.</p> <p>The site has associative significance at a local level.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>shows evidence of a significant human occupation <input type="checkbox"/></li> <li>is associated with a significant event, person, or group of persons <input checked="" type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/></li> <li>provides evidence of people or events that are of dubious historical importance <input type="checkbox"/></li> <li>has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>



Criteria	Significance Assessment
<p><b>C – Aesthetic Significance</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The Haymarket Library was designed using an unusual combination of Victorian Italianate/Palazzo and Free Gothic styles, displayed in well-crafted sandstone. Italianate/Palazzo features include hipped roof concealed behind a corniced parapet, pilasters to the principal façades. Characteristic of the Gothic style is the Level 1 window opening details including painted arch detailing.</p> <p>The building has undergone a series of substantial changes including the almost wholesale removal and reinstatement of the Ground Floor facades, substantial reconfiguration of internal spaces and removal of original finishes throughout and reconstruction in the 1990s.</p> <p>The internal spaces have been modified, and although the detailing applied is sympathetic to the late 19th century design, little original fabric remains internally and the original configuration of rooms is largely indiscernible. The only original, characteristic fabric which remains is the main stairwell.</p> <p>Notwithstanding the above, the overall form of the building has been retained and the external facades were reconstructed in accordance with documentary evidence in the 1990s such that they now present as originally designed. The building remains a good example of the Victorian/Palazzo and Free Gothic style.</p> <p>The subject site has aesthetic significance at a local level for its overall form and the presentation and detailing of its primary façades. The building is significant for its contribution to the streetscape character evident in Haymarket. It is also representative of the design of commercial bank buildings in the late 19<sup>th</sup> century.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>• shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></li> <li>• is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>• is aesthetically distinctive <input checked="" type="checkbox"/></li> <li>• has landmark qualities <input checked="" type="checkbox"/></li> <li>• exemplifies a particular taste, style or technology <input checked="" type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>• is not a major work by an important designer or artist <input type="checkbox"/></li> <li>• has lost its design or technical integrity <input type="checkbox"/></li> <li>• its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/></li> <li>• has only a loose association with a creative or technical achievement <input type="checkbox"/></li> </ul>

Criteria	Significance Assessment
<p><b>D – Social Significance</b></p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>The Haymarket precinct has associations with Sydney's Asian community who shifted to the Haymarket in the 1900s when the fruit and vegetable market buildings were established in Campbell Street. Shops and restaurants followed, catering to an influx of market gardeners, traders and residents. The Haymarket precinct has one of the highest densities of Asian-born populations in Sydney.</p> <p>The Haymarket Library has social significance to the Chinese community in the inner city. The library contains the largest Chinese-language book collections in Australia and had a special Asian collection from its opening in 1992. The building is also located in the heart of Chinatown, a cultural centre for the Asian community from the early 1900s.</p> <p>The significance of the site in the local community is evident in the 1990s commitment to recovering the original 1875 building and the regeneration of the Haymarket precinct.</p> <p>It is acknowledged that the place has been used by the community since 1992 as a library. However, the association with the user group is not considered to be significant as the library is only utilised by this group for amenity reasons.</p> <p>It is considered that the library has some social significance for its role in providing the Asian community centred around Haymarket/Chinatown with a cultural, educational centre and collection of Asian resources.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>is important for its associations with an identifiable group <input checked="" type="checkbox"/></li> <li>is important to a community's sense of place <input checked="" type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is only important to the community for amenity reasons <input checked="" type="checkbox"/></li> <li>is retained only in preference to a proposed alternative <input type="checkbox"/></li> </ul>
<p><b>E – Research Potential</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The subject site is so heavily altered that there is little potential for the place to contribute to research on science, human history or culture.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></li> <li>is an important benchmark or reference site or type <input type="checkbox"/></li> <li>provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/></li> <li>has little archaeological or research potential <input checked="" type="checkbox"/></li> <li>only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/></li> </ul>
<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The Haymarket Library is notable for its Italian/ Palazzo, style popular for public buildings and financial institutions in the late nineteenth century.</p> <p>However, Haymarket Library is representative of a group of bank buildings by Mansfield Brothers in the Italianate commercial style in Sydney. As such, the subject building is not considered to be rare.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>is the only example of its type <input type="checkbox"/></li> <li>demonstrates designs or techniques of exceptional interest <input type="checkbox"/></li> <li>shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is not rare <input checked="" type="checkbox"/></li> <li>is numerous but under threat <input type="checkbox"/></li> </ul>
<p><b>G – Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <li>cultural or natural places; or</li> <li>cultural or natural environments.</li> </ul>	<p>The building is representative of the work of the architectural firm, Mansfield Brothers designed and built during the late nineteenth century. It is also representative of commercial building design in the Victorian period with Italianate and Gothic influences.</p> <p>It is representative of commercial and public buildings recovered in the 1980s and 1990s for their heritage values.</p>



Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>• is a fine example of its type <input checked="" type="checkbox"/></li> <li>• has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/></li> <li>• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/></li> <li>• is a significant variation to a class of items <input checked="" type="checkbox"/></li> <li>• is part of a group which collectively illustrates a representative type <input type="checkbox"/></li> <li>• is outstanding because of its setting, condition or size <input checked="" type="checkbox"/></li> <li>• is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>• is a poor example of its type <input type="checkbox"/></li> <li>• does not include or has lost the range of characteristics of a type <input type="checkbox"/></li> <li>• does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/></li> </ul>

## 5.3 STATEMENT OF SIGNIFICANCE

Haymarket Library located at 744-744B George Street, Haymarket (former "Haymarket Chambers"), has significance at a local level for its historic, associative, aesthetic, social and representative values.

The subject site is representative of the development of Sydney's Haymarket area in the late nineteenth century from a Government Paddock to a bustling commercial precinct.

The subject site has associations with the Commercial Banking Corporation of Sydney which occupied the building from its construction in 1875 to 1925. The building has associations with the prolific architectural practice Mansfield Brothers. Which designed public and commercial buildings in Sydney and throughout NSW.

The Haymarket Library exterior exhibits a distinctive blend of Victorian Italianate/Palazzo and Free Gothic styles, displayed in well-crafted sandstone, corniced parapet, pilasters to the front façade.

The building was the subject of extensive reconstruction works in the 1990s which reinstated the Ground Floor facades in accordance with documentary evidence such that they now present as originally designed. The internal spaces have been modified, and although the detailing applied is sympathetic to the late 19th century design, little original fabric remains internally and the original configuration of rooms is largely indiscernible. Notwithstanding, the subject site has aesthetic significance on a local level which is vested in the overall form and the presentation of its primary façades.

## 5.4 LEVELS AND GRADING OF SIGNIFICANCE

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

In most cases, the level of heritage significance for a place/item has a corresponding statutory listing and responsible authority for conserving them. Different components of a place may contribute in different ways to its heritage value.

Table 7 – Gradings of significance definitions

Grading	Justification	Status
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfil criteria for local or state listing
High	High degree of original fabric. Demonstrates a key element of the item's significance.	Fulfil criteria for local or state listing
Moderate	Altered or modified elements. Elements with little heritage value but which contribute to the overall significance of the item.	Fulfil criteria for local or state listing
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or state listing
Intrusive	Damaging to the items heritage significance.	Does not fulfil criteria for local or state listing
Neutral	Element do not add or detract from the sites overall heritage significance; change allowed.	Does not fulfil criteria for local or state listing

## 5.5 SCHEDULE OF SIGNIFICANT ELEMENTS

Various elements of the subject site have been graded below in relation to their contribution to the site's overall heritage significance. Elements include buildings, structure, landscape and equipment that are located within the site's curtilage.

Table 8 – Phase Key

Phase	Year
Original	c1875 (original construction – bank and residence)
Inter War	c1925 (conversion to retail)
Late	c1991 (conversion to library)
Recent	c2018 (contemporary works)

Table 9 – Gradings of heritage significance – Fabric

Structure, space or element	Phase	Location of building	Grading
<b>General</b>			
<b>Overall form and configuration</b>			
Principal form	Original (partly reconstructed)	Ground – Level 2	High
Sandstone wing	Original (largely reconstructed)	Ground – east	Moderate
Timber framed veranda	Original (early enclosed and reconstructed)	Level 1 – east	High
Rendered east extension	Inter War (heavily altered)	Ground Floor - east	Little
<b>Roof (principal form)</b>			
Form	Original	Above Level 2	High
Cladding (slate)	Late	Above Level 2	Little
<b>Metal Roof (east)</b>	Inter War	Roof	Little
<b>Northern and western facades generally</b>	Late (reconstruction of original)	Ground	Moderate
	Original	Level 1 – Level 2	High
<b>Eastern façade generally</b>	Inter War and Late	Ground	Little
	Original	Level 1 – Level 2	High
<b>Southern façade generally</b>	Original	Level 2	Moderate



Structure, space or element	Phase	Location of building	Grading
External Fabric			
<b>Sandstone</b>	Late (reconstruction of original)	Ground	Moderate
	Original	Level 1 – Level 2	High
<b>Timber veranda</b>		Level 1	
Balustrades and columns	Late (reconstruction of original)		Moderate
Casement windows	Late		Little
<b>Entry (George Street)</b>		Western facade	
Opening	Late (reconstruction of original)		Moderate
Doors	Late (repurposed doors)		Moderate
Surrounds (including fanlight)	Late (reconstruction of original)		Moderate
<b>Entry (Hay Street)</b>		Northern facade	
Opening	Late (reconstruction of original)		Moderate
Doors	Late installation (repurposed doors)		Moderate
Surrounds	Late (reconstruction of original)		Moderate
	Original fanlight (reinstated)		High
<b>Windows</b>			
General form including frames and sashes	Late (reconstruction of original)	Ground – Level 2	Moderate
<b>Windows (timber frame extension)</b>	Late (reconstruction of early infill)	Level 1	Little
<b>Stone chimneys (3) including chimney pots</b>	Original	Roof	High
<b>Copper Rainwater Goods</b>	Late (reconstruction of original)	Eastern façade	Moderate
<b>Tramline Rosette</b>	Original - Inter War	Western façade	High
<b>Awning tie fixing points</b>	Inter War	Western and Northern facade	Moderate

Structure, space or element	Phase	Location of building	Grading
Internal Fabric			
<b>Lift Core</b>	Original (strong room remnant location)	Ground	Moderate
	Late (alterations for lift)	Ground – Level 2	Neutral
<b>Main Stair</b>		Ground – Level 2	
Configuration	Original		High
Fabric (including treads, risers, balustrades and adjacent skirting)	Original		High
<b>Rear access stair</b>	Late	Ground Floor	Neutral
<b>Internal Walls</b>			
	Original (compromised)	Ground – Level 2	High
	Late	Ground – Level 2	Moderate
<b>George Street entry configuration including stairs, ramp and vestibule</b>	Late	Ground	Neutral
<b>Bathrooms including fittings, fixtures and finishes</b>	Late	Level 1	Neutral
	Late	Level 2	Neutral
<b>Ceilings</b>			
Coffered ceiling	Late	Ground	Moderate
Suspended ceilings	Late	Ground – Level 2	Little
Timber ceiling	Late	Level 1 (timber veranda)	Little
<b>Chimney Breast</b>	Original	Level 1 – Level 2	Moderate
<b>Fireplace (including chimney breast)</b>	Original	Level 2 – Staff room	High
<b>Architraves</b>	Late (reconstruction of original)	Ground – Level 2	Moderate
<b>Plaster ceiling cornice</b>	Late	Ground – Level 2	Moderate
<b>Timber details including architraves, dado, picture rails, skirtings, bookcases and cupboards</b>	Late	Ground – Level 2	Neutral
	Original	Stairwell (including original arches at Levels 1 and 2)	High
<b>Light fittings</b>	Late		Little

Table 10 – Gradings of heritage significance – Spaces

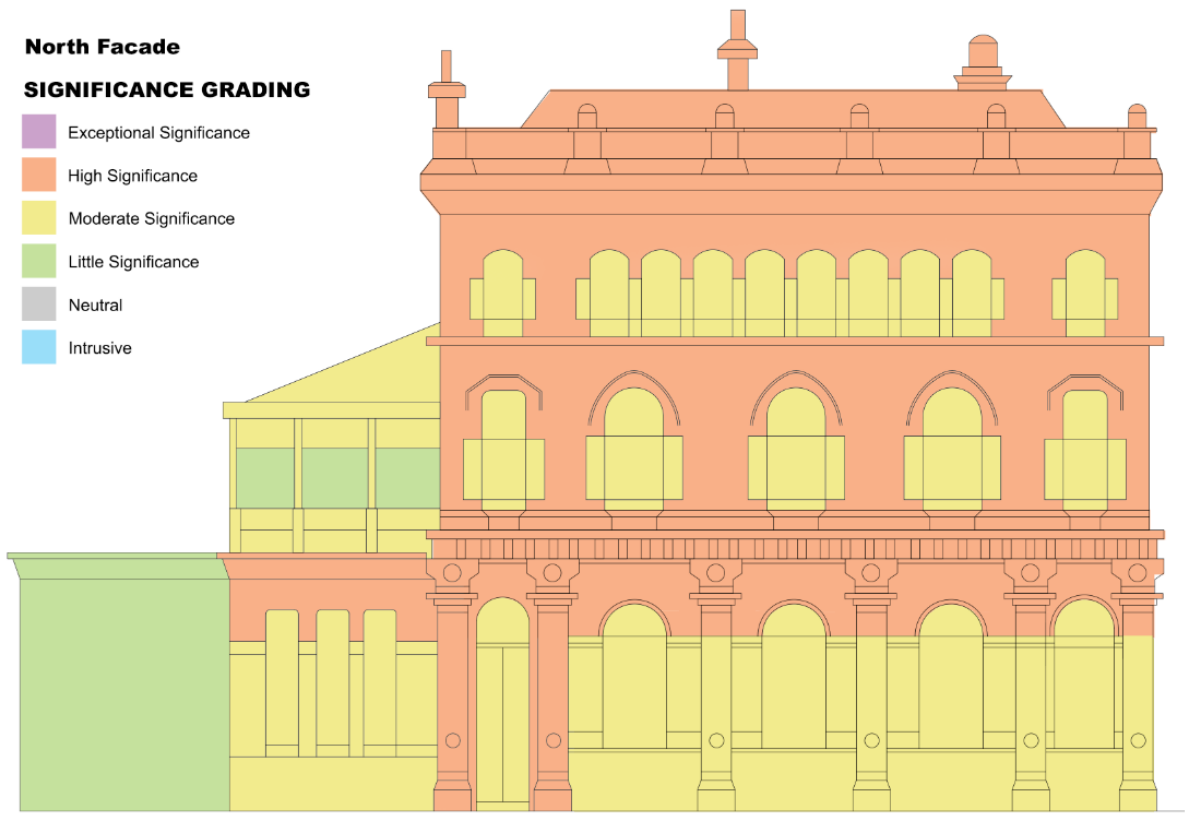
Structure, space or element	Period	Location of building	Grading
Spaces			
Stair well	Original	Ground – Level 2	High
Public space	Original	Ground – west	Moderate
	Late (modified/reconfigured)	Ground – east (including stacks)	Little
	Late (modified/reconfigured)	Level 1 – west (including stacks)	Little
	Late (modified/reconfigured)	Level 1 – east	Little
	Original	Level 1 – veranda space	Moderate
	Late (modified/reconfigured)	Level 2 – west	Little
Office space	Late (modified/reconfigured)	Level 2 – east	Little



# 5.6 SIGNIFICANCE MAPPING

## 5.6.1 North Façade

Figure 84 – Significance Mapping - North Façade



Source: Urbis

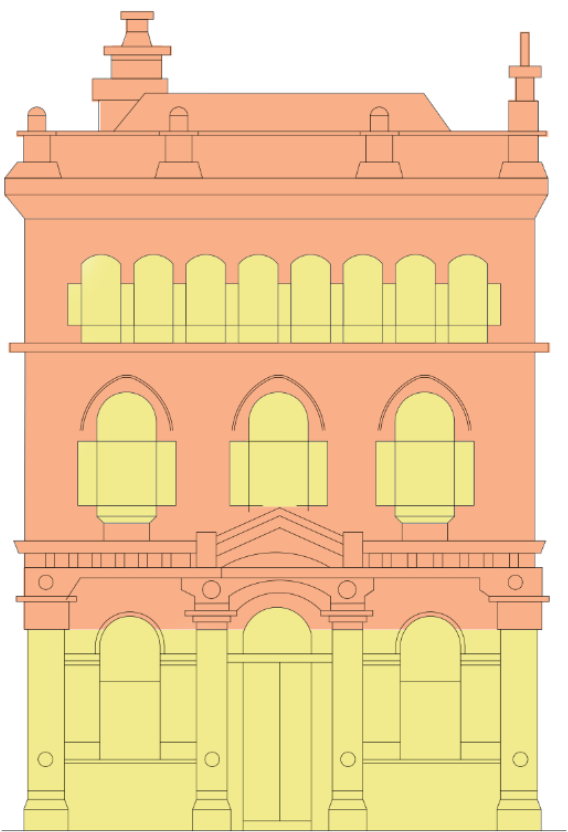
# 5.6.2 West Façade

Figure 85 – Significance Mapping - West Facade

**West Façade**

**SIGNIFICANCE GRADING**

- Exceptional Significance
- High Significance
- Moderate Significance
- Little Significance
- Neutral
- Intrusive



Source: Urbis

5.6.3 Ground Floor

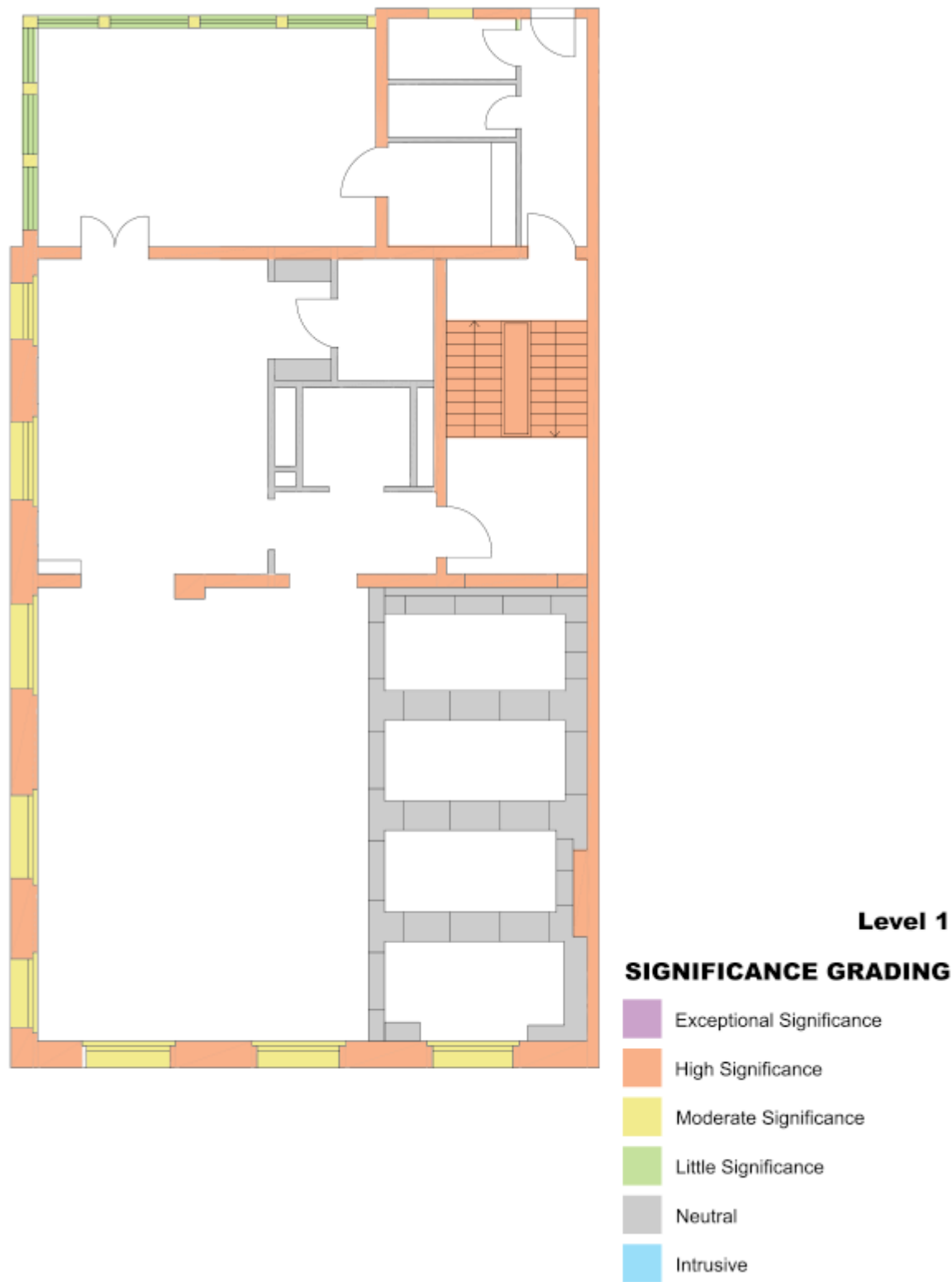
Figure 86 – Significance Mapping fabric – Ground Floor



Source: Urbis

5.6.4 Level 1

Figure 87 – Significance Mapping – Level 1

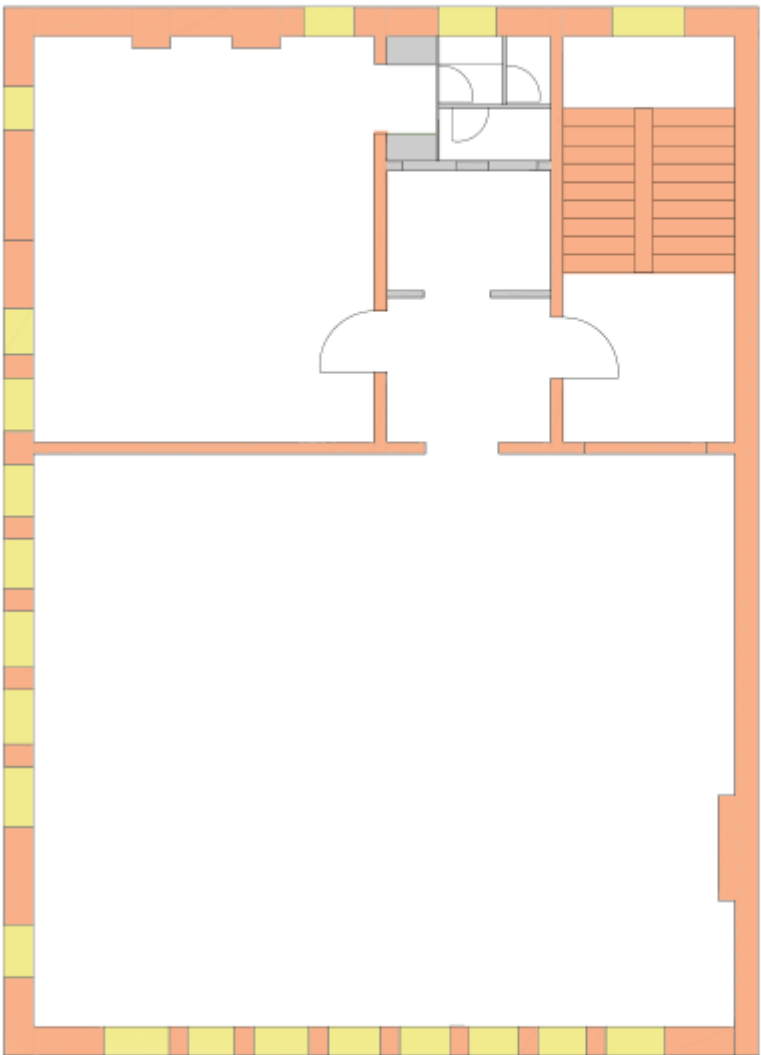


Source: Urbis



5.6.5 Level 2

Figure 88 – Significance Mapping – Level 2



Level 2

SIGNIFICANCE GRADING

- Exceptional Significance
- High Significance
- Moderate Significance
- Little Significance
- Neutral
- Intrusive

Source: Urbis

## 5.7 SIGNIFICANT VIEWS AND VISTAS

Significant views to the subject site have been identified in this section. Significant views from the subject have been considered. However, given the lack of outdoor space or outward looking significant spaces comprised within the subject site, no significant views from the building have been identified.

Views have been assigned numbers in the table below, these numbers should be cross referenced to the reference map.

### 5.7.1 Views to the Subject Site

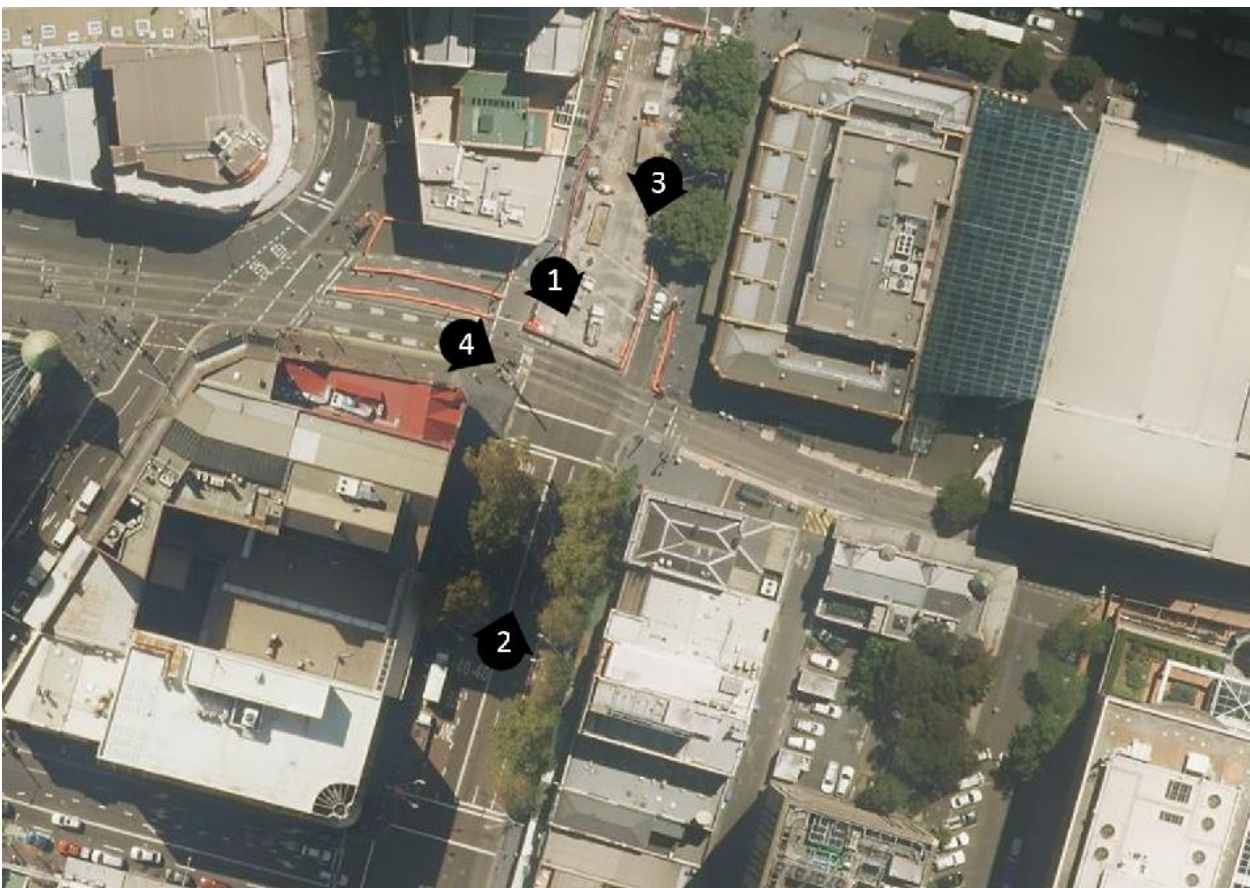
The subject site is located on the south-east corner of the corner of George Street and Hay Street. The most encompassing view of the subject building is from the north-west corner of the intersection. This view captures both primary façades (north and west) and the reconstructed stone wing to the east with surmounting enclosed timber balcony.

The intersection is characterised by three storey heritage items listed on the Sydney LEP 2012. The items include the Westpac Bank (671–675 George Street), Bank of China (681 George Street) and the Palace Hotel Complex (730–742 George Street). The subject building is therefore significant for the contribution that it makes to the character and scale of the intersection. This is appreciable from the north (south of Campbell Street, and from the south (north of Ultimo Road).

The subject building is not easily visible from further north or south along George Street. Therefore, no more significant views are identified from George Street.

The subject building also contributes to the significant Hay Street streetscape which comprises the Palace Hotel Complex (north east corner of the intersection), the Corporations Building (south side of Hay Street) and the Capitol Theatre (north side of Hay Street). Views due west along Hay Street from the west side of George Street capture the subject building in the context of this streetscape.

Figure 89 – Significant views map





Source: sixmaps with British overlay

Table 11 – Significant views to the subject site.

View No.	Direction/Location	Image
1	View south east from the north west corner of George and Hay Streets.	<p>Figure 90 – View 1 – South east.</p> 
2	View north along George Street (between Ultimo Road and Hay Street)	<p>Figure 91 – View 2 – North</p> 
3	View south along George Street (between Campbell Street and Hay Street)	<p>Figure 92 – View 3 – South</p> 



View No.	Direction/Location	Image
4	View east along Hay Street (west of George Street)	<p>Figure 93 – View 4 – East</p> 
5	View west along Hay Street (east of George Street)	<p>Figure 94 – View 5 – West</p> 



## 5.8 ARCHAEOLOGY AND CULTURAL HERITAGE

The site may have historical archaeological potential, or it may be a place of Aboriginal cultural heritage.

### 5.8.1 Aboriginal Cultural Heritage

Aboriginal cultural heritage consists of places and items that are of significance to Aboriginal people because of their traditions, observances, lore, customs, beliefs and history. It provides evidence of the lives and existence of Aboriginal people before European settlement through to the present. Aboriginal cultural heritage is dynamic and may comprise physical (tangible) or non-physical (intangible) elements. It includes things made and used in traditional societies, such as stone tools, art sites and ceremonial or burial grounds. It also includes more contemporary and/or historical elements such as old mission buildings, massacre sites and cemeteries.<sup>325</sup>

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

Cultural heritage is not confined to sites; it also includes peoples' memories, storylines, ceremonies, language and 'ways of doing things' that continue to enrich local knowledge about the cultural landscape. It involves teaching and educating younger generations. It is also about learning and looking after cultural traditions and places and passing on knowledge. It is enduring but also changing. It is ancient but also new.

Aboriginal cultural knowledge provides crucial links between the past and present and therefore represents an essential part of the identities of Aboriginal people and all Australians.

The traditional owners of the land are the Gadigal.

An AHIMS (Aboriginal Heritage Information Management System) search was conducted for the subject property on 3 July 2018. The AHIMS search was conducted with a buffer of 50 meters. It shows the following:

- There are no Aboriginal sites recorded in or near the location
- There are no Aboriginal places declared in or near the location.

### 5.8.2 Historical Archaeology

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

Archaeological Potential is defined as<sup>43</sup>:

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

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

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<sup>43</sup> Department of Urban Affairs and Planning 1996

### 5.8.3 Historical Archaeological Potential

The earliest recorded feature on the subject site was a creek running through the centre. The site at that time was part of a government paddock. The creek flowed into the tidal mudflats at the head of Cockle Bay (now Darling Harbour).<sup>44</sup>

The subject site was subdivided in the 1840s however the subject lots (Lots 1 and 2) remained vacant for the next two decades, (refer Woolcott & Clarke's 1854 map at Figure 96 which does not show any other development on the subject site). The subject site was vested to the City Council in 1873 to "market or other public purposes"<sup>45</sup>.

The existing building was constructed in 1875. The 1880s plans indicate that the eastern portion of the site was at that time occupied by a small yard, single storey sheds and single storey wings from the principal form (refer Figure 97 below). Rygate & West Plans 1888 (refer Figure 98) show that both the wings and the shed were stone/masonry. The 1914 plans indicate that by at least this time the small wings were partly occupied by lavatories, the masonry shed is not clearly visible in this plan.

The eastern section of the site was enclosed c1925 to create a tenancy. The works appear to have included the removal of the walls delineating the wings and the north façade to Hay Street. The east wall to Parker Lane may have been partly retained. However, if the east wall has been retained it has been substantially altered.

Given there is no basement to the building and the earlier fabric was of masonry construction, there is some potential for the foundations of the earlier walls to be remnant. However, it is likely that the c1925 works included some level of excavation which removed evidence of earlier walls.

There is some potential for deeper sub surface deposits associated with the use of spaces as toilets (i.e. cisterns).

Overall, the sites potential for sub surface deposits is considered to be very low to none. The construction of the existing building has likely removed potential for structural remnants of previous walls/structures. There is minimal potential for much deeper sub surface such as wells, however there is no evidence that such structures existed on the site, or cisterns associated with the use of the space as a toilet.

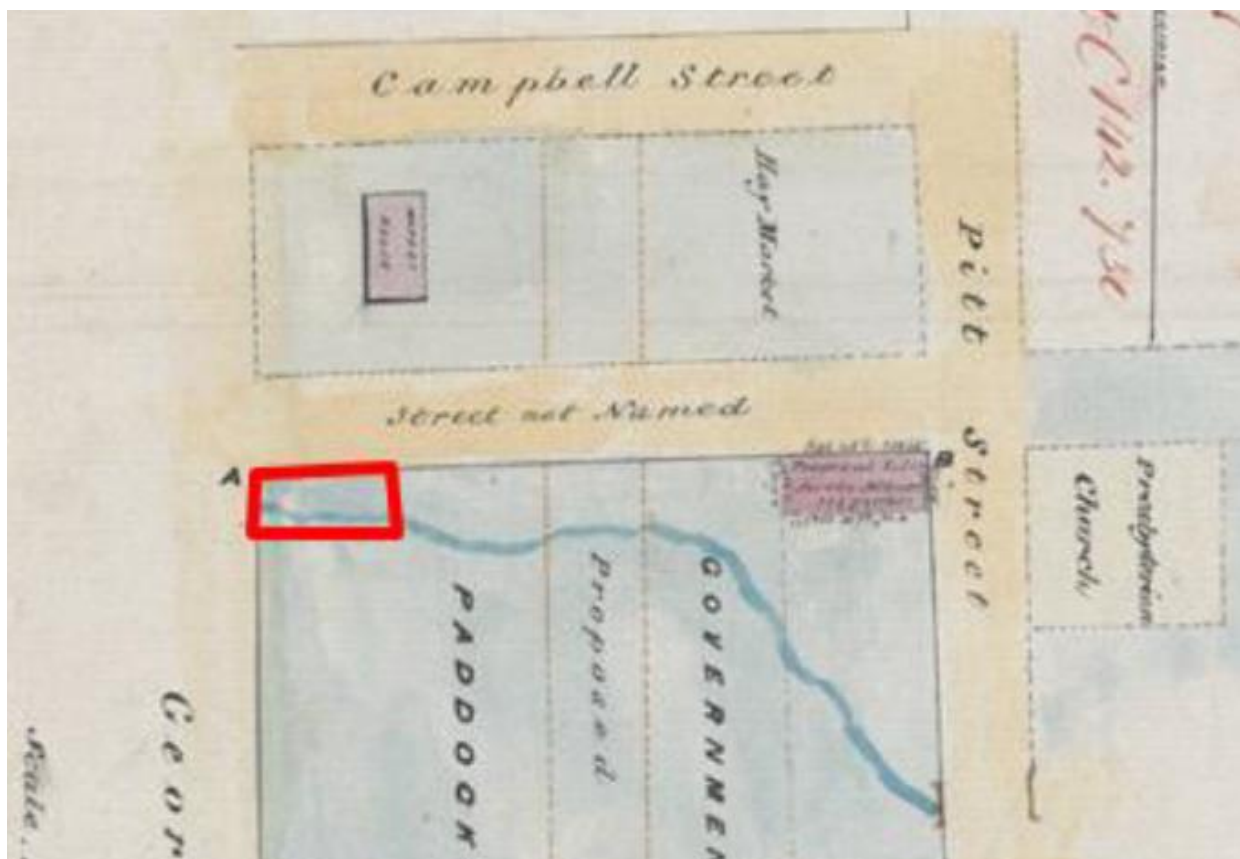
Further, the ancillary nature of previous structures on the site indicate that they are unlikely to have significant historic associations or provide any further information of previous practices. Should any sub surface deposits be remnant they would be of little significance.

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<sup>44</sup> County of Cumberland Parish of St Lawrence Town of Sydney Sketch shewing the proposed site for the Presbyterian Manse at the south end of town, 1842. [Sketch book 4 folio 77].

<sup>45</sup> "Sydney Municipal Council", *Sydney Morning Herald*, 9 May 1865, p5

Figure 95 - County of Cumberland Parish of St Lawrence Town of Sydney Sketch shewing the proposed site for the Presbyterian Manse at the south end of town, 1842. [Sketch book 4 folio 77]. The subject site is outlined in red thereon.



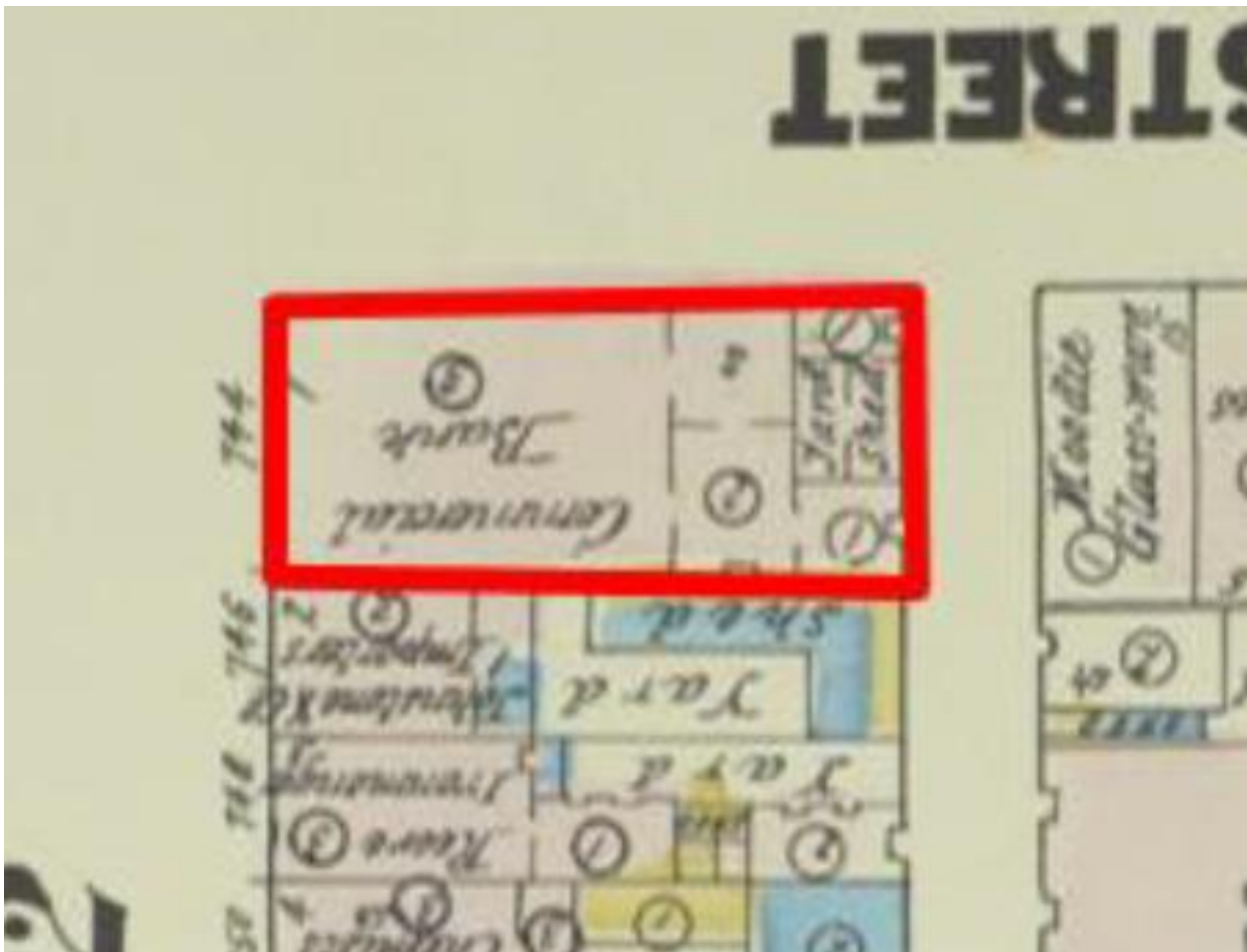
Source: State Archives & Records, NRS13886[X756]\_a110\_000031

Figure 96 - Detail from Woolcott & Clarke's Map of the City of Sydney with the environs of Balmain and Glebe, Chippendale Redfern, Paddington, etc., 1854. The subject site is shown in red.



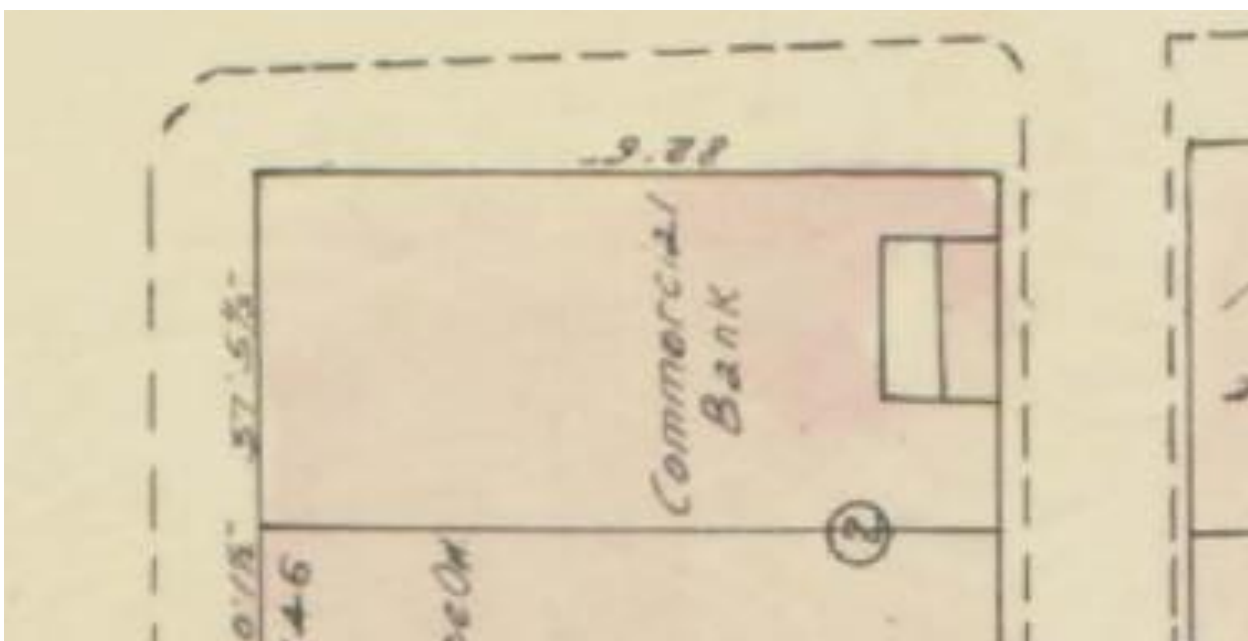
Source: City of Sydney Archives, [http://cdn.cityofsydney.nsw.gov.au/history/maps/1174/1174\\_001.pdf](http://cdn.cityofsydney.nsw.gov.au/history/maps/1174/1174_001.pdf)

Figure 97 - Detail from Plans of Sydney / executed by H. Percy Dove, Sheet 42, 1880. Subject site shown in red.



Source: NLA, nla.obj-231032126

Figure 98 – 1888. Plans of Sydney (Rygate & West).



Source: <http://atlas.cityofsydney.nsw.gov.au/maps/plans-of-sydney-rygate-west-1888/plans-of-sydney-rygate-west-1888-sheet-42/>



# 6 HERITAGE LISTINGS AND STATUTORY OBLIGATIONS

## 6.1 HERITAGE LISTINGS – STATUTORY LISTINGS

The following statutory heritage listings apply to the Haymarket Library.

Table 12 – Statutory Listings

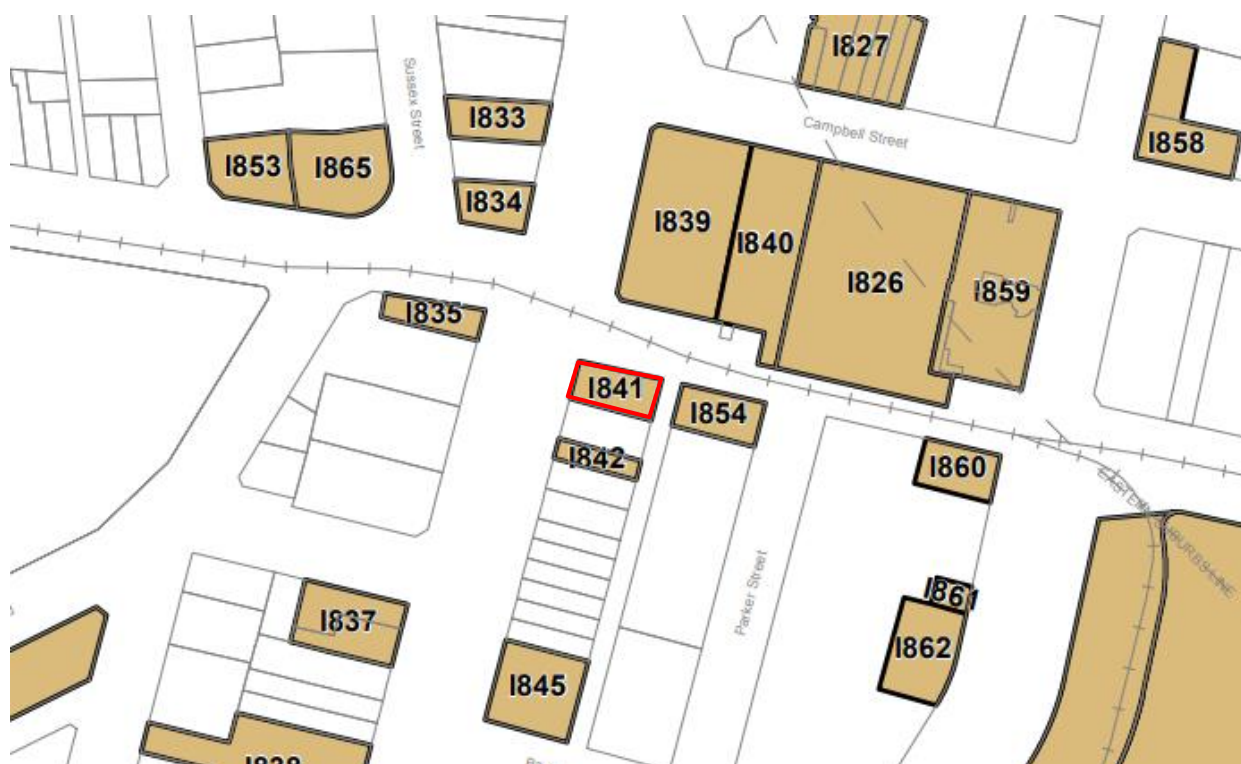
Type of listing	Name of item	Assessed level of significance
<b>STATUTORY LISTINGS</b>		
<b>World Heritage List</b> under the <i>World Heritage Convention</i> (places of outstanding universal value)	Not applicable	
<b>National Heritage List</b> under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (natural and cultural places of outstanding heritage value to the nation)	Not applicable	
<b>Indigenous Heritage</b> under the <i>Aboriginal Cultural Heritage Act 2003</i> (places that hold great meaning and significance to Indigenous people)	Not applicable	
<b>Commonwealth Heritage List</b> under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (natural, Indigenous and historic heritage places on Commonwealth lands and waters or under Australian Government control)	Not applicable	
<b>State Heritage Register (SHR)</b> under the <i>Heritage Act 1977</i> (items of state significance)	Not applicable.	
<b>Sydney Local Environmental Plan 2012</b> Schedule 5 Environmental Heritage, Part 1 Heritage items (items of local significance)	Former “Haymarket Chambers” including interior, 744–744B George Street, Haymarket (Lot 1, DP 1002966) Item No I841*	Local
<b>Movable Cultural Heritage</b> under the <i>Protection of Movable Cultural Heritage Act 1986</i> (objects that people create/collect that forms an important part of Australia's nation's identity)	Not applicable	

Type of listing	Name of item	Assessed level of significance
<b>Register of the National Estate</b> under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (items of local, state or national significance)	Not applicable.	
<b>NON-STATUTORY LISTINGS</b>		
<b>National Trust of Australia</b> (items of local, state or national significance)	Not applicable.	
<b>Institution of Engineers Australia</b> (no official register but informal list of buildings that have heritage value)	Not applicable.	

### Sydney LEP 2012 – Heritage Map

The former “Haymarket Chambers” including interior as listed under the Sydney LEP 2012 is shown in Figure 99 below.

Figure 99 – Extract from the Sydney LEP Heritage Map showing the subject site identified as Item Nos: I841 outlined in red



Source: Sydney LEP 2012, Heritage Map – Sheet HER\_015

## 6.2 STATUTORY OBLIGATIONS

Works to the Haymarket Library may require particular approvals depending on the nature of proposed works. Key commonwealth, state and local legislation, plans, policies and programs and committees affecting the management of the place are described below. This section should be referred to in addition to other management plans for the site.

### 6.2.1 Commonwealth Government Legislation & Policies

#### Environment Protection and Biodiversity Conservation Act 1999

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

The Register of the National Estate (RNE) was previously a statutory heritage register under the EPBC Act. The RNE is a list of natural, Indigenous and historic heritage places throughout Australia. It was established under the *Australian Heritage Commission Act 1975* and in 2004 the responsibility for maintaining the Register shifted to the Australian Heritage Council under the *Australian Heritage Council Act 2003* (AHC Act).

Following amendments to the AHC Act, after February 2007 no new places were added or removed to the RNE was frozen and all references to the Register of the National Estate were removed from the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) on 19 February 2012. The Register of the National Estate (RNE) is now an archive of information about more than 13,000 places throughout Australia and is found on the National Heritage Database.

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

#### National Construction Code / Building Code of Australia

The National Construction Code (NCC), incorporating the Building Code of Australia (BCA) is a national set of building regulations with some state-specific variations. The performance requirements of the BCA are mandatory, although the introductory sections of the Code make clear that not all requirements will apply to a given case. The Code also includes 'deemed-to-satisfy' requirements which are accepted as meeting the performance requirements. The Code also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

Under the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), all new building work must be carried out in accordance with the BCA. In the case of an existing building, there is generally no requirement to comply with the BCA unless works are being carried out. However, where works (in particular alterations or additions) are proposed to the place, the building will need to comply on completion with the relevant [performance] requirements of the Building Code of Australia (EP&A Act Regulation Clause 145). In addition, where an existing building has a change of use, the structural capacity and fire safety of the building must be appropriate for the new use. For a building which undergoes alterations without a change of use, the structural capacity and fire safety of the building must not be reduced by the work (EP&A Act Regulation Clause 143).

In certain circumstances, exemption can be obtained from the requirements of the BCA under Clause 187 of the EP&A Regulation. Because in most cases there will be an acceptable alternative solution to satisfy the performance requirements of the BCA, it is rare to seek applications for exemption. If such an application is contemplated, it should be sought at development application stage. The Fire, Access and Services Advisory Panel of the Heritage Council of NSW may be able to assist in resolving conflicts between heritage and regulatory requirements.

## 6.2.2 State Government Legislation & Policies

### Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA Act) governs strategic planning and development assessment processes undertaken by State and Local Government in NSW. Development approval for works may be required under Part 3A, Part 4 or Part 5 of the Act.

It is necessary in most cases to submit a development application to the relevant local Council for permission to erect, alter, demolish or change the use of an existing building. This does not apply to a building proposal defined as an 'Exempt Development'. Six categories of development are defined by the new legislation: Exempt Development, Complying Development, Local Development, Integrated Development, Designated Development or State Significant Development.

Approval is required under this Act for alterations and additions to the Haymarket Library. A Review of Environmental Factors (REF) is prepared in most instances to address relevant approvals and consultation requirements under the EP&A Act.

Independent heritage advice or assessment may be required if works are likely to impact on the overall heritage significance of the place or elements identified in this report as being of exceptional or high significance. A heritage impact statement is generally required to accompany development applications for works to a heritage item, to assess the likely impact of the works on the heritage significance of the item.

### NSW Heritage Act 1977

#### *Historical Archaeology*

In New South Wales, historical archaeological sites are protected under the Heritage Act. The purpose of the *NSW Heritage Act 1977* (as amended) is to conserve the environmental heritage of the State. Environmental heritage is broadly defined under Section 4 of the Heritage Act as consisting of the following items: 'those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance.'

Amendments to the Heritage Act made in 2009 have changed the definition of an archaeological 'relic' under the Act. A relic is now an archaeological deposit, resource or feature that has heritage significance at a local or State level. The definition is no longer based on age. This significance-based approach to identifying 'relics' is consistent with the way other heritage items such as buildings, works, precincts or landscapes are identified and managed in NSW.

The Heritage Act requires that historical archaeological sites and 'relics' are managed in accordance with permits issued by the Heritage Council of NSW. The consent of the Heritage Council is required before any archaeological 'relics' are disturbed. An archaeological site is an area which contains one or more archaeological 'relics'.

#### *Permits to Excavate or Disturb Land*

Under the Heritage Act 1977 (as amended), an application needs to be made to the Heritage Council in the event that it is proposed to disturb or excavate any land in NSW that is likely to contain archaeological remains. There are two types of applications, depending on whether the site is listed on the State Heritage Register.

#### *S140 Archaeological Permit and s144 Permit Variation*

To disturb or excavate sites NOT listed on the State Heritage Register.

#### *Archaeological Exceptions*

In some circumstances an excavation permit may not be required when excavating land in NSW. Usually this is where works are only minor in nature and will have minimal impact on the heritage significance of the place. Again, the particular form to be downloaded (Exception/Exemption) will depend on whether the site is listed on the State Heritage Register or not.

#### *S139 Exception and s146 Notification*

s139 Exception Applications are used for sites that are not listed on the State Heritage Register and in instances where it can be demonstrated that:

- s139 (1B) The excavation or disturbance of land will have a minor impact on archaeological relics including the testing of land to verify the existence of relics without destroying or removing them;



- Exception 1(B) could apply where:
  - a site is suspected to exist, for example is identified and listed in an LEP or heritage study, but further assessment indicates it does not exist; exists at another location; or has been highly compromised/ disturbed; or
  - the scale or nature of the proposed excavation will not affect significant areas/deposits of a known archaeological site for example, the excavation would only affect peripheral areas of a significant archaeological site; or
  - s139 (1C) A brief written statement describing the proposed excavation demonstrates that evidence relating to the history or nature of the site, such as its level of disturbance, indicates that the site has little likelihood of Relics or no archaeological research potential.

A s146 Notification is required when a person has discovered or located a relic (in any circumstances and whether the person has been issued with a permit).

## **National Parks and Wildlife Act 1974**

The National Parks and Wildlife Act 1974 (NSW) (the 'NPW Act') is the primary piece of legislation for the protection of Aboriginal cultural heritage in New South Wales. The Office of Environment and Heritage (OEH) administers the NPW Act. The NPW Act provides statutory protection for Aboriginal objects by making it illegal to harm Aboriginal objects and Aboriginal places, and by providing two tiers of offence against which individuals or corporations who harm Aboriginal objects or Aboriginal places can be prosecuted. The NPW Act defines Aboriginal objects and Aboriginal places:

*Aboriginal object means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.*

*Aboriginal place means any place declared to be an Aboriginal place under section 84. The highest tier offences are reserved for knowledgeable harm of Aboriginal objects or knowledgeable desecration of Aboriginal places. Second tier offences are strict liability offences—that is, offences regardless of whether or not the offender knows they are harming an Aboriginal object or desecrating an Aboriginal place—against which defences may be established under the National Parks and Wildlife Regulation 2009 (NSW) (the 'NPW Regulation').*

Section 87 of the NPW Act establishes defences against prosecution under s86 (1), (2) or (4). The defences are as follows:

- An Aboriginal Heritage Impact Permit (AHIP) authorising the harm (s87(1))
- Exercising due diligence to establish Aboriginal objects will not be harmed (s87(2))

Due diligence may be achieved by compliance with requirements set out in the National Parks and Wildlife Regulation 2009 (the NPW Regulation) or a code of practice adopted or prescribed by the NPW Regulation (s87(3)).

## 6.2.3 Local Government Legislation & Policies

### Sydney Local Environmental Plan 2012

A Local Environmental Plan (LEP) is the principal legal document for controlling development and guiding planning decisions made by Council. Sydney Local Environmental Plan 2012 (Sydney LEP 2012) commenced on 14 December 2012 and is the current local environmental plan. Schedule 5 Environmental heritage of the planning instrument lists heritage items and heritage conservation areas within the local government area.

Haymarket Library is listed as a heritage item under Schedule 5 of the Sydney LEP 2012.

The LEP requires consent for certain types of development (including development affecting heritage items) and the consent authority, in considering any proposed development, must have regard to the relevant aims, strategies and principles contained in this plan. Heritage provisions for the City of Sydney Council area are incorporated under Part 5 Miscellaneous Provisions, *Clause 5.10 Heritage Conservation* of the instrument. Sub-clause (2) details consent required for certain development as outlined below:

Development consent is required for any of the following:

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

- (i) a heritage item,
- (ii) an Aboriginal object,
- (iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land:

- (i) on which a heritage item is located or that is within a heritage conservation area, or
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land:

- (i) on which a heritage item is located or that is within a heritage conservation area, or
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

#### Heritage Floor Space

Clause 6.10 of the Sydney LEP 2012 allows Council to award heritage floor space in order to provide an incentive for the conservation and on-going maintenance of heritage buildings within Central Sydney.

In accordance with Clause 6.10(2), Council may award heritage floor space in respect of a person if the following provisions are met: **(2) Creation of heritage floor space**

*The Council may record in the register an amount of heritage floor space in respect of a person if:*

- (a) the person is the owner or the nominee of the owner of a building that is a heritage item shown marked “\*” in Schedule 5 (a heritage building), and*
- (b) the heritage building is on land in Zone B8 Metropolitan Centre, and*
- (c) conservation works have been carried out on the heritage building and have been completed in accordance with a heritage conservation management plan approved for the building by the consent authority, and*

- (d) *a covenant is registered that prevents development that increases the total gross floor area of all buildings on the site on which the heritage building is located or that increases the height of the heritage building, and*
- (e) *an amount of heritage floor space has not been recorded in the previous 25 years (under this clause or under a similar scheme in force before the commencement of this Plan) in respect of the heritage building, and*
- (f) *no other building has utilised floor space that was available to it only because, at the time the floor space was utilised, the building was on a site that included the heritage building or that included part of the site occupied by the heritage building.*

The Haymarket Library is listed as Heritage Item I841\* (Former Haymarket Chambers including interiors) in Schedule 5 of the SLEP 2012 and is also located in the B8 Metropolitan Centre Zone. The Haymarket Library satisfies the requirements and is eligible to be awarded HSF.

## **Sydney Development Control Plan 2012**

A Development Control Plan (DCP) is a non-statutory document that supports the LEP with more detailed planning and design guidelines.

The purpose of the Development Control Plan (DCP) is to supplement the Sydney Local Environmental Plan (LEP) 2012 and provide more detailed provisions to guide development. The DCP has been made in accordance with Section 74C of the *Environmental Planning & Assessment Act 1979* and must be read in conjunction with the provisions of Sydney LEP 2012.

Heritage item provisions are predominantly considered in the general provisions of the DCP in section 3, and specifically section 3.9 Heritage (although this is not exhaustive). The DCP acknowledges that heritage conservation does not preclude change but rather responds to different constraints and opportunities. The DCP aims to ensure that the significant elements of the past are appropriately managed and respected by new development, with the underlying principles being that:

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

The intention of these provisions is to ensure that decisions about change are made with due regard to heritage significance, and that opportunities to improve the understanding and appreciation of this significance are taken.<sup>330</sup>

In summary, where new works or uses are proposed to the building, specific provision within the DCP should be considered including but not limited to the provisions for heritage items in Section 3.9.1-3.9.5.

This report lists the provisions at the time of preparing this report and reference should be made to the current instrument in conjunction with any proposed works.

### **Special Character Area - “Haymarket/Chinatown Special Character Area” (2.1.3)**

Section 2.1 of the DCP provides a number of “Special Character Areas” within Central Sydney. The Haymarket Library is located within the “Haymarket/Chinatown Special Character Area” identified in the DCP Section 2 Locality Statements 2.1.3.

#### **Principles:**

- (a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- (b) Retain and enhance the urban character and scale of the Haymarket locality by requiring new buildings to:
  - i. be built to the street alignment;
  - ii. have street frontage heights consistent with the prevailing form of heritage items in this Special Character Area; and
  - iii. have building setbacks above those street frontage heights.
- (c) Maintain a high level of daylight access to the street by restricting building height and bulk.

- (d) Recognise and enhance the diversity of uses in the area.
- (e) Maintain and reinforce permeability within the area and the intricacy of the urban fabric by retaining the existing significant lanes, original street pattern, special corner treatment, small allotments and narrow frontages, and encouraging through site links.
- (f) Reinforce the distinct topography of the area by maintaining the layering of development when viewed from Darling Harbour with the City's higher buildings in the background.
- (g) New development is to maintain and enhance vistas within the area to Darling Harbour.
- (h) New development is to maintain and enhance vistas east along Valentine Street to Christ Church St. Lawrence at 814A George Street, Haymarket.
- (i) Maintain and enhance the existing vista to the Anglican Church of St Laurence along Valentine Street.
- (j) Facilitate the activation of Douglass Street & Douglass Lane and Eagar Street Lane for increased public use.

### **Section 5.1.9 Award and Allocation of Heritage Floor Space**

Section 5.1.9 of the *Sydney Development Control Plan 2012* (SDCP 2012) relate to the 'Award and allocation of heritage floor space'. The award and allocation procedures include (amongst others):

*"the ability for the owner of a heritage building, subject to meeting certain criteria, to be awarded development potential known as Heritage Floor Space after completing conservation works to that building;"*

The award of HFS is restricted to buildings that are listed in their entirety as heritage items in Schedule 5 of the Sydney LEP 2012.

## **6.2.4 Approvals and Consent – Types of Application**

### **Approvals for Works**

Approvals and consent for works are required from the City of Sydney.

#### ***Council of City of Sydney***

Approval is required from the City of Sydney for any proposed works to state listed heritage items. Part 3 Exempt and Complying development under the Sydney LEP 2012, does not apply to State listed heritage items under the LEP 2012.

The following provisions from Clause 5.10 of the LEP 2015 dictate the necessity for consent for works from City of Sydney Council.

#### (1) Objectives

*The objectives of this clause are as follows:*

- (a) to conserve the environmental heritage of the City of Sydney,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

#### (2) Requirement for Consent

*Development consent is required for any of the following:*

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
  - (i) a heritage item,*
  - (ii) an Aboriginal object,*



- (iii) a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (d) disturbing or excavating an Aboriginal place of heritage significance,*
- (e) erecting a building on land:*
  - (i) on which a heritage item is located or that is within a heritage conservation area, or*
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) subdividing land:*
  - (i) on which a heritage item is located or that is within a heritage conservation area, or*
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

**(3) When consent not required**

*However, development consent under this clause is not required if:*

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*
  - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
  - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area.*

## **6.3 MANAGEMENT PLANS & GUIDELINES**

The Sydney LEP and DCP 2012 require the preparation of a recent Conservation Management Plan before applications for major change are considered or lodged for statutory approval. This Conservation Management Plan sets out policy recommendations to conserve the significant values associated with the subject site.

In addition to a CMP most heritage legislation requires the preparation on an assessment of heritage impact to accompany development applications and notifications associated with exempted works. Policies have also been included in this document concerning heritage impact statements.

# 7 OPPORTUNITIES AND CONSTRAINTS

## 7.1 INTRODUCTION

The conservation planning process established by the *Burra Charter* of Australia ICOMOS guidelines (refer Article 6 which defines the Burra Charter Process) requires that relevant constraints be identified as part of the process for developing conservation policies for places of significance. These constraints include:

Obligations arising from the cultural significance of the place;

- Physical constraints of the place, including environmental factors and the physical condition of the fabric;
- Relevant statutory and non-statutory controls;
- Owner's needs, resources and other external constraints; and
- Obligations involved in undertaking research, maintaining records and communicating the heritage values of the place.

The assessment of the following specific constraints and opportunities will result in appropriate policies for the Haymarket Library.

## 7.2 OBLIGATIONS ARISING FROM STATUTORY AND NON – STATUTORY REQUIREMENTS

Approvals for works to the site may be required under the EP&A Act, the Heritage Act or National Parks and Wildlife Act as outlined above in Section 6.2.2. This section should be referred to prior to undertaking any works.

Where new works are proposed, compliance with the Building Code of Australia 1996/ National Construction Code 2011 and Australian Standard AS1428 (Universal Access) may also be required as outlined in Section 6.2.2. Any strategies or solutions to ensure that components of the building comply with the BCA/ NCC or AS1428 should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance-based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should be obtained. To minimise adverse interventions and to assist in maximising the exposure of significant heritage fabric, alternate solutions to the deemed to satisfy provisions of the BCA should be derived from performance-based assessments particularly in relation to structural provisions, fire resistance and stability, fire separation, provisions for access and egress, sound transmission and isolation, and energy efficiency.

Similarly, works to achieve environmental performance standards should be carefully considered in conjunction with heritage advice.

### 7.2.1 The Burra Charter

The ICOMOS Burra Charter 2013 adopted by Australia ICOMOS, establishes the nationally accepted principles for the conservation of places of cultural significance. Although the *Burra Charter* is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW. The document provides the underlying methodology by which works to heritage items of all levels of significance are undertaken and provides the guidelines for the management of heritage items. The building is of demonstrated cultural significance and therefore, procedures for managing change and activities at the site should be in accordance with the recognised conservation methodology of The Burra Charter.

A copy of the Burra Charter is available via the following link: <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>.

## 7.3 OBLIGATIONS ARISING FROM HERITAGE SIGNIFICANCE

This CMP provides an analysis of the significance of the subject building in its present form. It has been determined that the building has significance for its historic, associative, aesthetic, social and representative values (refer Section 5.3).

This places an obligation on the owners, occupiers and users of the building and any other stakeholders responsible for or involved in the maintenance and management of the building to conserve this identified significance. This includes the building façades and form, nominated internal and external fabric, individual spaces, elements and structures of the building as identified in Section 5.5.

Any future proposed changes to the building must be undertaken in accordance with the Sydney LEP and DCP 2012, the Burra Charter and with reference to the provisions of this CMP and further should seek to retrieve lost elements and restore the buildings previous significance and character. The significance of the site is summarised above in Section 5.3 Significance.

Specific policies for the treatment of the fabric have been set out below in Section 8. However, general constraints in relation to the elements, fabric and spaces of heritage significance include:

- The Statement of Significance embodies the core heritage values of the building and all future decisions and works to the building must be guided by the Statement of Significance and the identified significant spaces, fabric and building elements identified in this CMP, together with any additional detailed research and assessment. The significance is defined in Section 5.3 of this report with a Schedule of Significant Elements provided in Section 5.5. Fabric and spaces of moderate or higher significance should generally be retained and conserved and with consideration for policies herein.
- Management and maintenance of the asset should aim to conserve its heritage significance to the greatest extent feasible whilst facilitating appropriate ongoing use.
- Works should be undertaken in accordance with the principles of the Australia ICOMOS Burra Charter.
- The contribution that the building makes to the George Street and Hay Street streetscapes should be retained and conserved.
- The buildings current envelope and significant character as a 19<sup>th</sup> century Italianate/Palazzo commercial building should be retained and conserved. No removal of fabric which contributes to the overall form of the building or its character should occur.
- If vertical additions are proposed in the future these should be modest in scale and easily discernible as new works. New additions should be set well back from the primary facades of the existing building to retain the visual prominence of the building from the street.
- Works to achieve compliance or environmental performance standards should be carefully considered in conjunction with heritage advice.

## 7.4 OBLIGATIONS ARISING FROM THE CONDITION AND INTEGRITY OF FABRIC AND PHYSICAL EVIDENCE

The separate document “Condition Assessment” (Mott MacDonald 2018) provides a brief analysis of the condition of the building in its present form. It has been determined that in general terms; the significant fabric and structure are in good condition with very minor cracking and water ingress. On this basis, the building should continue to be retained, maintained and conserved.

General constraints and opportunities in relation to condition of the fabric include:

- The Condition Assessment concludes that given the good condition of the building it is likely that it would be capable of carrying an additional one to two stories on the existing walls. In order to pursue any such scheme, further investigation of the ground and footing conditions as well as investigation of the existing structure may be required. A full structural analysis and earthquake check would be required.
- The process for conservation should be informed by the relative condition of the fabric, the level of documentary and historical evidence associated with the fabric and significance gradings.
- Conservation of the building fabric should be managed in accordance with the Conservation Policy in Section 8: Conservation Policies.
- Management and maintenance of the asset should aim to conserve its heritage significance to the greatest extent feasible. Works should be sympathetic to highly significant fabric and repairs should be undertaken over replacement, if possible. Where required works to significance fabric should be undertaken as a priority and in situ in preference to removal and reinstatement.
- Impact on highly significant fabric should be considered and the appropriate approvals sought.
- Any repair, conservation or reconstruction works to significant elements or facades should be undertaken with appropriate supervision by a suitably qualified heritage consultant /architect and/ or relevant materials specialist/s or conservator.
- Owners, occupiers and stakeholders responsible for and involved in the maintenance and management of the building should be aware of the identified significance and aim to conserve and enhance this significance as well as identified significant internal and external fabric and spaces.
- Works to achieve compliance or environmental performance standards should be carefully considered in conjunction with heritage advice.

## 7.5 OWNER'S REQUIREMENTS

Urbis has been engaged by City of Sydney to prepare this following Conservation Management Plan (CMP) for Haymarket Library as part of a Heritage Floor Space Application. As part of this CMP Urbis has confirmed that a number of conservation and reconstruction works were undertaken in the 1990s.

This CMP has also been prepared to guide any future change to this building. The use of the place as the location for Haymarket Library will become redundant upon the planned relocation of the branch. This CMP therefore considers change in the context of the adaptive reuse of the place. The potential future uses are addressed in Section 8.8. In summary, this CMP finds that the most appropriate uses for the place would be commercial, retail and/or food and beverage.



## 8 CONSERVATION POLICIES

### 8.1 WHAT IS A CONSERVATION POLICY?

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

### 8.2 CONSERVATION PHILOSOPHY

The Haymarket Library is an item of local heritage significance. It has historic, associative, aesthetic, social and representative values. The subject site is representative of the development of Sydney's Haymarket area in the late nineteenth century from a Government Paddock to a bustling commercial precinct. It has associations with the Commercial Banking Corporation of Sydney which occupied the building between 1875 and 1925 and exhibits a distinctive blend of Victorian Italianate/Palazzo and Free Gothic styles, displayed in well-crafted sandstone, corniced parapet and pilasters to the front façade.

The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter). Article 3 of The Burra Charter indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric. One of the key objectives therefore, of contemporary conservation practice is to retain as much of the significant original fabric as possible, in order to preserve the essential integrity of the heritage place.

### 8.3 STATUTORY APPROVALS PRIOR TO ANY WORK BEING CARRIED OUT

#### Background

The subject site is listed as an item of local heritage significance under Schedule 5 of the Sydney LEP 2012 as an individual item former "Haymarket Chambers including interiors" Item No I841\*. Therefore, various legislation applies to the management of the Haymarket Library as set out in Section 6 above.

Any works to the property must comply with appropriate legislation, policies and guidelines, as amended from time to time, including but not limited to the *Heritage Act 1977* (NSW), the Building Code of Australia, the Australia *ICOMOS Burra Charter* 2013, relevant City of Sydney Council LEP and DCP controls, and the NSW Office of Environment and Heritage (formerly Heritage division) guidelines.

#### Guidelines

- Approvals are required for development works to the heritage item from the City of Sydney. Reference should be made to this CMP and the requirements set out in the Sydney LEP 2012 to determine the appropriate approvals required for any proposed works.
- Future proposed changes to the building need to be undertaken in accordance with the relevant LEP and DCP. A heritage impact statement may be required to assess any works to the place.
- Any works to make the place comply with Building Code of Australia requirements should be guided by the heritage significance of the place.

Policy 1. Future proposed changes to the building need to be assessed in accordance with the relevant Sydney LEP and DCP provisions, and this CMP. An archaeological assessment may be required to assess any subsurface works to the place.

Policy 2. This conservation management plan should be submitted to City of Sydney Council as part of any application of new works. Where appropriate or requested, it should be accompanied by a Heritage Impact Statement that assesses the specific impacts of the proposal against relevant legislation and policies in this CMP.

## 8.4 ADOPTION AND REVIEW OF POLICIES

### Guidelines

- Management of the site under legislation should be guided by the site's significance, this CMP and the policies in this section.
- This CMP should be adopted by present and future owners and used as a guide for the management, conservation and maintenance of the place. All persons responsible for the management and maintenance of the site should be familiar with the significance of the place and the conservation policies in this report.
- City of Sydney should refer to the CMP when considering proposed changes to the building.
- Any works to the place should be carried out in accordance with the principles set out in the Australia ICOMOS Burra Charter.
- This CMP should be reviewed and updated within 5-10 years to remain relevant to ongoing change and use of the place, and statutory compliance. Prior to the review, if substantial changes in the management or use of the place is proposed that are not covered by policies in this report then the policy section should be reviewed. Irrespective of the requirement to review the document every 5 -10 years, the CMP should remain as a valid basis for on-going heritage management until such reviews are completed. Reviews of the CMP should be based on The Burra Charter and other guidelines by the NSW Heritage Branch. Reviews should also take into account any other relevant legislation, planning frameworks and widely recognised conservation practices and procedures. Reviews should be undertaken by experienced conservation practitioners in conjunction with relevant ownership and management representatives.
- Conservation works undertaken in accordance with the CMP should involve experienced heritage and conservation professionals.
- All persons responsible for the management and maintenance of the site should be familiar with the significance.

Policy 3. This CMP is to be reviewed and updated within 5 - 10 years to remain relevant to ongoing change and use of the place, and statutory compliance or if substantial alterations and additions are proposed.

Policy 4. A copy of this CMP is to be retained on site at all times for use by those responsible for the management and conservation of the place. Users of the building and the CMP are to be inducted into the use of the CMP.

Policy 5. This conservation management plan is to be adopted by present and future owners and used as a guide for management and conservation of the place.

Policy 6. A copy of this plan should be held by the City of Sydney Council for research purposes and should be used to assist the assessment of development applications.

Policy 7. The policies in this plan are not to be read in isolation but rather in conjunction and as part of a comprehensive guide to the conservation management of the building.

## 8.5 IMPLEMENTATION STRATEGIES

The following table lists strategies for implementing the conservation policies for Haymarket Library.

The strategies have been cross-referenced to conservation policies of this CMP and prioritised as follows:

- high priority works should be undertaken within the next 12 months.
- medium priority works should be undertaken within the next two to four years, and
- low priority works should be undertaken within the next six years.

Table 13 – Implementation strategies for conservation policies.

Strategy	Conservation Policy	Priority
Adopt CMP to guide management of the place	Policy 3 and Policy 5	From endorsement or finalisation of draft report
Implement the cyclical maintenance plan	Policy 77	Ongoing and regular process (high priority)
Undertake Heritage Interpretation Strategy	Section 0 policies	Medium
Provide copies of the CMP to the consent authority		Within 6 months from endorsement or finalisation of draft report
Undertake CMP review	Policy 3	As per the guidelines in section

## 8.6 GENERAL POLICIES

### Background

The statement of significance embodies the core heritage values of the subject site and all future decisions and works to the buildings must be guided by the statement of significance and the identified significant spaces, fabric and building elements identified in this CMP together with any additional detailed research and assessment. The significance is defined in Section 5.3 of this report with schedule of significant elements provided in Section 5.5.

- Policy 8. The Statement of Cultural Significance set out in this report is to be accepted as the basis for future conservation of the fabric and values of the place (Section 5.3). Undertake works to the property which are sympathetic to the identified values in this report.
- Policy 9. Undertake works to the property in accordance with the principles of the Australia ICOMOS Burra Charter.
- Policy 10. Surviving original and early fabric and spaces identified as exceptional or high must be retained and conserved. This does not preclude minor sympathetic adaption where required by new use, and where guided by a suitably qualified heritage professional and the policies in this document.
- Policy 11. Elements of exceptional or high significance must not be obstructed by new works, structures or services where possible and they must be clearly visible and interpreted as part of any new works.
- Policy 12. Any repair, conservation or reconstruction works to significant elements or façades must be undertaken with appropriate supervision by a suitably qualified heritage consultant /architect

and/ or relevant materials specialist/s or conservator and with reference to historical documentation.

## 8.7 SETTING AND VIEWS

### Background

Conservation requires the maintenance of an appropriate visual setting for the property. The building has important views and vistas as identified in Section 5.7 and shown in the significant views map at Figure 100 below.

The building has a prominent corner location. The most encompassing view of the subject building is from the north west corner of the intersection of George and Hay Streets. This view captures both primary façades (north and west) and is the most significant identified view.

The intersection is characterised by three storey heritage items listed on the Sydney LEP 2012. The subject building is significant for the contribution that it makes to the character and scale of the intersection. Views to the intersection from the north (south of Campbell Street, and from the south (north of Ultimo Road) which capture the subject site in the context of the intersection are identified to be significant.

The subject building also contributes to the significant Hay Street streetscape which comprises the Palace Hotel Complex, the Corporations Building and the Capitol Theatre. Views due west along Hay Street from the west side of George Street capture the subject building in the context of this streetscape.

### Guidelines

- All new construction must avoid adversely impacting the setting and identified significant views.
- Any new additions should ensure that the significant fabric comprised within the heritage item remains dominant in the streetscape.

- Policy 13. The overall form and principal facades to George Street and Hay Street are to be retained. This does not preclude sympathetic adaption where required by new use, and where guided by a suitably qualified heritage professional and the policies in this document.
- Policy 14. Proposed alterations to the rear (east) of the site are to be limited to a single storey and require careful consideration and design guidance/input from a heritage consultant as to the impact on the significance of the timber veranda.
- Policy 15. Proposed additions within the north setback of the building from Hay Street (on council land) should consider significant views to the northern façade.



Figure 100 – Significant views map



Source: Sixmaps 2018 with Urbis overlay

## 8.8 FUTURE USE

### Background

The property was designed and constructed (1875) as bank for the Commercial Banking Corporation of Sydney. The use was continued for c50 years until the building was adapted for retail use which ceased in the 1990s when the place was adapted for the Haymarket Library. All internal fabric directly associated with original bank use, except a small section of the original strong room, was removed over the course of the 20<sup>th</sup> century.

It is acknowledged that the place has been used by the community since 1992 as a library. However, the association with the user group is not considered to be significant as the library is only utilised by this group for amenity reasons. As such, this use is not required to be retained.

The subject site retains fabric graded from little to high significance. Spaces within the building are also graded from little to high, with the only space graded as highly significant being the stairwell. There is therefore scope for some reconfiguration of internal spaces to accommodate new uses (e.g. for office).

### Guidelines

- Spaces may be reconfigured to accommodate new uses. However, the design of new fabric should consider impacts on reconstructed ceilings. Reference should be made to the policies throughout this section.
- In accordance with the layout/style of the building, it is recommended to retain a commercial/retail use. Such a use will have the least impact on the spatial qualities and reconstructed internal details. The Sydney LEP 2012 details the uses permitted by the relevant zoning and includes standard heritage incentive provisions. The use of the place and its circulation pattern is to be arranged to involve the least intervention in the fabric.
- Given the scale of the ground floor space there is potential for a food and beverage use. This use would further ensure continued public access to the public. However, this use would require the introduction of substantial new services. Services must not have a detrimental impact on highly significant fabric. Reference should be made to Section 8.16.1 for policies related to installation of internal services.

Policy 16. The preferred use of the building is commercial/retail. The way the place is used must maximise the conservation of the fabric considering the effects of:

- Structural loadings;
- Statutory requirements;
- Code compliances;
- Service installations; and
- Meeting access needs.

- Policy 17. New uses should enhance the appreciation of the site's values and significance, ensure the conservation of the identified significant building elements, fabric and spaces and context; and accommodate the activities, services and fittings which are essential to the new use without damaging significant spaces, elements or fabric.
- Policy 18. The building is not to be used for any purpose for which compliance with building regulations would adversely affect its significance.

## 8.9 CONSERVATION OF FABRIC

### Background

The conservation and maintenance of fabric is essential in retaining significance. Conservation and maintenance is to aim to conserve and enhance the identified heritage values of the asset wherever possible. Change should also be considered with a goal of conserving and enhancing the identified heritage values of the asset, wherever possible, while accommodating its continued use.

### Guidelines

- Fabric identified as highly significant should have priority works undertaken when required. Impact on significant fabric should be considered and the appropriate approvals sought.
- Management and maintenance of the asset should aim to conserve its heritage significance to the greatest extent feasible. Works should be sympathetic to highly significant fabric and repairs should be undertaken over replacement, if possible.
- Maintenance works to the building should be undertaken on a regular basis to avoid substantive future conservation works.
- Minimum standards of maintenance and repair under Section 118 of the Heritage Act 1977 and as specified in the Heritage Regulations 2005, is recommended to be applied to the asset to ensure its long-term conservation. The minimum standards refer to weatherproofing, fire protection, security and essential maintenance, to ensure that the significance of the place is retained.
- The conservation of particular materials requires due consideration and the expertise of appropriately experienced personnel. The NSW Heritage Office 'Maintenance Series' provides general advice as to the cause, treatment and remediation of various traditional building materials. These publications can be sourced from the NSW Heritage Division of the Department of the Environment and Heritage.

### Skills and experience

Policy 19. Professional and trade skills with heritage experience appropriate to the site or building's fabric and significance is to be employed to carry out maintenance and works. This is essential to ensure protection of heritage fabric and values as well as optimal use of funding to carry out works.

### Masonry and Sandstone

Policy 20. Retain and maintain all original and reconstructed sandstone and masonry. Unpainted sandstone and masonry must remain unpainted. If new stone is required, use a durable stone of similar colour and texture. Where brick repairs are required, repair rather than replace where possible, any new bricks must be the same size and shape. Do not use sealants on sandstone that prevent the stone from breathing.

Policy 21. Retain original mortar and pointing where possible, where replacement or repairs to mortar are required;

- Do not rake joints unless absolutely necessary; retain as much original pointing as possible.
- Do not widen existing masonry joints under any circumstances.
- Mortar is to match in appearance including colour and joint profile, strength and composition as the original adjacent.
- Where previous cement mortar or other inappropriate repairs have been made these should be removed and replaced with new in accordance with the above.

## **Doors and windows**

- Policy 22. Existing doors and windows are to be retained and repaired in preference to removal/replacement.
- Policy 23. Repaint timber windows and doors regularly.

## **Roofing**

- Policy 24. Retain the roof form and repair cladding as required.
- Policy 25. Replace gutters, downpipes and rainwater heads using profiles and sizes to match the originals where required by condition and based on documentary and on-site evidence. Copper rainwater goods are appropriate to the style of the building.

## **Floors**

- Policy 26. Do not sand existing timber floors with commercial sanders or use unskilled tradespeople. Refinish with light hand sanding where required. Over sanding unnecessarily thins boards and reduces their life.

## **Damp**

- Policy 27. Damp requires individual treatment dependant on the cause, many of which are identified in Appendix B – Condition Assessment.

# **8.10 TREATMENT OF HISTORIC FABRIC**

## **Background**

Articles 15, 22 and 27 of the Burra Charter establish the principles and processes for managing significance in the event of change and new work. The impact of proposed changes including incremental changes should be assessed with reference to the statement of significance and policy for managing change. Existing fabric, use, associations and meanings should be adequately recorded prior to making any change. New work should respect and enhance significance, rather than distort or obscure significance. Changes which reduce significance should be reversible. Articles 16 to 21 inclusive establish the conservation processes to significant fabric and spaces, whether it is maintenance, preservation, restoration, reconstruction or adaptation.

A considerable part of the significance of the place is contained in the fabric and associated spaces, which includes the building structure and its components, and any sub-surface remains or remains as evidence of occupation. However not all the fabric has such significance so as to warrant conservation as defined by the Burra Charter. As such, the component elements of a building should be assigned a grading of significance.

## **Guidelines**

- The statement of significance embodies the core heritage values of the Haymarket Library. All future decisions and works to the buildings must be guided by the statement of significance and the identified significant spaces, fabric and building elements identified in this CMP together with any additional detailed research and assessment. The significance is defined in Section 5.3 of this report with a Schedule of Significant Elements/Components provided in Section 5.5. Management of the site under legislation should be guided by the site's significance, this CMP and the following policies.
- Future proposed changes to the building need to be undertaken in accordance with the relevant LEP, DCP and NSW Office of Environment and Heritage (formerly Heritage Division) guidelines. A heritage impact statement or archaeological assessment may be required to assess any works to the place.
- The City of Sydney should refer to the CMP when considering proposed changes to the building.
- Owners, occupiers and stakeholders responsible for and involved in the maintenance and management of the building should be aware of the identified significance and aim to conserve and enhance this significance as well as identified significant internal and external fabric and spaces.



- Works to the property are to be undertaken in accordance with the principles of the Australia ICOMOS Burra Charter.
- As a basic principle, it is desirable that the place be conserved in accordance with recognised conservation principles and procedures such as those included in the Burra Charter, and in accordance with the conservation policy guidelines of this report. As set out in the various policies below, such conservation includes maintenance, preservation, restoration and reconstruction, and also includes adaptation which can allow modifying a place to suit proposed compatible uses and encourage conservation of significant values of the place.

## 8.11 USE OF THE BURRA CHARTER

- Policy 28. The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Burra Charter (The Burra Charter).
- Policy 29. While recognising the need for change, the approach to the building fabric should be a cautious approach, one of minimal intervention - changing as much as necessary, but as little as possible. New work should respect and enhance significance, rather than distort or obscure significance. Changes which reduce significance should be reversible. (Burra Charter Article 3).

## 8.12 MANAGING HERITAGE SIGNIFICANCE

- Policy 30. All future decisions and works to the building must be guided by the Statement of Significance and the significant spaces, fabric and building elements identified in this CMP (refer to the schedule in Section 5.5) together with any additional detailed research and assessment.
- Policy 31. The Haymarket Library is of local heritage significance for its historic, associative, aesthetic, social and representative values and must be retained and conserved. This does not preclude sympathetic alterations in association with regulatory conditions, ongoing use of the use building and in conjunction with heritage advice.
- Policy 32. Elements identified as being of Exceptional significance should be retained and conserved in situ. Any work, which affects the fabric or external appearance of these elements, should be confined to Preservation, Restoration and Reconstruction as defined by The Burra Charter.

Elements identified as being of **High significance** should also generally be retained, restored and conserved in situ subject however to other relevant factors including technological feasibility of proposed works. Minor intervention into fabric including Adaptation and Alteration as defined by The Burra Charter is permissible, provided that level of significance of each element is retained, with an aim not to remove or obscure significant fabric, giving preference to changes which are reversible.

Where the fabric is of **Moderate significance** a greater level of intervention is permissible. Adaptation and relocation to components of these elements and spaces is acceptable provided that it protects the overall cultural significance of the item. Such work should take place within defined work programs and should not be the product of general maintenance or sporadic alterations.

Elements assessed as being of **Little significance** are generally not regarded as essential to the major aspects of significance of a building or place, often fulfilling a functional role. Both retention and removal are acceptable options, depending on the element. Any major interventions to the item should be confined to areas where the fabric is of little significance.

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

Elements identified as **Intrusive significance** are damaging to the place's overall heritage significance.; they should be considered for removal or alteration.

- Policy 33. Any works involving the removal of significant fabric is to be conducted with utmost care and in accordance with advice from a suitably qualified heritage consultant. A minimal amount of fabric is to be removed and adjacent fabric carefully protected. Removed fabric is to be salvaged and reused on site where possible.
- Policy 34. Intervention for purposes other than conservation of the fabric is to occur in areas of lower rather than higher significance.
- Policy 35. Where it is clear that original or significant fabric has been removed, it is considered appropriate to adaptively reconstruct based on documentary evidence.
- Policy 36. Where existing joinery is required to be replaced, it should match the design of the replica joinery, which is in keeping but distinguishable on close inspection.

## 8.13 RECORDING OF FUTURE CHANGES

- Policy 37. Any significant elements proposed for demolition or removal should be subject to archival photographic recording, copies of which should be retained on site and provided to the consent authority. This should include photography and/or measured drawings. Archival recording should be undertaken in accordance with the Heritage Council of NSW Guidelines for Photographic Recording.
- Policy 38. All significant changes to the building should be carefully recorded and incorporated into a separate report or addendum to this Conservation Management Plan as appropriate.

## 8.14 FURTHER INVESTIGATION AND RECORDING

- Policy 39. Allow investigation of the fabric to better understand construction aspects, operational practices, or other elements of significance of the place. This includes investigation into the original strong room. Any investigation into the fabric through physical intervention is to be minimal and should be guided by reference to this conservation plan and further documentary research, if necessary.
- Policy 40. Fabric or elements of high/exceptional significance uncovered in new works or investigations should be exposed and restored where possible and where their condition permits and with consideration for use.

## 8.15 EXTERNAL ALTERATIONS AND ADDITIONS

### Background

It is anticipated that there may be a need in the future for alterations and additions to the exterior of the subject site for maintenance purposes or to potentially provide for a modest addition to the east of the ground floor (to replace the existing).

The general intent for alterations and additions to site are to be cognisant of its heritage values. Any proposed modifications to the heritage item must take into consideration the identified exceptional and highly significant fabric, particularly the principal facades, and must have regard for the total resource. Fabric of exceptional significance is largely intact and this significance should not be eroded.

### Guidelines

- When designing and undertaking modification works on the property, it is strongly recommended that owners work with a suitably qualified and experienced heritage professional with proven skills and experience, to guide works projects from the planning phase through to construction supervision and certification.

- Section 5.4 sets out the levels of significance of the exterior elements and fabric that should form the basis of the approach for all works. The reconstructed ground floor facades, whilst not original, have been reinstated based on documentary evidence and have a moderate significance grading. Substantial development proposal such as an adaptive reuse of the building or redevelopment of the site should not include the removal of the reconstructed external fabric in the principal form which has substantially enhanced the significance of the building.
- The original external envelope is to be retained, conserved and interpreted.
- Unsympathetic alterations and additions or alterations that dominate the heritage character of the building are discouraged. Removal of intrusive fabric (as identified in the CMP) should be considered.
- Modifications to the exterior of the building may be subject to approvals under the SLEP2012 and may be subject to undertaking a formal heritage impact statement in accordance with Office of Environment and Heritage Guidelines.

### 8.15.1 Facades

- Policy 41. The form, scale, general configuration and principal facades (George and Hay Street) of the place should be retained and conserved.
- Policy 42. No new penetrations are permissible to the George Street and Hay Street facades of the principal building form. Alterations should be confined to maintenance and repair.
- Policy 43. New penetrations are permissible to the northern wall of the rendered, single storey wing to the east. The design of any new penetration in this area should be cognisant of the fenestration pattern adjacent.
- Policy 44. New penetrations are permissible to the east façade of the building at ground floor which constitutes a highly modified wall.
- Policy 45. At ground level both facades are substantially altered and comprise fabric which primarily dates from the 1990s reconstruction works. The reconstruction works were based on documentary evidence, clearly represent the original design intent and reversed the detrimental heritage impacts generated by the early 19th century alterations. As such, the reconstructed sections of both facades (at ground floor) should be retained and conserved.
- Policy 46. No alterations are permissible to the Level 1 enclosed balcony except for maintenance and repair. Removal of the non-original casement window infill could be considered but is not required.
- Policy 47. Any potential alterations and additions are to be designed and constructed in a way that conserves, maintains and interprets the property. This will require detailed consideration of the location, form, height and scale, as well as the colours and materials proposed and the impact they will have on the existing place and building fabric in terms of its significance, fabric changes and use.
- Policy 48. If changes are proposed to fabric of exceptional or high significance, they are to be minimal and carefully considered.
- Policy 49. The early tramline rosette remnant on the western façade is of high significance and must be retained in situ.
- Policy 50. The awning tie fixings points to the northern and western facades remnant from the c1925 retail redevelopment are of moderate significance as they indicate layers of development at the site. The preference is to retain them in situ as opposed to removing and patching the sandstone.
- Policy 51. Security doors may be permissible but must be designed and installed to not detract from heritage significance, subject to approval from consent authorities and adoptions of a consistent design.

Policy 52. Security bars are discouraged on the principal facades. Surface mounted reed switches and internal mechanical fixings are preferred for security.

## 8.15.2 Signage and Lighting

### Guidelines

- Fixings for external lighting should, where possible, reuse existing services and fixing points into the façades.
- Signage and lighting strategies should be consistent with City of Sydney Council policy.

Policy 53. In association with any new use a signage strategy should be development that respects the significance of the building and is consistent with relevant City of Sydney signage policy and/or guidelines

Policy 54. Preference is to limit external signage to the cantilever signage from the George Street entry. If required, a single cantilevered sign could be introduced over the entry to Hay Street.

Policy 55. Signage must have regard to heritage significance and should be appropriately scaled.

Policy 56. Lighting strategies should consider City of Sydney Council lighting policy. External lighting should be inconspicuous and sympathetic to the heritage character of the façade and should reuse existing services. The qualities of the primary elevations should be reinforced through a unified lighting strategy.

## 8.15.3 External Paint Schemes and Finishes

### Guidelines

- The external fabric predominantly constitutes unfinished sandstone. Discussion of new colours schemes relates only to the enclosed timber balcony and joinery.

Policy 57. Existing unpainted surfaces of moderate, exceptional or high significance must remain unpainted and unfinished. In particular the principal façade is to remain unpainted sandstone.

Policy 58. New colour schemes for the external timber joinery and/or enclosed timber balcony should be consistent with City of Sydney guidelines for external colour schemes and should consider original finishes.

## 8.15.4 Building Services (Exterior)

### Background

Upgrades may be required to rationalise building services, particularly in conjunction with any major redevelopment. Services should be sympathetic to the heritage significance of the building.

### Guidelines

- New services should have minimal intervention to significant fabric.
- Services that are visible to pedestrians on the George Street and Hay Street facades are not permissible, including roof mounted surfaces visible behind the parapet. Any proposed roof mounted services including vent pipes and air conditioning must be below the parapet and not visible from George Street or Hay Street.
- New works should comply with the BCA/ NCC and Australian Standards unless the heritage significance determines that the matter will be professionally determined under performance standards. Where necessary, alternative solutions and performance-based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained. Due to the complex nature of heritage buildings, 'deemed to comply' design solutions approved by BCA or access consultants may be used to satisfy the intent of the Standard.



- Policy 59. New services should be sympathetically located to mitigate heritage impacts. This includes no new services to the primary facades.
- Policy 60. Reuse existing services runs where possible to minimise intervention into significant fabric.
- Policy 61. Do not chase any new services into existing significant masonry, surface mount if required.
- Policy 62. Any required new roof plant should be minimal and located to minimise visual impacts. Any works should not adversely impact on the facades and should enhance the strength and integrity of views to the building both from the public domain and from surrounding buildings.

## 8.16 INTERIOR ELEMENTS AND SPACES

### Background

Section 5 assess the significance of the place and provides a schedule of significant interior elements and fabric. These sections should form the basis of approach for all works.

The building is presently occupied by the Haymarket Library. The building was subject to progressive modifications throughout the 19<sup>th</sup> century and to extensive restoration works in the 1990s. It retains little original fabric or evidence of the original layout. Internally, the highly significant elements include the stairwell and composite fabric.

There is scope for upgrading services, bathrooms and kitchens as required subject to the policies in Section 8.16.1.

Any substantial development proposal should provide for the sympathetic adaptation and use of the building. Reconfiguration of internal spaces is acceptable within the parameters of the existing original walls (refer significance mapping at Section 5.6). The configuration of the stairs and the stairwell must be retained. There is an opportunity to reinstate the arched openings to the west side of the stair well on Level 1 and Level 2.

### Guidelines

- When designing and undertaking modification works on the property, it is strongly recommended that owners work with a suitably qualified and experienced heritage professional with proven skills and experience, to guide works projects from the planning phase through to construction supervision and certification.
- Modifications to the building may be subject to approvals under the SLEP2012 and may be subject to undertaking a formal Heritage Impact Statement in accordance with the NSW Office of Environment and Heritage Guidelines.

- Policy 63. The original internal walls on Level 1 and Level 2 (shown as highly significant in the significance mapping in Section 5.6 of this CMP) should be retained. This does not preclude sympathetically designed new openings however existing openings should be utilised where possible.
- Policy 64. The internal spaces may be reconfigured within the spaces defined by the original walls. However, it is likely that the ground floor space was originally open in line with its use as a public area associated with the bank. Given the scale of the ceilings and the quality of the space the preference is that the western half ground floor space is not partitioned.
- Policy 65. The stairs and spatial qualities of the stairwell are of high significance and are to be retained in situ.
- Policy 66. The original arched openings to the west side of the stairwell at Level 1 and Level 2 could be reinstated. This is not required however the legibility of the original openings from the stairwell should be maintained at the least.
- Policy 67. Further investigation should be undertaken to determine the extent of remnant fabric associated with the strong room on ground floor.

- Policy 68. Internal finishes and details are predominantly recent however they are reconstructions of the original/sympathetic to the style of the building. The preference is to retain reconstructed details including ceilings.
- Policy 69. The entry vestibule may be upgraded and sympathetically altered as required.
- Policy 70. Upgrade carpet throughout as required.

### 8.16.1 Building Services (Interior)

#### Background

Upgrades may be required to rationalise building services, particularly in conjunction with any major redevelopment. Services should be sympathetic to the heritage significance of the building.

#### Guidelines

- New services should have minimal intervention to significant fabric.
- New works should comply with the BCA/ NCC and Australian Standards unless the heritage significance determines that the matter will be professionally determined under performance standards. Where necessary, alternative solutions and performance-based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained. Due to the complex nature of heritage buildings, 'deemed to comply' design solutions approved by BCA or access consultants may be used to satisfy the intent of the Standard.
- Where practicable works for fire safety should not detract from significant facades, finishes or elements. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Fire and Services Advisory Panel.

- Policy 71. Internally, new services and plant should where possible reuse existing service area (e.g. lift motor room).
- Policy 72. Any works for fire safety should not detract from reconstructed finishes or elements.
- Policy 73. The lift core and lift motor room are of no identified heritage significance, they may be upgraded as required subject to the policies in this CMP.
- Policy 74. Small cabling such as phone lines may be chased into existing set plaster provided intervention is kept as minimal as possible and plaster repaired to match existing. It should be avoided where possible This guideline is not possible for plumbing due to diameter.
- Policy 75. The upgrading of services within the building is to comply with the following approach:
- Minimise impact on significant fabric, by maximising the exposure of heritage fabric and minimising penetrations and fixings through heritage fabric, utilising existing penetrations where feasible
  - New services should be located in areas of lesser significance, in areas that are not visible or that have been previously modified or in the area of existing services (including stairs and/or WCs) where possible
  - Not conflict with window and door openings
  - Be complementary to the interiors
  - Minimise the extent of servicing required by enhancing natural ventilation and natural light.

## 8.17 MAINTENANCE AND REPAIR

- Overall subject site is in good condition. However, regular maintenance and scheduled conservation works are required to be implemented to conserve its heritage significance and identified significant fabric. A Cyclical Maintenance Plan has been provided in Section 9 of this report.
- Maintenance should aim to conserve and enhance the identified heritage values of the asset, wherever possible, while accommodating its continued use.
- Fabric identified as exceptional and highly significant is to have priority works undertaken when required. Impact on significant fabric is to be considered and the appropriate approvals sought.
- Management and maintenance of the asset should aim to conserve its heritage significance to the greatest extent feasible. Works are to be sympathetic to exceptional and highly significant fabric and repairs are to be undertaken over replacement, if possible.
- A schedule of cyclical maintenance has been prepared in Section 9 of this report to guide the conservation of fabric at the site. The schedules should be adopted as minimum requirement for maintenance works. It is noted that this schedule will require to be supplemented by further physical investigation into the fabric to identify further required works and latent conditions.
- Maintenance works to the buildings should be undertaken on a regular basis to avoid the need for substantive conservation works.
- Effort should be made by owners to collectively maintain and share certain works that affect shared fabric to ensure consistency of presentation and materials.
- Any repair, conservation or reconstruction works to significant elements or facades are to be undertaken with appropriate supervision by a suitably qualified heritage consultant /architect and/ or relevant materials specialist/s or conservator and with reference to historical documentation.
- Minimum standards of maintenance and repair under Section 118 of the Heritage Act 1977 and as specified in the Heritage Regulations 2012, is recommended to be applied to the asset to ensure its long-term conservation. The minimum standards refer to weatherproofing, fire protection, security and essential maintenance, to ensure that the significance of the place is retained.

Policy 76. The significant fabric of the building is to be maintained by the implementation of a cyclical maintenance program. As a necessary minimum, the ongoing maintenance should include works that will ensure that each element retains its current level of significance and not allow the loss of significance due to the deterioration of fabric. Maintenance is to be in accordance with the NSW Heritage Division Guidelines.

Policy 77. The schedule of cyclical maintenance works (Section 9) should be adopted and implemented as part of the ongoing management and maintenance of the property.

## 8.18 ARCHIVAL RECORDING

Policy 78. Any significant elements proposed for demolition or removal should be subject to archival photographic recording, copies of which should be retained on site and provided to the consent authority (City of Sydney). This should include photography and/ or measured drawings as deemed necessary. Archival recording should be undertaken in accordance with the Heritage Council of NSW Guidelines for Photographic Recording.

## 8.19 COMPLIANCE WITH BUILDING REGULATIONS

### Guidelines

- New works must not be detrimental to significance. It is to comply with the Building Code of Australia unless the heritage significance is negatively impacted. Then the matter should be professionally determined under performance standards, advice of a heritage consultant should be sought.
- Any modification to significant fabric or spaces in the building for BCA compliance is to be carefully considered and may be subject to undertaking a formal Heritage Impact Statement in accordance with the NSW Heritage Manual.

Policy 79. New services are not to be located on the Hay Street (north) or George Street (west) facades.

Policy 80. New services are not to be chased into significant fabric. Surface mount if required.

### Disability Access

The Commonwealth Disability Discrimination Act (DDA) makes it unlawful to discriminate against people on the grounds of their disability. Section 23 of the Act requires non-discriminatory access to premises which the public or a section of the public is entitled or allowed to use.

The existing use of the building triggers a requirement for compliance with the DDA. There is an existing contemporary access ramp from the George Street entry.

Policy 81. Changes to facilitate disabled access may be acceptable if they are designed and implemented to effect areas of less significance rather than those of higher significance, and that all the options to create reasonable access have been conscientiously investigated (and this investigation is demonstrated).

### Fire Separation

The National Construction Code (NCC), incorporating the Building Code of Australia (BCA) is a national set of building regulations with some state-specific variations. The performance requirements of the BCA are mandatory, although the introductory sections of the Code make clear that not all requirements will apply to a given case. The Code also includes 'deemed-to-satisfy' requirements which are accepted as meeting the performance requirements. However, the Code also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

Under the Environmental Planning and Assessment (EP&A) Regulation 2000, all new building work must be carried out in accordance with the Building Code of Australia. In the case of an existing building, there is generally no requirement to comply with the BCA unless works are being carried out. However, where works (in particular alterations or additions) are proposed to the place, the building will need to comply on completion with the relevant [performance] requirements of the Building Code of Australia (EP&A Act Regulation Clause 145). In addition, where an existing building has a change of use, the structural capacity and fire safety of the building must be appropriate for the new use, while for a building which undergoes alterations without a change of use, the structural capacity and fire safety of the building must not be reduced by the work (EP&A Act Regulation Clause 143).

In certain circumstances, exemption can be obtained from the requirements of the BCA under Clause 187 of the EP&A Regulation. Because in most cases there will be an acceptable alternative solution to satisfy the performance requirements of the BCA, applications for exemption are sought comparatively rarely. If such an application is contemplated, it should be sought at development application stage. The Fire, Access and Services Advisory Panel of the Heritage Council of NSW may be able to assist in resolving conflicts between heritage and regulatory requirements. The building is not to be used for any purpose for which compliance with building regulations would adversely affect its significance. This policy is not intended to rule out, for example, the sympathetic installation of fire safety equipment to enable a building to continue to be used for housing.

Compliance with building regulations is to be achieved using their objectives and performance requirements rather than deemed-to-satisfy provisions. The Building Code of Australia permits alternatives to its deemed-



to-satisfy requirements provided that these can be demonstrated to achieve at least the same level of compliance with its performance requirements.

Policy 82. Changes to achieve fire safety may be acceptable provided they are planned to occur in areas of lower significance in preference to higher significance and that all alternatives

## **8.20 ARCHAEOLOGICAL INVESTIGATION AND MANAGEMENT**

### **Background**

Overall the sites potential for sub surface deposits is considered to be very low to none.

The existing building is the only known substantial structure to be built on this site. The earliest known (non-Indigenous) use of the site was a Government paddock and although the historical record demonstrates the site and surrounding land was subdivided and then it was vested to Council, no previous development is known to have occurred on this site. The eastern portion of the site is recorded in the late 1880s to early 1900s as having yards, sheds and lavatories, however these were likely to have been lightweight, non-permanent structures and features, and evidence of those is likely to have been completely removed during the construction of the eastern tenancy in 1925. There is low potential for artefact dumps at the site of the lavatories if these were not plumbed. Should any artefacts or other sub-surface remains be extant, they would likely be of little significance.

The subject site is mapped as historically having a creek line through it (Hay Street Creek). This is a landscape feature that suggests potential Aboriginal archaeological sensitivity. However, any Aboriginal archaeological deposits are likely to have been destroyed during construction of the subject building.

- Policy 83. If any Aboriginal remains were discovered during works, works should immediately cease, and the National Parks and Wildlife Service of the Office of Environment and Heritage should be contacted for further advice, as required under Section 91 of the National Parks and Wildlife Act 1974.
- Policy 84. In the event that unexpected archaeological material was encountered during works, it would be necessary to stop all work in the immediate vicinity of the identified deposits. The NSW Heritage Council should be notified, and a qualified archaeologist should be engaged to assess the significance of the material and recommend whether further investigation and/or permit application(s) are required.
- Policy 85. If objects are found and suspected to be Aboriginal archaeological material, works in the vicinity of the find should cease, and OEH to be notified of the find, in accordance with s87A of the NPW Act. A suitably qualified archaeologist may be required to assess and record the find.
- Policy 86. In the unlikely event that human remains are identified in any future works, all site works must cease, NSW Police and OEH notified. Works must not recommence until directed by the Police.

## 8.21 INTERPRETATION

### Background

Interpretation is an essential part of the conservation process. In public buildings, opportunities to interpret the heritage values of the property through conservation works and new development should be incorporated in development proposals. A variety of methods may be used to interpret the significant values and associations of the property and identified in the Analysis of Significance section of a CMP. Methods of interpretation may include conserving original features and fabric, reconstructing missing or damaged elements based on documentary and/or archaeological evidence, introducing interpretative devices (such as discreet labelling), the use of historic photographs, preserving evidence of original finishes and fabric (e.g. a cleaned patch of original wall colour), facilitating access for specialist study and/or presentation in publications and websites.

The heritage values of the building should be interpreted for public education and understanding. The history, as outlined in Section 3 and the significant features, as identified in Section 5.5, should form the basis of this interpretation. Limited low-key, robust and largely self-guided interpretation would be most appropriate and may include (but is not limited to) signage. Currently there is no heritage interpretation at the site except for the historic marker in the floor at the George Street entrance which notes the date of construction and restoration.

There are opportunities to interpret the various phases of occupation of the site including the original use as a bank, the retail phase, and the restoration and adaptive reuse of the place as the Haymarket Library.

### Guidelines

- Interpretation should be consistent with the NSW Heritage Manual, the NSW Heritage Division (former Heritage Office) Interpreting Heritage Places and Items: Guidelines (August 2005) and the NSW Heritage Council (former Heritage Office) Heritage Interpretation Policy (endorsed by the Heritage Council August 2005)

- Policy 87. Interpretation of the subject site should be included as part of any future development. Interpretation of the subject site should consider the original construction of and occupation of the site for the banking use and the 20th century alterations as part of the development of the area as a retail precinct.
- Policy 88. Limited low-key, robust and largely self-guided interpretation would be most appropriate and may include (but is not limited to) signage. Currently there is no heritage interpretation at the site except for the historic marker at the front door.

### Interpretation through Conservation Works

- Policy 89. Preservation, restoration (particularly to the first floor) and reconstruction of key significant elements, areas and fabric are the preferred method of meaningfully interpreting important attributes and associations of the property. Where adaptation is part of the conservation work, measures should be incorporated to show the location, character and/or role of removed or altered elements, where appropriate.

### Interpretation as Part of any Alterations and Additions

- Policy 90. Appropriate measures to interpret the history and significance of the site as a whole should be incorporated into any new work. Interpretation measures may include physical site elements which reflect past features as well as more formal means such as historic photographs and brief historical accounts.

# 9 CYCLICAL MAINTENANCE PLAN

## 9.1 INTRODUCTION

The following Cyclical Maintenance Plan was prepared to provide guidance for the ongoing maintenance and management of heritage fabric at the property. It is a requirement that a regular and effective maintenance regime be established to prevent excessive deterioration to the heritage building under the Conservation Management Plan and the Heritage Asset Management Plan.

This document should be read in conjunction with the Heritage Asset Management Plan (of which this document is a part), and the Conservation Management Plan.

Maintenance budgets prepared by a quantity surveyor based on this document are included in the Heritage Asset Management Plan.

This document outlines the following:

- Current condition
- Required ongoing maintenance, and
- Monitoring and Maintenance requirements and recording.

To prepare this maintenance plan a building survey was carried out internally and externally in June 2018 to identify the current condition. Maintenance defects that are identified as existing or backlogged are outlined under the schedule as existing. Conservation Management Plan and Heritage Asset Management Plan policies relevant to maintenance have also been included in this report.

The roof sheeting fabric was assessed visually from the ground. The roof space and structure were not accessible and therefore not inspected.

## 9.2 FUTURE EMERGENCY MAINTENANCE AND REPAIR

Table 14 – Schedule of conservation works

Item	Frequency
Blocked or broken stormwater or sewer lines	Repair as they occur as soon as possible
Clearing of blocked gutters or downpipes	Repair as they occur as soon as possible
Broken water supply lines	Repair as they occur as soon as possible
Damaged or defective light fittings	Repair as they occur as soon as possible
Vandalism that allows access to the building	Repair as they occur as soon as possible
Repair immediately with temporary measure E.G. screw fixed ply sheeting to broken window. Repair to match existing as soon as possible	
Storm damage to external fabric	Repair as they occur as soon as possible
Breaking of defective security including locks latches and alarms	Repair as they occur as soon as possible

## 9.3 CYCLICAL MAINTENANCE PLAN

Minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977* and as specified in the *Heritage Regulations 2012*, are recommended to be applied to the subject site to ensure its long-term conservation, particularly in relation to neighbouring properties and the overall maintenance standards of the conservation area/precinct. The minimum standards refer to weather protection, fire protection, security and essential maintenance, to ensure that the good condition of the property is maintained. It is also intended to protect the neighbouring heritage listed properties from any damage or adverse impacts associated with a lack of adequate maintenance at the subject site.

The following schedule of maintenance works should be incorporated into maintenance actions as part of property management. Frequency of inspection may need to be adjusted if the rate of decay is accelerated due to adverse weather conditions.

### Maintenance Guidelines

Avoid the following:

#### Roofing

- Walking on brittle slate or roof tiles
- Combing dissimilar metals (eg. Copper surfaces draining onto galvanised roof sheeting, gutters or downpipes)
- Replacing original roof coverings, unless approved by Heritage Architect
- Cement mortar repairs
- Hosing leaves into downpipes
- Placing ladders or leaning objects onto soft copper or stainless-steel gutters or ridges.
- Replacing roofing in part with roofing of alternate material, design or colour
- If replacing 100% of roof, advice must be sought from heritage consultant on suitable replacement, as existing may be detracting.

#### Masonry (brickwork and stone)

- Covering wall vents and damp-proof courses with garden beds, soil or structure
- Building up garden beds adjoin masonry
- Applying anti-graffiti or protective coatings to stonework unless specifically tested and approved for stone and approved by a heritage architect or consultant
- Inappropriate cleaning including, water jets or pressure washers, wire brushes or chemical detergents that may damage masonry or mortar.

#### Joinery

- Replacing original hardware unless absolutely necessary and preferably approved by heritage architect or consultant
- Removing original hardware, keep in place and install new adjacent
- Installing or replacing hardware with new not in keeping with the building.
- Installing one way or different coloured glass when replacing glazing.
- Replacing original joinery, patch repair where required
- Using difference timber species to repair joinery where possible

#### Paint

- Painting surfaces not previously painted such as face brick and stonework



- Using inappropriate colours.
- Stripping painted surfaces back to substrate without heritage advice. (evidence of existing colour schemes must be retained)

Table 15 – Cyclical Maintenance Plan

Item	Frequency			10 Years	Further Comments
	12 Months	2 Years	5 Years		
EXTERNAL					
General: Cleaning		Clean external painted surfaces. Clean down with water to remove built up dust and pollutants.			
Generally Pest control		Termite inspection and report by suitably qualified pest inspector.  Complete any recommendations in report.			
Paint Generally External	Inspection, condition & repair/maintenance report by appropriate personnel.  Inspection including; flaking or chalking that may indicate damp.  Repairs as required in report.		Previously painted surfaces. Prepare and paint in approved colours	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.  Complete unscheduled maintenance and conservation repairs as required in report.	
Timber joinery. External Windows, doors, fascias, columns, balustrades etc.	Inspection, condition & repair/maintenance report by appropriate personnel.  Inspection including; rotting, damage, loose or damaged mouldings, parting		Previously painted surfaces. Prepare and paint in approved colours	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.	

Item	Frequency				Further Comments
	12 Months	2 Years	5 Years	10 Years	
	beads and stop beads, binding sashes, weather tight door fit, cracked or broken glass, weathered sills, decay, broken sash cords, hardware and locks are in working order.  Repairs as required in report.			Complete unscheduled maintenance and conservation repairs as required in report.	
Masonry  (brickwork and stone)  Walls, sills, chimneys, parapets, footings	Inspection, condition & repair/maintenance report by appropriate personnel.  Inspection including; vegetation growth, cracking, delamination, crumbling, missing or flaking pointing, evidence of surface salt, damp proof courses and water egress and shedding.  Repairs as required in report.		If previously painted:  Prepare and paint in approved colours	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.  Complete unscheduled maintenance and conservation repairs as required in report.	
Rainwater goods  Gutters, rainwater heads, downpipes, support bracket etc.	Inspection, condition & repair/maintenance report by appropriate personnel.  Gutter and downpipes:  Inspect gutters and downpipes clear any debris and ensure they are free flowing.  Check brackets are all secure, and are draining effectively.	Inspection, condition & repair/maintenance report by appropriate personnel.  Inspection including; damage, weathering, deterioration, corrosion, blockages, water ingress, fall of gutters, brackets downpipes, sumps and rainwater heads.	If previously painted:  Prepare and paint in approved colours	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.  Complete unscheduled maintenance and conservation repairs as required in report.	

Item	Frequency				Further Comments
	12 Months	2 Years	5 Years	10 Years	
	Repairs as required in report.				
Roofing  Corrugated iron and metal,  Roof sheeting, ridge capping, roof lanterns, vents, fixings etc.		Inspection, condition & repair/maintenance report by appropriate personnel.  Inspection including;  Damage, weathering, rust stains around fixings, deterioration, corrosion, dissimilar metals, capping  Repairs as required in report.		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.  Complete unscheduled maintenance and conservation repairs as required in report.	
Roofing  Slate terracotta, , timber shingles.  Roof sheeting, over, & under flashings, ridge capping, roof lanterns, vents, fixings etc.		Inspection, condition & repair/maintenance report by appropriate personnel.  Inspection including;  Terracotta tiles that have slipped, cracked, broken or become porous. Inspect for timber shingles that have slipped, cracked, decayed or badly formed.  Repairs as required in report.		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.  Complete unscheduled maintenance and conservation repairs as required in report.	



Item	Frequency				Further Comments
	12 Months	2 Years	5 Years	10 Years	
Roofing Flashings and cappings. Over, & under flashings,			<p>Inspection, condition &amp; repair/maintenance report by appropriate personnel.</p> <p>Inspection including;</p> <p>Loose, raised, lifted, slipped deteriorated lifting and missing flashings. Also check bedding is secure/ Check for dissimilar metals.</p> <p>Repairs as required in report.</p>	<p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p>	
Roof drainage Cast iron			<p>Inspect for cracked or broken pipes and defective joints</p>	<p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report</p>	
Eaves		<p>Inspection, condition &amp; repair/maintenance report by appropriate personnel.</p> <p>Inspect for holes from old service pipes where birds can nest, and for surface stains to fascia and soffit that indicate roof or valley</p>		<p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p>	

Item	Frequency				Further Comments
	12 Months	2 Years	5 Years	10 Years	
Security	Inspect walls, roof and other building elements, doors, windows and other closures, glazing, locking and latching mechanisms. Inspect electronic surveillance and alarm systems and any other security components.  Repair and secure as required.	and gutter failure. Check for ventilation holes. Identify any wasp or hornet nests for removal.  Repairs as required in report.		Complete unscheduled maintenance and conservation repairs as required in report.	
<b>INTERNAL</b>					
Paint Generally		Inspection, condition & repair/maintenance report by appropriate personnel.  Inspection including; flaking or chalking that may indicate damp.  Repairs as required in report.		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.  Previously painted surfaces. Prepare and paint in approved colours	

Item	Frequency				Further Comments
	12 Months	2 Years	5 Years	10 Years	
Walls		<p>Inspection, condition &amp; repair/maintenance report by appropriate personnel.</p> <p>Inspection including; checking for cracks indicating structural movement (if substantial structural engineer to inspect)</p> <p>Repair to match existing as required.</p>	<p>Inspection, condition &amp; repair/maintenance report by appropriate personnel.</p> <p>Inspection including; plaster and tiled surfaces and finishes for cracking, drummy and failing plaster, evidence of rising or falling damp</p> <p>Repair to match existing as required.</p>	<p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p> <p>Previously painted surfaces.</p> <p>Prepare and paint in approved colours.</p>	
<p>Timber joinery.</p> <p>Internal</p> <p>Windows, doors, balustrades, handrails etc.</p>		<p>Inspection, condition &amp; repair/maintenance report by appropriate personnel.</p> <p>Repairs as required in report.</p> <p>Inspection including; rotting, damage, loose or damaged mouldings, parting beads and stop beads, binding sashes, weather tight door fit, cracked or broken glass, weathered sills, decay, broken sash cords, hardware and locks are in working order.</p>	<p>Inspect condition of surface finish for defective or failing finish. If repainting or refinishing is required within the next five years schedule.</p>	<p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p> <p>If previously painted, prepare and paint in approved colours.</p> <p>Alternate finishes: Inspect for condition and refinish if required.</p>	

Item	Frequency				Further Comments
	12 Months	2 Years	5 Years	10 Years	
Ceilings		<p>Inspection, condition &amp; repair/maintenance report by appropriate personnel.</p> <p>Inspection including; checking for cracks indicating structural roof movement , sagging ceilings and water damage (if substantial structural engineer to inspect)</p> <p>Repair to match existing as required.</p>		<p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>Complete unscheduled maintenance and conservation repairs as required in report.</p> <p>Prepare and paint in approved colours</p>	
Timber Structure			<p>Inspection, condition &amp; repair/maintenance report by appropriate personnel.</p> <p>Inspection including;</p> <p>Sub-floor, walls and roof structure for termites, dry rot, wet rot, ant caps, unapproved penetrations, sagging and subsidence.</p> <p>Termite &amp; Pest Inspection and Report by Specialist</p>	<p>Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.</p> <p>. Complete unscheduled maintenance and conservation repairs as required in report.</p>	
<b>VENTILATION</b>					
Sub Floor		Check sub floor ventilation is clear of obstructions and		Detailed inspection by Heritage Consultant / Architect with	



Item	Frequency				Further Comments
	12 Months	2 Years	5 Years	10 Years	
		debris and functioning correctly.  Check sub floor for signs of damp and sub floor walls for signs of rising damp.		appropriate personnel and prepare repair and maintenance report.  Complete unscheduled maintenance and conservation repairs as required in report.	
Walls  Internal and external		Check wall vents are functioning free from obstructions paint build up and operating correctly if mechanical.		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.  Complete unscheduled maintenance and conservation repairs as required in report.	
Roof space and eaves		Check vents are functioning free from obstructions paint build up and operating correctly if mechanical.		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.  Complete unscheduled maintenance and conservation repairs as required in report.	
<b>SERVICES</b>					
Services  Fire services	Inspection, condition & repair/maintenance report by appropriate personnel.			Detailed inspection by Heritage Consultant / Architect with appropriate personnel and fire	

Item	Frequency				Further Comments
	12 Months	2 Years	5 Years	10 Years	
	Inspection including; fire services and fixtures including sprinkler and hydrant line, exits signs, smoke detectors and controls, fire control room, fire doors etc. in accordance with Australian Standards and regulations.			consultant and prepare repair and maintenance report.  Complete unscheduled maintenance and conservation repairs as required in report.	
	Repair or upgrade as required in report.				
Services	Inspection, condition & repair/maintenance report by appropriate personnel.			Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.	
Stormwater, water and sewage	Inspection including;  dish drains and sumps for blockages, internal and external taps for leaks and drips.  Repairs as required in report.			Complete unscheduled maintenance and conservation repairs as required in report.	
Services	Inspection, condition & repair/maintenance report by appropriate personnel.			Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.	
Electricity	Inspection including; all electrical appliances and systems are in safe working				

Item	Frequency				Further Comments
	12 Months	2 Years	5 Years	10 Years	
	order approved by a qualified electrician.			Complete unscheduled maintenance and conservation repairs as required in report.	
	Repairs as required in report.				
Services	Inspection, condition & repair/maintenance report by appropriate personnel and air conditioning contractor.			Detailed inspection by Heritage Consultant / Architect with appropriate personnel and air conditioning specialist and prepare repair and maintenance report.	
Air Con	Repairs as required in report			Complete unscheduled maintenance and conservation repairs as required in report.	

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# ABBREVIATIONS AND DEFINITIONS

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

Table 16 – Abbreviations

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

Table 17 – Terms

Abbreviation	Definition
Aboriginal object	A statutory term meaning any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non- Aboriginal extraction, and includes Aboriginal remains
Aboriginal place	A statutory term meaning any place declared to be an Aboriginal place (under s.84 of the <i>National Parks and Wildlife Act 1974</i> ) by the Minister administering the NPW Act, because the Minister is of the opinion that the place is or was of special significance with respect to Aboriginal culture; it may or may not contain Aboriginal objects
Archaeological assessment	A study undertaken to establish the archaeological significance (research potential) of a particular site and to identify appropriate management actions
Archaeological potential	The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research
Archaeology	The study of past human cultures, behaviours and activities through the recording and excavation of archaeological sites and the analysis of physical evidence
Australia ICOMOS	The national committee of the International Council on Monuments and Sites

Abbreviation	Definition
Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance; Although the <i>Burra Charter</i> is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW
Conservation	All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these
Conservation Management Plan	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance; it can include guidelines for additional development or maintenance of the place
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations
Context	The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide
Heritage and Conservation Registers	A register of heritage assets owned, occupied or controlled by a State agency, prepared in accordance with section 170 of the Heritage Act
Heritage assets	Items of heritage significance identified in a State Government Agency's Heritage and Conservation Register, including items of cultural and natural significance
Heritage Asset Management Strategy	A strategy prepared by a State Government Agency to document how the principles and guidelines outlined in the <i>Management of Heritage Assets by NSW Government Agencies</i> will be implemented in the management of heritage assets
Heritage item	A landscape, place, building, structure, relic or other work of heritage significance
Heritage significance	Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations
Heritage value	Often used interchangeably with the term 'heritage significance'; there are four nature of significance values used in heritage assessments (historical, aesthetic, social and technical/research) and two comparative significance values (representative and rarity)
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place

Abbreviation	Definition
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction
Relics	Relic is defined under the Heritage Act 1977 (NSW) as any deposit, object or material evidence which relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and is of state or local heritage significance
Scar trees	Scarred trees have scars where a section of bark was removed by Aboriginal people in order to make canoes, shields or baskets; footsteps were also cut into the tree trunk to gain access to possums or honey in tree tops; scar trees are different to carved trees
Setting	The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting
Shell middens	Term is referred to in Australia as an archaeological deposit in which shells are the predominant visible cultural items; shells are principally the remains of past meals; some middens also consist of bones, stone and other artefacts
Total Asset Management Policy	Total Asset Management is a NSW Government policy introduced to achieve better planning and management of the State's assets. Total Asset Management is the strategic management of physical assets to best support the delivery of agency services. It is part of a planning framework in which the Government's social, ecological and financial service outcomes are achieved by the most efficient means and within the resource limits of the community. It provides a structured and systematic resource allocation approach to infrastructure and physical asset management so that resources are aligned with the service objectives of State agencies. This approach achieves reduced costs and best value for money.
Use	Means the functions of a place, as well, as the activities and the practices that may occur at the place; a compatible use respects the cultural significance of a place



# DISCLAIMER

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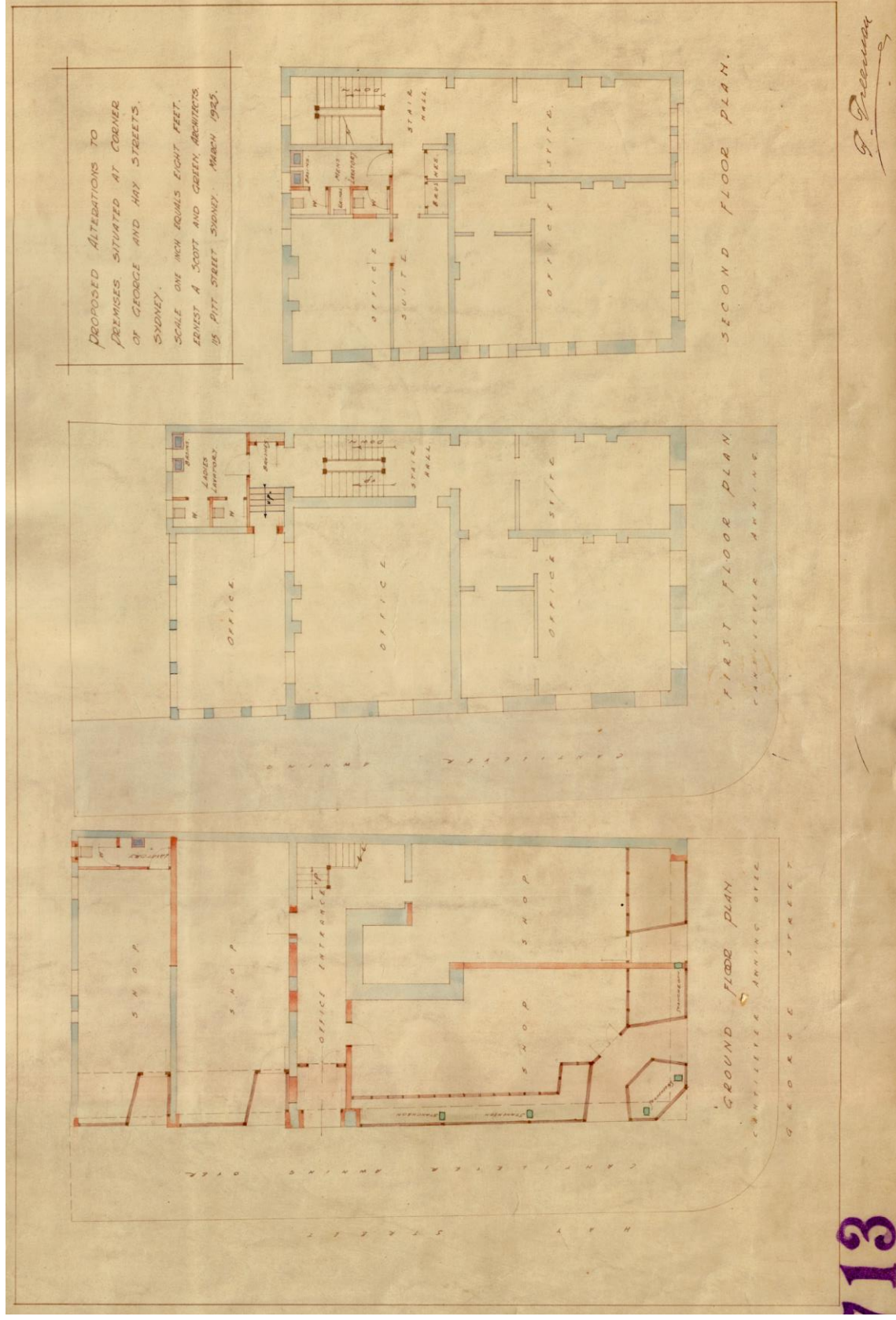
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# **APPENDIX A      1925 BUILDING PLANS – SCHEME NOT CONSTRUCTED**

Figure 101 - Ernest A Scott and Green, Architects – Proposed alterations to premises situated at corner of George and Hay Streets, Sydney, March 1925.



Source: City of Sydney Archives, P0712.pdf





# APPENDIX B      CONDITION ASSESSMENT



# **Haymarket Library Condition Assessment**

03 July 2018



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# Haymarket Library Condition Assessment

03 July 2018





# Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
1	27/06/18	BGS	AN	AN	For CMP

Document reference: 399302 | 1 | A

Information class: Standard

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# Contents

1	Introduction	1
2	Schedule of Defects	2
	Appendix A: Defect Reference Plan	3
	Appendix B: Photos	4

# 1 Introduction

Mott MacDonald has been commissioned by Urbis to carry out a condition assessment of the Haymarket Library. The purpose of this report is to document the current state of the building noting any relevant structural defects and whether they require further analysis, strengthening, or repair. Structural engineers Alison Naimo and Benjamin Sutton inspected the building on the 27<sup>th</sup> of June 2018. It had been raining prior to inspection. The inspection was visual only and no access was provided to inspect the roof, ceiling or floor spaces.

Originally built in 1875, the three storey Haymarket Library building was modernised in 1927 and further restored by the City of Sydney in the early 1990s. The building consists of sandstone perimeter walls with an internal steel frame supporting timber floors.

At the time of inspection, the building was overall in very good condition with some very minor cracking and water ingress. The cracking found throughout the building indicates some movement has occurred, however, these cracks are common in buildings of this age and don't present any immediate structural issues.

Evidence of water has been found in three different locations throughout the building. The damp and peeling paint near the East landing on Level 1 is likely due to water entering through the flat roof on the East side. It's possible water from the level 1 roof has also tracked to ground floor. The source of the leaks should be investigated and repaired as necessary.

A full schedule of defects is listed on page 2 with locations and photos in Appendix A and B respectively.

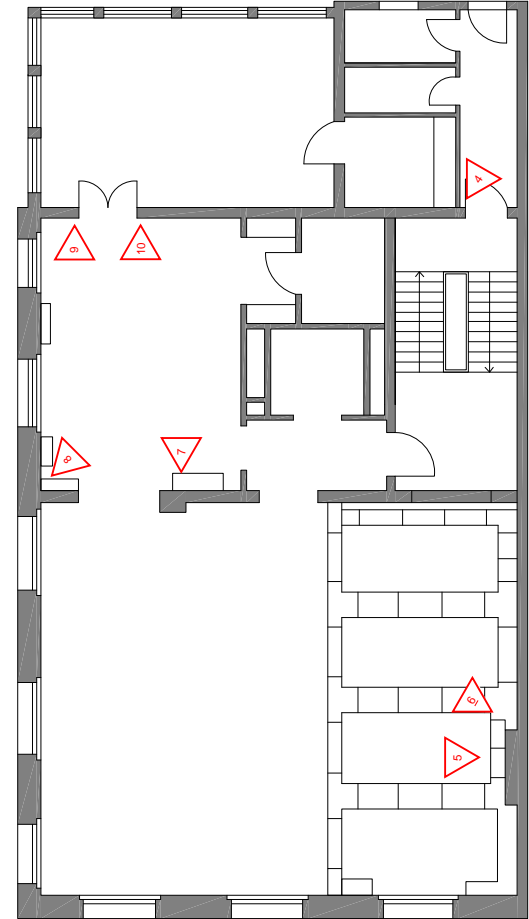
Given the robust construction and good condition of the building it is likely that it would be capable of carrying an additional one to two stories on the existing walls. In order to pursue any such scheme, further investigation of the ground and footing conditions as well as investigation of the existing structure may be required. A full structural analysis would then be needed. Any such scheme would also require an earthquake check.

## 2 Schedule of Defects

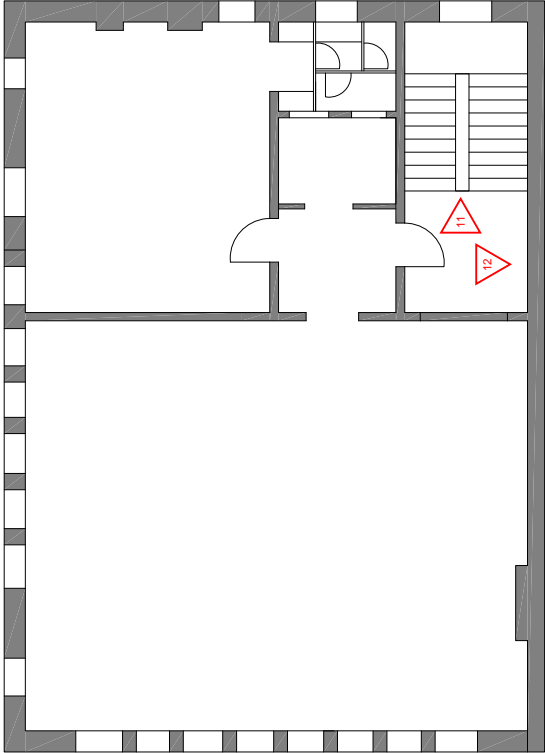
<b>Defect No.</b>	<b>Photo Reference</b>	<b>Location</b>	<b>Defect</b>	<b>Action Required</b>
1	Figure 1	Ground Floor	Leak through ceiling near air conditioning vent	Investigate source of the leak and repair
2	Figure 2	Ground Floor	Cracked paint in arch over. Non-structural	N/A
3	Figure 3	Ground Floor	Minor vertical crack under beam	N/A
4	Figure 4	Level 1	Leak in roof at stair landing level	Investigate source of the leak and repair
5	Figure 5	Level 1	Minor cracking on chimney breast ~1mm	N/A
6	Figure 6	Level 1	Damp coming through Southern chimney	Investigate source of the leak and repair
7	Figure 7	Level 1	Crack at joint in plasterboard	N/A
8	Figure 8	Level 1	Crack in corner	N/A
9	Figure 9, 10	Level 1	2mm cracking over door, crazed cracking	N/A
11	Figure 11	Ground-Level 2	Low balustrade to landing 800mm high	Consider raising to meet current code compliance
12	Figure 12	Level 2	Cornice crack repaired multiple times	N/A
13	Figure 13	North Façade	Timber paint peeling	Repaint timber
14	Figure 14	North Façade	Sandstone weathering	N/A
15	N/A	Level 2	Creaky floors, no bounce when walking on	N/A



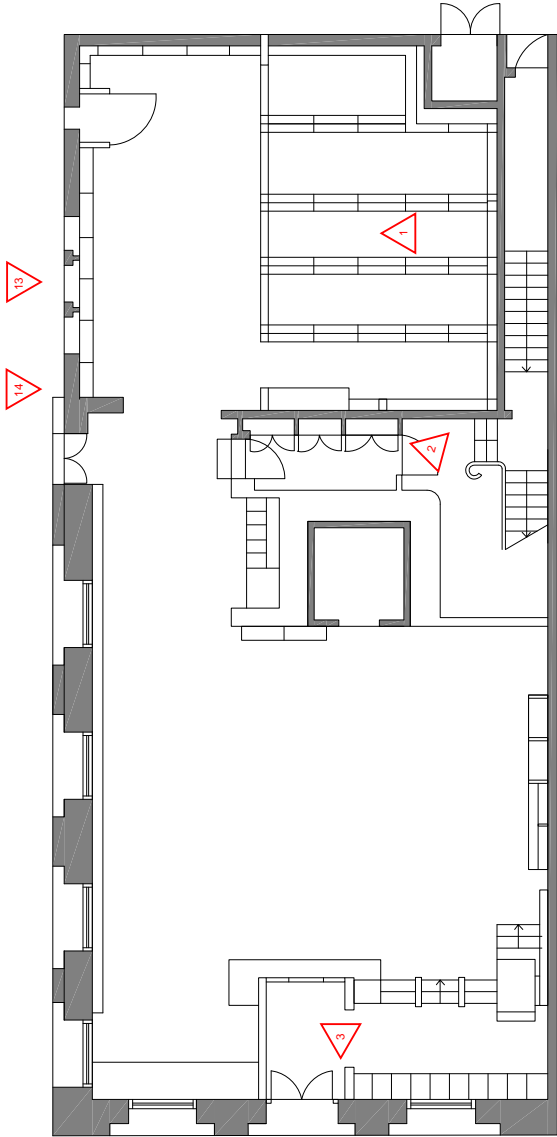
# Appendix A: Defect Reference Plan



Existing Level 1 Floor Plan



Existing Level 2 Floor Plan



Existing Ground Floor Plan

## Appendix B: Photos

**Figure 1: Leak Through Ceiling Near Air Conditioning Vent**



Source: Mott MacDonald 2018

**Figure 2: Cracked Paint Around Arch, Non-Structural**



Source: Mott MacDonald 2018

**Figure 3: Minor Vertical Crack Under Beam**



Source: Mott MacDonald 2018

**Figure 4: Leak in Roof at Stair Landing Level**



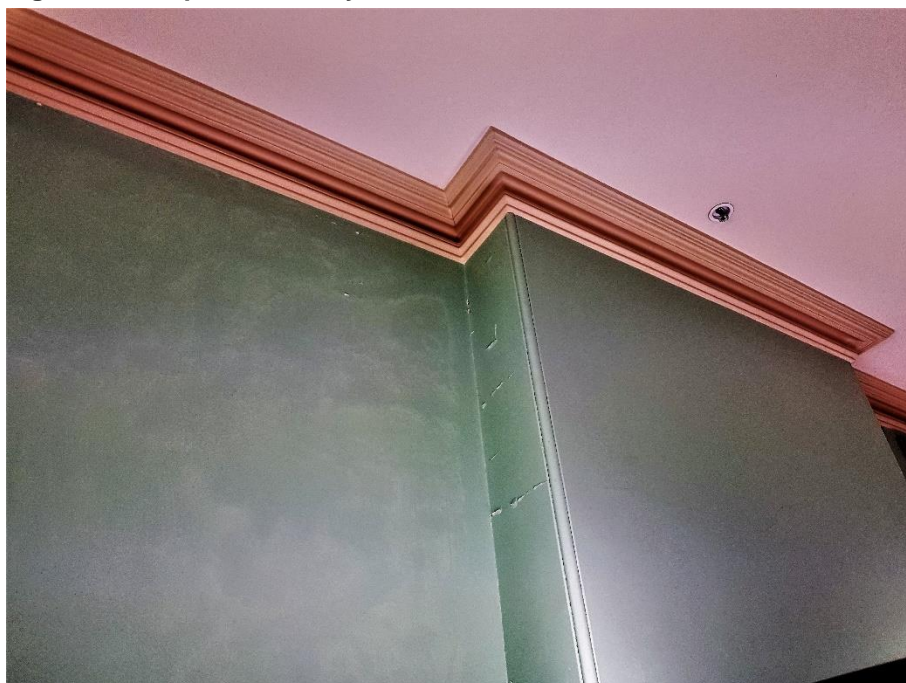
Source: Mott MacDonald 2018

**Figure 5: Minor Cracking on Chimney Breast ~1mm**



Source: Mott MacDonald 2018

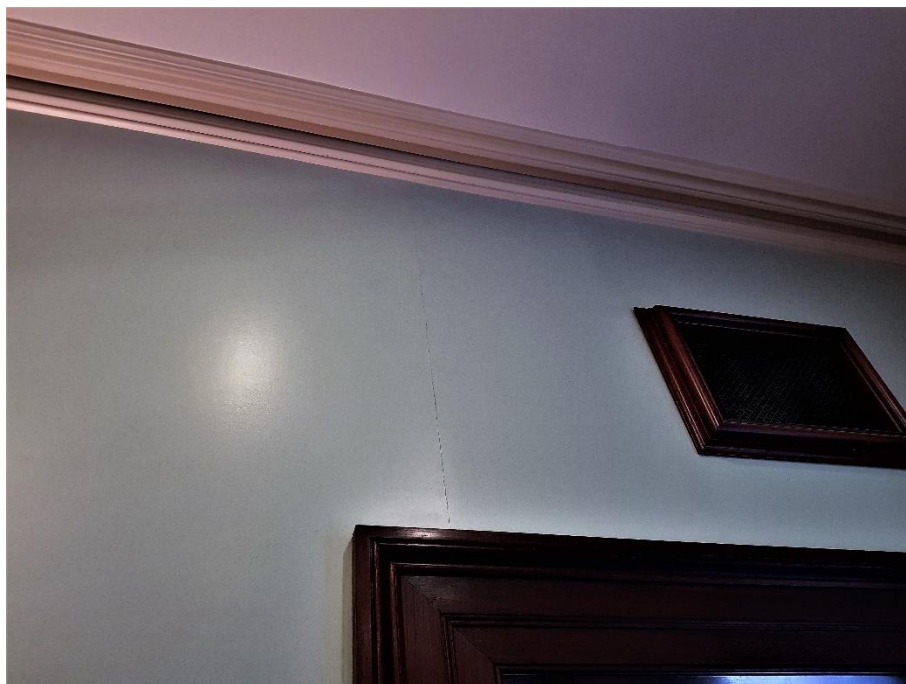
**Figure 6: Damp on Chimney Breast**



Source: Mott MacDonald 2018



**Figure 7: Crack at Joint in Plasterboard**



Source: Mott MacDonald 2018

**Figure 8: Crack in Corner**



Source: Mott MacDonald 2018



**Figure 9: 2mm Cracking Over Door, Crazed Cracking**



Source: Mott MacDonald 2018

**Figure 10: 2mm Cracking Over Door, Crazed Cracked**



Source: Mott MacDonald 2018

**Figure 11: Low Balustrade to Landing 800mm High**



Source: Mott MacDonald 2018

**Figure 12: Cornice Crack Repaired Multiple Times**



Source: Mott MacDonald 2018

**Figure 13: Timber Paint Peeling**

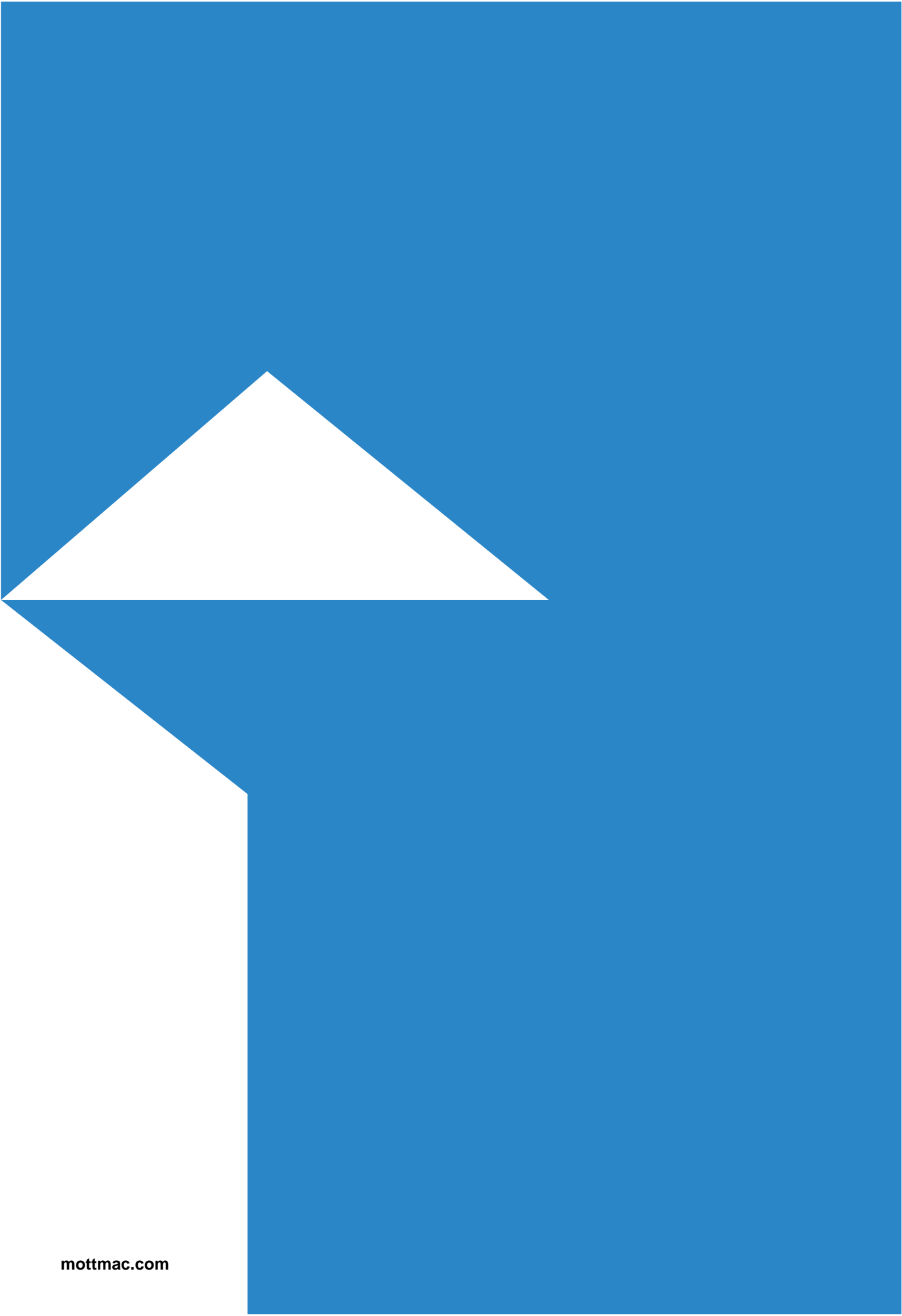


Source: Mott MacDonald 2018

**Figure 14: Sandstone Weathering**



Source: Mott MacDonald 2018







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