

# Conservation Management Plan



SYDNEY HARBOUR FORESHORE AUTHORITY

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Cleland Bond Store

33 Playfair Street, The Rocks

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2008



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## Executive Summary

The Cleland Bond Store, 33 Playfair Street, is an early 20<sup>th</sup> century brick warehouse building with four floors, located in The Rocks, Sydney.

The place is recognised by the NSW Heritage Council for its cultural heritage significance and for its contribution to the character of The Rocks. The building is listed on the NSW State Heritage Register under entry No. 01538.

The Cleland Bond Store was constructed in 1914 for Dingle & Co Ltd Bonded & Free Stores. The Sydney Cove Redevelopment Authority (SCRA) undertook renovations to the place between 1971 and 1972. Sections of the building were then leased for office and restaurant use. For a brief time in the 1990s the building was converted for use as a department store. In 2006-2007 Cleland Bond Store was again refurbished as part of upgrading works to the adjoining Argyle Stores. Cleland Bond Store is currently managed by the Sydney Harbour Foreshore Authority and is leased to several commercial tenants.

The heritage significance of the place is identified as follows:

The Cleland Bond Store is of historical, social, archaeological and aesthetic significance as part of The Rocks and to NSW generally.

Built in 1914 to extend the warehouse capacity of the adjacent Argyle Stores, the Cleland Bond Store is historically and socially significant for its association with one of the earliest extant bond store complexes in NSW and thus with the early mercantile history of Sydney and NSW. In conjunction with the other buildings in the Argyle Stores complex, it has research significance as a material record of warehouse design and construction from the early 19<sup>th</sup> to the early 20<sup>th</sup> centuries. The place has aesthetic significance as a representative example of an Edwardian commercial building in Sydney, and for its contribution to the streetscape quality of The Rocks, one of the premier heritage precincts in NSW.

The building is in good condition, having been well looked after and regularly maintained since the 1971-1972 conservation works carried out under the Sydney Cove Redevelopment Authority (SCRA). The interior spaces have been marginally modified since 1971-1972 to accommodate the needs of past and current tenancies. Such modifications include new openings in the party wall between Cleland Bond and the north wing of Argyle Stores, a new smoke isolated stair, new internal finishes and lavatory, office, and restaurant fitouts to each floor.

Although no intention to make changes to the building were highlighted by the tenants during the site visit made for the preparation of this report, there may be pressure in future to modify the interior and finishes of the building.

The key recommendations of the CMP are as follows:

- Continue regular maintenance and inspection of the building to ensure compliance with minimum standards of maintenance and repair;
- Retain and conserve the exceptional and highly significant fabric, both internal and external, of the building;
- Repaint the exterior to match the original colour scheme on the basis of historic photographs and paint scrapes;
- Replace zincalume roof material with corrugated galvanised iron; and
- Externally mounted services should be grouped into a single structure to the southern side of the building which hides them from view from elevated vantage points.

Image on the front cover: Archival record of Playfair Street looking south, 2001  
(Source: Sydney Harbour Federation Trust, 259635/13-31A)

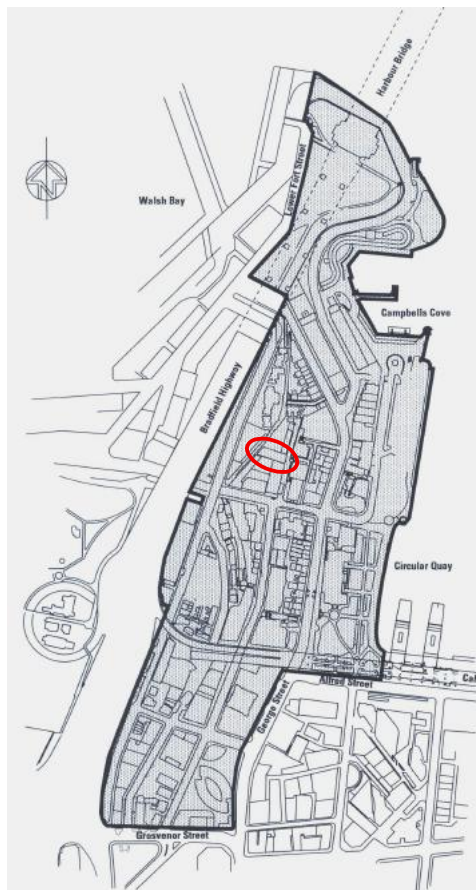
# 1. Introduction

## 1.1 Context of the Report

This report is based on a brief outlined in a letter from the Sydney Harbour Foreshore Authority (the Foreshore Authority), and as clarified in subsequent discussions with the Foreshore Authority.

The Conservation Management Plan (CMP) for the Cleland Bond Store has been structured to fit within the framework of The Rocks Heritage Management Plan (adopted February, 2002). It conforms to the current guidelines of the New South Wales Heritage Council and has been prepared to a standard suitable for endorsement by the Heritage Council and adoption by the Foreshore Authority.

This report is an update of two previous CMPs written for Argyle Stores, which also addressed the Cleland Bond, prepared by Graham Brooks & Associates (October 2003), and Orwell & Peter Phillips (22<sup>nd</sup> March 1990), for the Sydney Harbour Foreshore Authority.



**Figure 1: Location of the Cleland Bond Store within the context of The Rocks<sup>1</sup>**

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

## 1.2 Objectives

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

## 1.3 Site Identification

The study area is defined as the Cleland Bond Store building located at 33 Playfair Street, to the north of the intersection with Argyle Street, The Rocks. The place is bounded by Argyle Stores to the south, a rock cliff face and Gloucester Walk to the west and Playfair Street Terraces and Foundation Park to the north.

The real property definition of the land is part Lot 8 DP 246098.

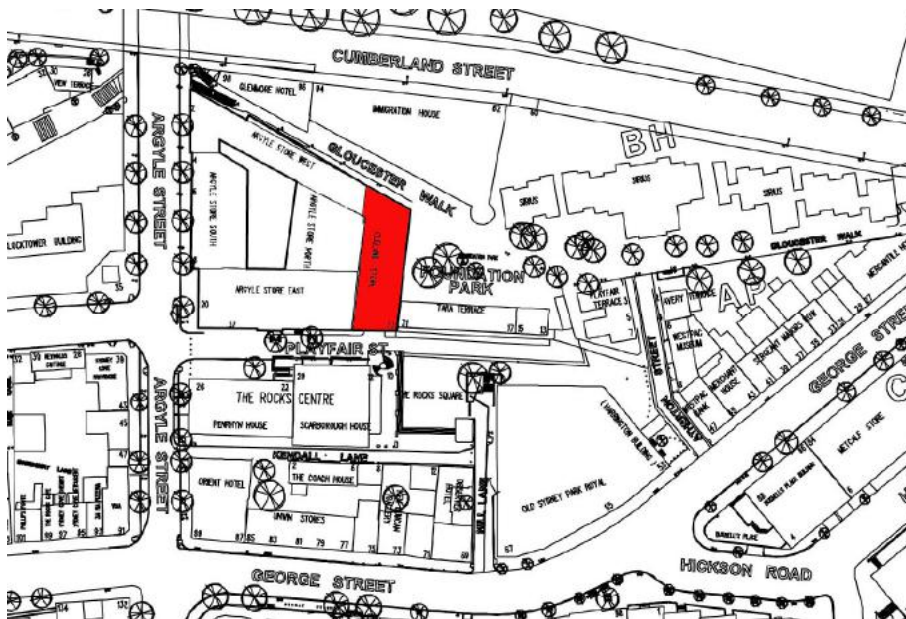


Figure 2: Detailed site location plan. The study area is highlighted in red.

## 1.4 Listings

### 1.4.1 Statutory Listings

The Cleland Bond Store is listed on the NSW State Heritage Register, Listing Number 01538, Gazette No 85, Gazetted 10 May 2002.

The Cleland Bond Store is included on the Sydney Harbour Foreshore Authority section 170 Heritage & Conservation Register.

### 1.4.2 Non Statutory Listings

The Cleland Bond Store is included in the listing for the Argyle Group on the Register of the National Trust of Australia (NSW), and is also included in the listing for The Rocks Urban Conservation Area.

The Cleland Bond Store is included on the Register of the National Estate and is also located in the listing for the Argyle Precinct.

The Cleland Bond Store is included on the Royal Australian Institute of Architecture (RAIA) NSW Chapter Register of Twentieth Century Buildings of Significance.

## 1.5 Building Description

Cleland Bond Store is a gabled four-storey common brick warehouse building built in 1914. The front (east) elevation faces Playfair Street with four bays of double hung and fixed sash windows that terminate at the second floor. The third floor windows are semi-circular arch-headed fixed sashes. A large circular vent is located in the centre of the gable with two large rainwater heads at either side.

The west elevation faces Gloucester Walk and has a similar form to that facing Playfair Street (with only the third floor visible). It has three bays of fenestration comprising of large square headed double hung and fixed sash windows with rendered lintels.

The north elevation is a blank wall in common brick, parapeted. It faces Foundation Park and is comprised of a series of square headed double hung windows with rendered lintels, a recessed bay with a stack of warehouse openings and a modern bracketed balcony at the third floor. A raised panel of brickwork sits on top of the parapet with a painted sign "Cleland Bond" applied to it, which is the end wall of a corrugated iron rooftop shed.

The south elevation rises one storey above the roof and eaves of Argyle Stores. It is parapeted and built in face common brick with three window openings. The parapet rises in one panel at the Playfair Street end as the south wall of the corrugated iron rooftop shed.

The main entrance to the building is a double warehouse opening on the ground floor accessed from Playfair Street. A secondary entrance to the first floor opens from Foundation Park, and the third floor is accessed via a single door (inserted into a former window aperture) from Gloucester Walk.

Internally, the ground, first and second floors are connected by a modern fire isolated lift and staircase.



**Figure 3: East elevation and part of north elevation from Playfair Street**



**Figure 4: West elevation from Gloucester Walk**



**Figure 5: North elevation from Foundation Park showing first and second floors**



**Figure 6: North elevation from upper level of Foundation Park showing third floor**

## 1.6 Methodology and Structure

This Conservation Management Plan has been prepared in accordance with guidelines outlined in *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance*, 1999, known as *The Burra Charter*, the NSW Heritage Office's *Guidelines on Conservation Management Documents*, and James Semple Kerr's, *The Conservation Plan* (sixth edition) 2004.

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

The initial sections of the CMP provide an analysis of the site and buildings, based on documentary and physical evidence. This analysis includes a historical summary, developing an understanding of the history of the place, together with a descriptive analysis of building components and elements.

A grading of significant elements and spaces has been provided to identify their differing levels of contribution to the significance of Cleland Bond Store.

The following sections address various management issues, and the role and objectives of the relevant heritage authorities. They provide the framework for the formulation of the conservation policies and implementation guidelines.

## 1.7 Documentary and Photographic Sources

In preparing this report, documentary and photographic sources were consulted in order to gain an understanding of the history and evolution of the place. These are listed in Section 9. Photographs for this report were taken on September 26<sup>th</sup> and October 3<sup>rd</sup> 2008 by Alison Henning of Clive Lucas, Stapleton & Partners.

## 1.8 Terminology

The terminology used in this report, where referring to conservation processes and practices, follows the definitions as presented in *The Burra Charter*. Article 1 of the Burra Charter gives the following definitions:<sup>2</sup>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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<sup>2</sup> *Australia ICOMOS Burra Charter 1999, p. 2.*

## **1.9 Acknowledgments**

The authors wish to gratefully acknowledge the assistance of the following people for their assistance with this report:

- Proprietors of The Bell Shakespeare Company, Lowe Rivet and Bel Mondo
- Lynda Kelly, Archivist, Sydney Harbour Foreshore Authority

## **1.10 Authorship**

This report was written by Meg Quinlisk, Alison Henning, Lucy Kaldor, in consultation with Hector Abrahams, all of this office. Hector Abrahams also carried out the fabric survey of the building.

## 2. Documentary Evidence

### 2.1 Thematic History

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

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

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

The State historical themes of *Commerce* and *Government and Administration* are used in this history to guide research questions, interpret the history, and structure the narrative of the development of Cleland Bond Store within the context of the development of The Rocks.

#### 2.1.1 Development of The Rocks

The history and development of The Rocks is described in Godden Mackay Logan's *The Rocks Heritage Management Plan* (2002, for the Sydney Harbour Foreshore Authority), as well as numerous other historical studies.

In brief, the area known as The Rocks, so named for its steep, rocky topography, was the site of the first permanent European settlement in Australia. Along George Street the Government built a hospital, dockyard and market place, and at the northern end of The Rocks an observatory and a fort (Dawes Point Battery) were constructed. Eventually modest houses replaced the convict huts, as The Rocks became the focus of port activities for the growing city of Sydney. From c.1810 the waterfront was extensively developed with wharves and warehouses, attracting merchants who built their houses, stores and shops along George and Argyle Streets.

Following the outbreak of plague in 1900, most of The Rocks was resumed by the Crown and, later in the 20<sup>th</sup> century, earmarked for redevelopment. However, a series of 'green bans' imposed by members of the building trade in the 1970s focussed attention on the heritage qualities of the area. Plans to redevelop The Rocks were shelved and the area subsequently went on to become one of Australia's premier heritage tourism precincts in the latter 20<sup>th</sup> century.

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<sup>3</sup> Both the Australian Heritage Commission (national) and the NSW Heritage Office (state) have identified themes for research relating to places of heritage significance. [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au).

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

### 2.1.2 Development of the precinct

The Cleland Bond Store is part of the Argyle Precinct, of which the primary component is the Argyle Stores (12-20 Argyle Street), along with the Argyle Tavern (16 Argyle Street), Argyle Terrace (13-15 Playfair Street), Playfair Street Terraces (17-31 Playfair Street), terrace houses at 1-7 and 2-4 Atherden Street, and the escarpment at the west end of Atherden Place, The Rocks.<sup>5</sup>

The precinct has been occupied consistently by European settlers since 1788. The land originally formed part of Sydney's first convict hospital and gardens, including the Surgeon-General's residence.

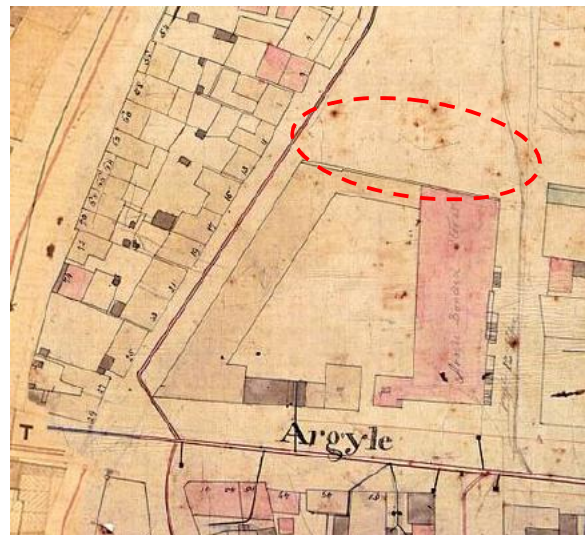
With the relocation of the hospital to Macquarie Street in 1816, officials and merchants were permitted to occupy the newly vacated land. Captain John Piper took up residence in the Surgeon General's house for a short time before commencing work on a new house at the present site of the Argyle Stores, on land he gained title to in 1828.

The erection of a Customs House and the first component of the Argyle Stores by Frederick Wright Unwin in the 1830s and 1840s signalled the first major development within the Argyle Precinct. From the 1840s, the construction of the Argyle Cut, linking the two halves of Argyle Street and therefore providing a direct route from George Street in the east to Fort Street in the west, constituted a significant improvement in transport within the precinct and the wider setting of The Rocks. By the middle of the 19<sup>th</sup> century the Argyle Precinct and surrounds had developed into an important mercantile centre within the colony.

The latter half of the century saw the further subdivision of the precinct and the proliferation of speculative development for residential and commercial purposes, with the erection of such buildings as the adjacent Playfair Street Terraces (17-31 Playfair Street) between 1875 and 1877, the terraces at 1-7 Atherden Street in 1880, at 2-4 Atherden Street in 1881, and the Argyle Terrace (at 13-15 Playfair Street) between 1883 and 1884.



**Figure 7: 1837 Map of the town of Sydney by John Carmichael, showing the recently built Custom House (now part of Argyle Stores). The site of the Cleland Bond Store is shown. (Source: National Library of Australia MAP NK2456/127)**



**Figure 8: Detail of an 1865 trigonometrical Survey Plan showing the 'Argyle Bonded Stores' built by Frederic Unwin in 1840-1841. The site of the Cleland Bond Store is shown. (Source: Foreshore Authority)**

<sup>5</sup> Register of the National Estate.

## 2.2 Historic Themes

Historical Themes	
CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS	
State Historical Theme	Association to Cleland Bond Store
Commerce	Originally built to extend the warehouse capacity of the adjacent Argyle Stores, Cleland Bond Store is associated with one of the earliest extant bond store buildings in NSW and thus with the early mercantile history of Sydney and NSW. As the site of commercial trade and other retail activities related to the theme of commerce for nearly 100 years, Cleland Bond Store has housed a number of well-known commercial enterprises. Cleland Bond Store was continuously occupied as a bonded warehouse from 1914 until the late 1960s, from which time it was adapted for use by the Argyle Arts Centre and later for boutique retail, restaurant and office use.
Government and Administration	Since 1900 when the land was resumed in the Observatory Hill Resumption Act, government authorities including the Sydney Harbour Trust, the Maritime Services Board, the Sydney Cove Redevelopment Authority and the Sydney Harbour Foreshore Authority have continuously owned the Cleland Bond Store site. Aspects of the building's history since its construction in 1914, particularly government efforts to conserve and reuse the building since the late 1960s, reflect the nature of the activities and the changing priorities of these agencies.

## 2.3 Initial Development of the Site

The land on which the Cleland Bond Store now stands was originally part of the grounds of Sydney's first convict hospital, established after the arrival of the First Fleet at what is now the northern end of George Street and subsequently extended southwards to the intersection of Argyle Street. The hospital complex included a residence for the Surgeon-General, as well as extensive herb and vegetable gardens that covered the slope west of the hospital.<sup>6</sup>

## 2.4 History of the Occupation of the Site

In 1800 the land was leased to William Balmain, who had arrived in Sydney with the First Fleet in 1788 as an assistant surgeon to New South Wales.<sup>7</sup> Balmain died in 1803, and in January 1810 Governor Macquarie granted William Gaudry a lease over the land for a period of 21 years.<sup>8</sup> Gaudry, a free settler who had arrived in the colony in 1807, married a daughter of ex-convict businessman Henry Kable<sup>9</sup> in 1809 and later became a partner in some of Kable's business enterprises. By 1837, Frederick Garling, a solicitor and clerk of the peace for the County of Cumberland<sup>10</sup>, was claimant to the future site of Cleland Bond Store, then known as Lot 2 Section 85.<sup>11</sup>

<sup>6</sup> Thorp, Wendy, 'Historical Development: Argyle and Cleland Bond Store Stores' (Appendix A), in Orwell and Peter Phillips, *Outline Conservation Plan for the Argyle Stores Complex*, prepared for the Sydney Cove Redevelopment Authority, March 1990, p 2.

<sup>7</sup> For a full biography, see Fletcher, B. H. 'Balmain, William (1762 - 1803)', *Australian Dictionary of Biography*, Volume 1, Melbourne University Press, 1966, pp 51-52.

<sup>8</sup> 'Court of Claims', *Sydney Gazette*, 2 September 1837.

<sup>9</sup> See Hainsworth, D. R., 'Kable, Henry (1763 - 1846)', *Australian Dictionary of Biography*, Volume 2, Melbourne University Press, 1967, pp 31-32.

<sup>10</sup> McIntyre, Joanna, 'Garling, Frederick (1775 - 1848)', *Australian Dictionary of Biography*, Volume 1, Melbourne University Press, 1966, pp 426-427.

<sup>11</sup> 'Court of Claims', *Sydney Gazette*, 2 September 1837.

In 1838 the land was granted as freehold to William Carr and George John Rogers, as trustees for James Shepherd, Richard Wood, Nathaniel Dermot, James Webber and Edmund Pontifex, assignees of the estate of John Plummer and William Wilson, merchants and bankrupts.<sup>12</sup> Carr, previously a commissioner of the Land Board, had entered into partnership with Rogers, a former commissioner of the NSW Supreme Court, and solicitor Francis Stephen, at the beginning of 1837, forming the legal firm Carr & Rogers.<sup>13</sup> Carr would later become one of the first members of the Sydney District Council when it formed in 1843.<sup>14</sup>

In 1839 Carr and Rogers sold the property to Frederick Wright Unwin, who in the same year bought back the land and buildings of the adjacent Custom House complex (which he had built nearly a decade earlier) from the estate of Samuel Terry.<sup>15</sup> Shortly afterwards, construction commenced on what were to become Unwin's Bonded Stores (later Argyle Stores), built 1840-1841.<sup>16</sup> The site of the Cleland Bond Store, however, remained undeveloped. In 1848 Unwin mortgaged the property to the Bank of Australasia<sup>17</sup>, and in 1852 he died.<sup>18</sup> The site of the future Cleland Bond Store was likely used as a yard by the occupants of Argyle Stores in the years that followed.<sup>19</sup>

In 1873 a deposited plan was prepared, showing allotments for sale.<sup>20</sup> The site of Cleland Bond Store was labelled as Government land.<sup>21</sup> The following year, a George Street baker, Patrick Freehill<sup>22</sup>, erected stables with wooden stalls and iron roofs on the land.<sup>23</sup>

In November 1877 the stables were demolished and a 12-foot wide roadway was dedicated for a public thoroughfare along the southern boundary of the allotment, and the remaining portion was considered for Public Auction.<sup>24</sup> By this time, the Playfair Street Terraces (presently at 17-31 Playfair Street) had been built to the north of the site, defining the northern boundary of the future Cleland Bond Store building (see Figures 9 and 10).<sup>25</sup>

The site of the Cleland Bond Store remained unoccupied until 1891 when it was bought by Phillip R Allen & Co (a.k.a Allen & Co), a firm of merchants and importers established in the Northern Territory since 1873.<sup>26</sup> In 1897 ownership was transferred to D Wheeler<sup>27</sup> for a brief period before the Observatory Hill Resumption Act was gazetted in December 1900 and the land passed into Government ownership.<sup>28</sup>

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<sup>12</sup> Foreshore Authority Heritage and Conservation Register, listing for Cleland Bond Store.

<sup>13</sup> 'Advance Australia', *Sydney Gazette*, 31 December 1836. Francis Stephen died unexpectedly, less than 2 months after the partnership was formed, which accounts for the absence of his surname from the company name. See 'Deaths', *Sydney Gazette*, 28 February 1837.

<sup>14</sup> Foreshore Authority Heritage and Conservation Register, listing for Cleland Bond Store.

<sup>15</sup> Thorp, 'Historical Development', p 4.

<sup>16</sup> Sydney Cove Authority (SCA), *Building Data Sheets*, PS/03 (Cleland Bond Store), 1976-1979.

<sup>17</sup> Ibid.

<sup>18</sup> NSW Register of Births, Deaths and Marriages.

<sup>19</sup> A. Wayne Johnson, *Archaeological Excavations of Foundation Park and the Cleland Store, The Rocks, Sydney*, prepared for Sydney Cove Authority, May 1996, p 8.

<sup>20</sup> SCA, *Building Data Sheets*, PS/03.

<sup>21</sup> Ibid.

<sup>22</sup> Patrick Freehill was the father of solicitor Francis Freehill – see Teale, Ruth, 'Freehill, Francis Bede (1854 - 1908)', *Australian Dictionary of Biography*, Volume 4, Melbourne University Press, 1972, p. 219.

<sup>23</sup> SCA, *Building Data Sheets*, PS/03.

<sup>24</sup> Ibid.

<sup>25</sup> Foreshore Authority Heritage and Conservation Register listing for Playfair Street Terraces.

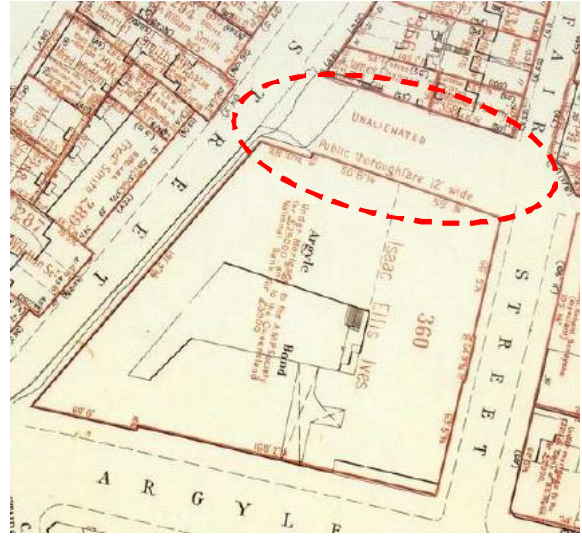
<sup>26</sup> See 'Phillip R Allen & Co: Grand Old Firm Closing Down', *Northern Territory Times and Gazette*, 31 Jan 1920.

<sup>27</sup> SCA, *Building Data Sheets*, PS/03. The identity and business of D Wheeler is unknown.

<sup>28</sup> Foreshore Authority Heritage and Conservation Register listing for Cleland Bond Store.



**Figure 9: c.1880s photograph by John Henry Harvey, showing a view south down Playfair Street. The Playfair Street Terraces are visible at right, as is the northern façade of Argyle Stores further down. In between the two is the future site of Cleland Bond Store. (Source: State Library of Victoria, image No. b11779)**



**Figure 10: Detail of a 1901 plan, showing the shape of the future Cleland Bond Store site after the renovation of Argyle Stores and the construction of the terraces north of the site in the 1870s and 1880s. (Source: Foreshore Authority)**

In 1912 William Dingle of Dingle & Co Bonded and Free Stores, then lessee of Argyle Stores, applied for a lease of the vacant land to the north of the stores, and in 1913-14 built Cleland Bond Store to provide additional warehouse space.<sup>29</sup> Cleland Bond Store was considered part of Argyle Stores in directories and rate assessments until 1933 when, after enduring the worst of the Depression, Dingle & Co went into liquidation and sold its leases to the Argyle Stores and Cleland Bond Store separately.<sup>30</sup> Thomas McMahon took over the Argyle Stores lease, while in December that year, the lease for the Cleland Bond Store building was taken up by Clelands Bonded and Free Stores, the company after which the building was later named. Clelands Bonded and Free Stores, likely a descendant of the South Australian company of wine merchants established by George Fullerton Cleland in 1883<sup>31</sup>, appear to have run a successful business in Sydney in the years that followed. By 1939, Clelands also leased premises in Sussex Street and Gipps Street, Pyrmont, and a decade later leased an additional five warehouse premises in Sydney.<sup>32</sup>

During Clelands' ownership, few renovations or improvements were made to the building, with the exception of some limewashing, the installation of electric lights and power points in 1935 and a stacking machine in 1951, and apparently constant repairs and renovations to the electric goods lifts.<sup>33</sup> In November 1946, the Argyle Stores and the Cleland Bond Store jointly suffered 'the biggest bond store robbery for years'. A variety of goods were stolen from Argyle Stores, while Cleland Bond Store was robbed of 400 torch globes.<sup>34</sup>

<sup>29</sup> SCA, *Building Data Sheets*, PS/03.

<sup>30</sup> Maritime Services Board Tenancy Cards for Cleland Bond Store, 1933-1970; also *Sands Directory*, 1914-1933.

<sup>31</sup> Cleland, Lindsay, 'Cleland, George Fullerton (1852 - 1931)', *Australian Dictionary of Biography*, Volume 3, Melbourne University Press, 1969, p. 426.

<sup>32</sup> City of Sydney Council Rate Assessments, Gipps and Phillip Wards, 1948, reveal that the company leased premises in Cambridge, Kent, Point, Day and Washington Streets, as well as in Sussex and Gipps Streets.

<sup>33</sup> Maritime Services Board Tenancy Cards for Cleland Bond Store, 1933-1970.

<sup>34</sup> 'Robberies from Bond Stores' *Canberra Times*, 12 November 1946

Clelands retained the lease on the building until 1965, when it was transferred to Brambles Bonded and Free Stores, a company with which Cleland had merged.<sup>35</sup> In 1969 Brambles requested approval to sub-let the two top floors to John Anderson and Associates, and Jarvis Coates Furniture.<sup>36</sup> In 1970 their tenancy expired and the building was vacated.<sup>37</sup>

The establishment of the Sydney Cove Redevelopment Authority (SCRA) in 1968 ushered in a new period of planning and development in The Rocks. Initially, the SCRA intended to redevelop the area with high-rise residential and office buildings, and to retain only a handful of historic buildings. However, by the early 1970s, a growing public awareness of the cultural value of historic places and a series of highly visible protests against the Government's proposed scheme forced a shift in the SCRA's approach, towards adaptive reuse, rather than demolition and replacement, of old buildings. This, in combination with the SCRA's imperative to turn The Rocks into a tourist destination, saw a number of old warehouses converted to accommodate specialty shops and restaurants.<sup>38</sup>

In 1971 the SCRA invited proposals from interested parties for the conservation and conversion of the Cleland Bond Store and the adjoining row of terrace houses, subsequently named the Argyle Terrace (now the Playfair Street Terraces), for use as commercial premises. The successful proposal came from architects Fisher, Jackson and Hudson, and was to be one of the first conservation jobs undertaken by the SCRA.<sup>39</sup> Builders Peter Kilmore & Co. were engaged for the work, which began in December 1971 and was completed in February 1973. Work included removing existing partitions and replacing sanitary fittings; removing a hoist from the northeast corner of the building and infilling the resultant hole; constructing new stairs from the ground to the third floor, as well as new external stairs; removing existing roller shutters from the Playfair Street entrance and replacing them with heavy Oregon doors; and installing new gutters, downpipes and roofing.<sup>40</sup>

Additional work was undertaken between 1975 and 1980, including the construction of ramps between the north wing of the Argyle Stores and the Cleland Bond Store, and the installation of a new timber floor and skirtings to the ground and first floors of the building. A concrete entry ramp from Playfair Street was built and a new entrance was cut from the Cleland Bond Store to the east wing of the Argyle Stores.<sup>41</sup>

In the 1990s the building was renovated for use as a department store. Existing shop partitions were removed and masonry walls and the timber structure of the building were exposed to display something of the building's original construction. New stairs and a lift were installed, and the ground floor level was given a new floor once again.<sup>42</sup> In 2006 and 2007 the Cleland Bond Store was again refurbished as part of the Argyle Stores upgrades.

## 2.5 Development of Building Components

- |      |  |
|------|--|
| 1838 | Site granted to William Carr and George John Rogers. |
| 1874 | Patrick Freehill erected stables on site.            |

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<sup>35</sup> Maritime Services Board Tenancy Cards for Cleland Bond Store, 1933-1970.

<sup>36</sup> Ibid.

<sup>37</sup> Ibid.

<sup>38</sup> Graham Brooks & Associates, *Conservation Management Plan*, pp 19-20.

<sup>39</sup> Personal communication with Clive Lucas (formerly of Fisher, Jackson & Hudson), 31<sup>st</sup> October 2008.

<sup>40</sup> Thorp, 'Historical Development', p 8.

<sup>41</sup> Ibid.

<sup>42</sup> Graham Brooks & Associates, *Conservation Management Plan*, pp 19-20

1877	Freehill's stables demolished and a 12-foot wide road dedicated for public thoroughfare along the northern boundary.
1913-1914	Cleland Bond Store built for William Dingle of Dingle & Co. Free and Bonded Stores, lessees of the adjacent Argyle Stores.
1933	Dingle & Co. goes into liquidation. Clelands Free and Bonded Stores takes over lease. Store subsequently becomes known as Cleland Bond.
1971-1972	Restoration of Playfair St Precinct, including Cleland Bond Store, by Fisher, Jackson & Hudson Architects. All existing partitions, sanitary fittings etc were removed. A hoist in the northeast corner was removed and the hole infilled. New internal and external stairs constructed. Existing roller shutters to the Playfair Street entrance replaced with heavy Oregon doors. New roofing, gutters and downpipes provided.
1975-1976	Ramps were built between the north wing of the Argyle Stores and the Cleland Bond building.
1978-1980	New timber floor and skirtings at ground and first floors. Concrete entry ramp from Playfair Street. New entrance cut from Cleland store to Argyle East wing.
1990s	Renovation for department store, including removal of partitioned shops, exposure of masonry walls and timber structure, new stairs and lift and new flooring at ground floor.
2006-2007	The Cleland Bond Store was again refurbished as part of the upgrading works to the Argyle Stores.

## 2.6 Analysis of History in Context

The history of Cleland Bond Store, viewed within the broader historical context of the Argyle Precinct, has occurred in several distinct phases.

Between 1788 and 1816, the Argyle Precinct accommodated the gardens of the first convict hospital, and witnessed the earliest years of European settlement and the development of The Rocks into a centre of colonial activity.

The relocation of the hospital saw the land made available for settlement, and by the 1830s, legal tenure to the land, including the lots on which the Cleland Bond Store stands, had been established through town grants. The 1830s also saw the rise of the professional and merchant classes, responsible for many of the developments in the precinct, including the first part of the Argyle Stores, the Customs House, by the solicitor Frederick Unwin.<sup>43</sup>

By the early 1840s the precinct was well established as an important centre for commerce and trade, as well as the headquarters of the colonial Customs Department, which is reflected in Unwin's decision to further develop the site of 12-20 Argyle Street for bonded stores. The Argyle Bonded Stores remained the business centre of the precinct for the rest of the nineteenth century. The creation of Argyle Cut and Princes Street Bridge from the 1840s to the 1860s facilitated transport to and from the precinct and strengthened trade in the area. Other developments, such as the completion of Semi-Circular Quay and the railway link between Redfern and Parramatta in 1855, further increased traffic and, consequently, business in The Rocks.<sup>44</sup>

<sup>43</sup> Lydon, E C J., *Archaeological Monitoring, Unwin's Stores, 77-85 George Street, The Rocks*, for the SCA, 1991, p 12.

<sup>44</sup> Ibid.

With the outbreak of bubonic plague in 1900, the Observatory Hill Resumption Act was passed and the Crown and Minister for Public Works commenced resuming property and demolishing unsanitary premises in The Rocks. However, many of the commercial buildings were considered useful and were spared demolition, including the adjacent Argyle Stores.

Although the precinct maintained its long-established function as a centre for commerce and trade throughout the economic depression of the 1890s, an economic resurgence in the early 20<sup>th</sup> century revived business around Sydney's ports and produced a demand for warehouse and storage space. This is reflected in William Dingle's decision to extend the warehouse capacity of Argyle Stores and build the Cleland Bond Store in 1914. The economic depression of the early 1930s, however, left many businesses, including Dingle & Co, in financial strife, and saw many commercial premises in The Rocks vacated. The subsequent occupation of the Cleland Bond Store by *Clelands Free and Bonded Stores Company* following Dingle & Co's liquidation gave the subject building its name.

In the 1960s the green bans began to draw attention to buildings in the precinct with heritage significance and, in 1968, the Sydney Cove Redevelopment Authority embarked on an extensive program of conservation and redevelopment of significant properties in The Rocks, including Cleland Bond Store. The last decades of the twentieth century witnessed the evolution of the conservation philosophies of the SCRA and its successors, the Sydney Cove Authority and the present Sydney Harbour Foreshore Authority, and the shifting approaches of these agencies to the interpretation of heritage buildings in The Rocks, as reflected in the numerous upgrades made to the Cleland Bond Store between the 1970s and the present day.

### 3. Physical Evidence

The aim of this chapter is to describe the Cleland Bond Store in detail in order to facilitate the understanding of the place as it exists today. This chapter builds on the evidence outlined in the previous section to note the physical changes that have taken place over time in order to understand why, when and how these alterations were made.

#### 3.1 Street and Streetscape Description

The front (east) elevation of Cleland Bond addresses paved pedestrian mall, the Playfair Street. It is flanked by Argyle Stores to the south and Playfair Street Terraces to the north. Together, they make an essential contribution to the 19<sup>th</sup> century and early 20<sup>th</sup> century character of the precinct.

The third floor of the west elevation addresses a pedestrian way known as Gloucester Walk. The Argyle Stores roofscape is to the south and Foundation Park is to the north. The ground, first and second floors of the west elevation are hidden behind a natural rock shelf.

In scale, the four-storey height of Cleland Bond is matched by Scarborough House opposite on Playfair Street. The face brick east facade towers above the adjacent two and three-storeyed elevations of Argyle Stores and Playfair Street Terraces.

The large and regular fenestration pattern is also a strong element in Playfair Street.



**Figure 11: View to Cleland Bond from Playfair Street south**



**Figure 12: View to Cleland Bond from Playfair Street north**



**Figure 13: View to the Cleland Bond Store (third storey) from Gloucester Walk south**



**Figure 14: View to the Cleland Bond Store (third storey) from Gloucester Walk north. The 'skeleton' of a former structure in the foreground is a feature of Foundation Park.**

### **3.1.1 Views and Vistas**

Views to the Cleland Bond Store are primarily afforded from various vantage points along Playfair Street, Gloucester Walk and Foundation Park. The view of the front (east) elevation presents a tall gabled parapet façade with a symmetrical fenestration pattern making a strong element in the streetscape (see Figures 11 and 12).

The east elevation is a component in the visual catchment centred on Playfair Street, formed by the Cleland Bond Store, Penrhyn House, Argyle Stores and the Playfair Street terraces.

The Cleland Bond Store south elevation and roof can also be seen from Cumberland Street and the rooftop terrace of the adjacent Glenmore Hotel, 96 Cumberland Street (see Figure 16). See Figure 15 for a summary diagram of the views and visual catchments of the Cleland Bond Store.

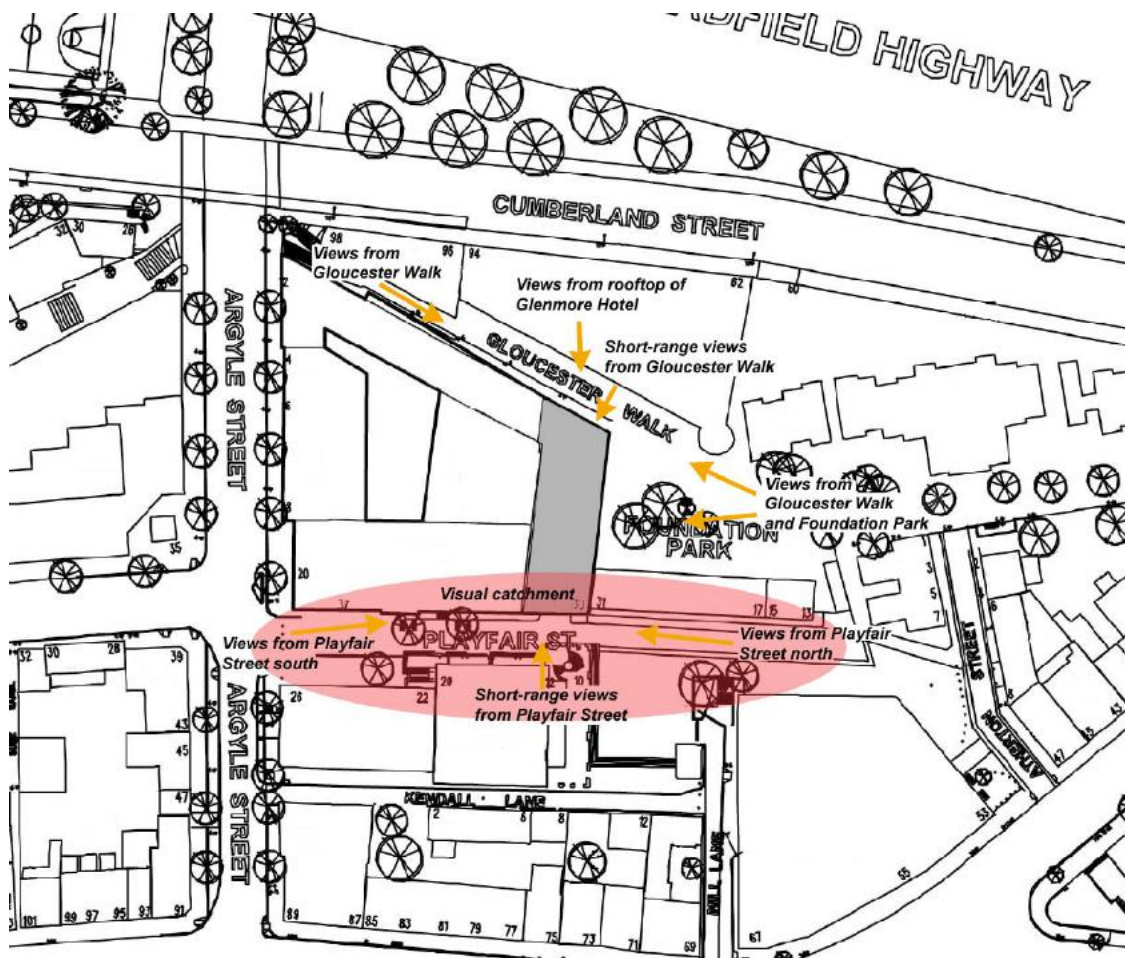


Figure 15: Diagram showing views and visual catchments of the Cleland Bond Store.



Figure 16: View of the Cleland Bond Store from Glenmore Hotel rooftop terrace (96 Cumberland Street).

## 3.2 Identification of Fabric Development

In order to determine the age and configuration of the fabric at the Cleland Bond Store, a fabric survey was undertaken in September and October 2008 and every interior space inspected. The tables below summarise the information gained from this survey.

The fabric is identified according to its age and major phases in the development of the building, as identified in the history above. The interior spaces are discussed as one room for each floor level.

The terms used to denote the periods in the survey tables are defined below:

Period	Definition
Dingle	Original fabric built in 1913-1914 by Dingle & Co as part of Cleland Bond Store
20 <sup>th</sup> century	Early fabric introduced in the 20 <sup>th</sup> century
SCRA	Fabric introduced in the 1971-1972 conservation works during management by Sydney Cove Redevelopment Authority (SCRA) and Sydney Cove Authority (SCA)
Post 1996	Fabric introduced since 1996, including the recent 2006-2007 refurbishment works

One section of the south wall to the ground, first and second floors was constructed in 1840-1845 by F W Unwin as part of the Argyle Stores development adjacent. This is annotated 'Unwin' in the fabric survey below.

### 3.2.1 Cleland Bond Store – Elevations and Floor Plans

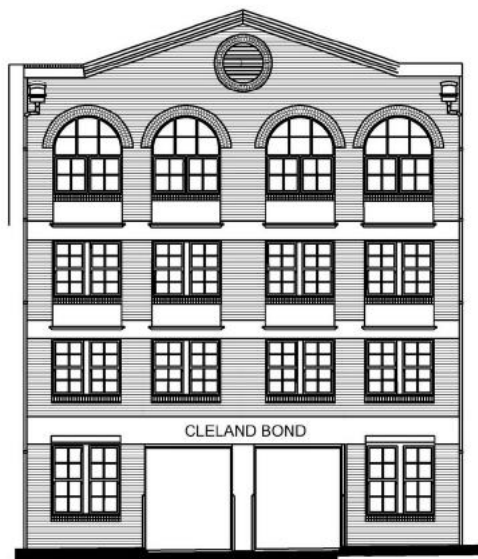


Figure 17: East elevation



Figure 18: West elevation

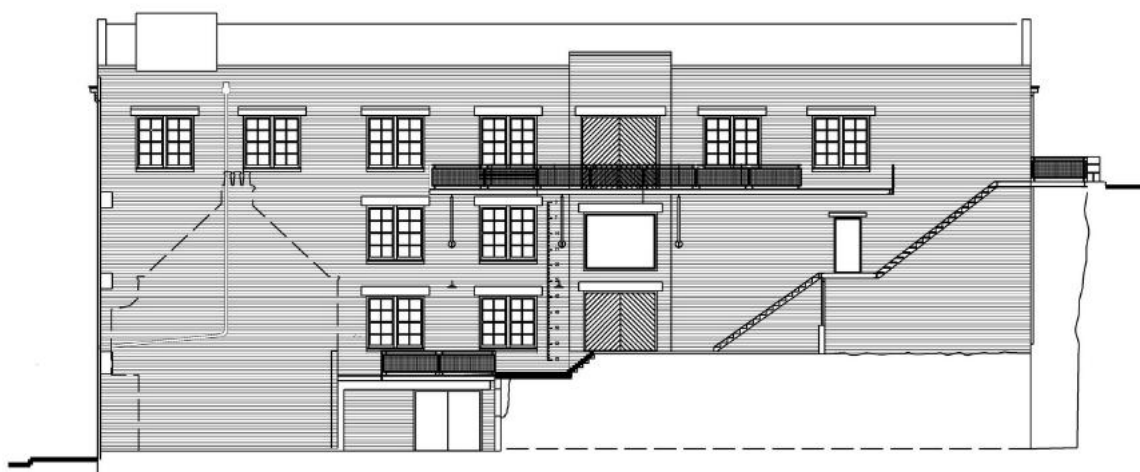


Figure 19: North elevation

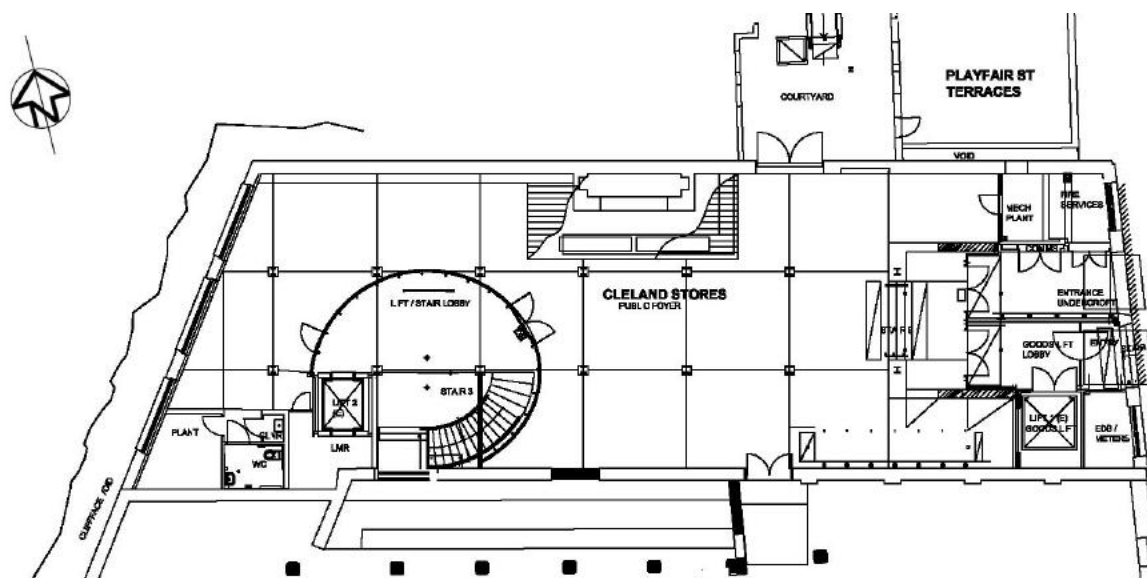


Figure 20: Ground floor plan

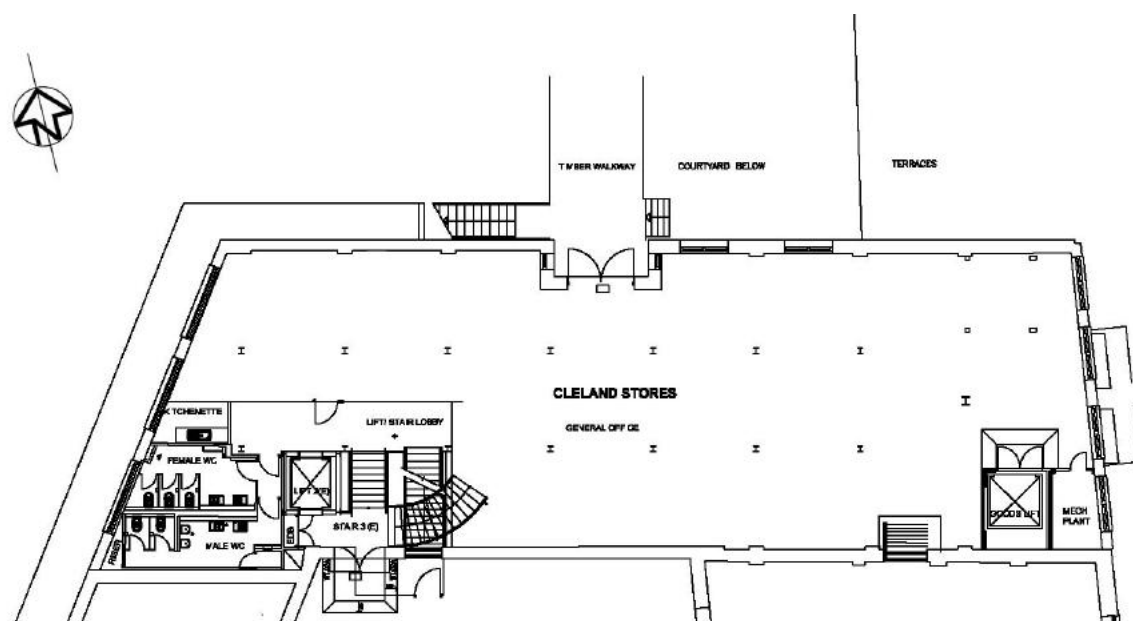


Figure 21: First floor plan

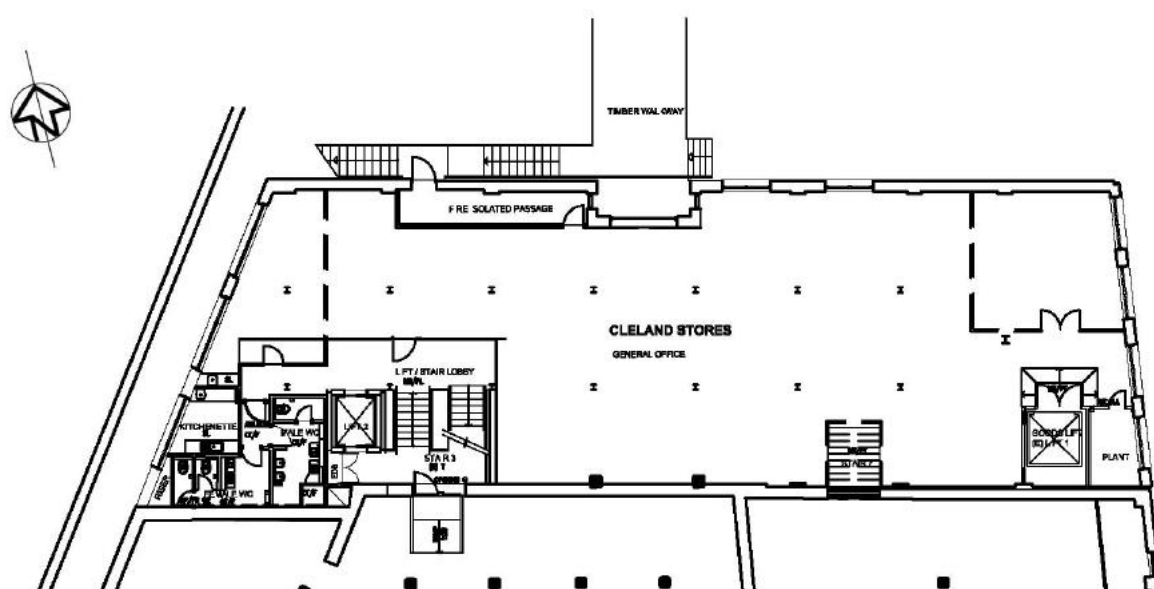


Figure 22: Second floor plan

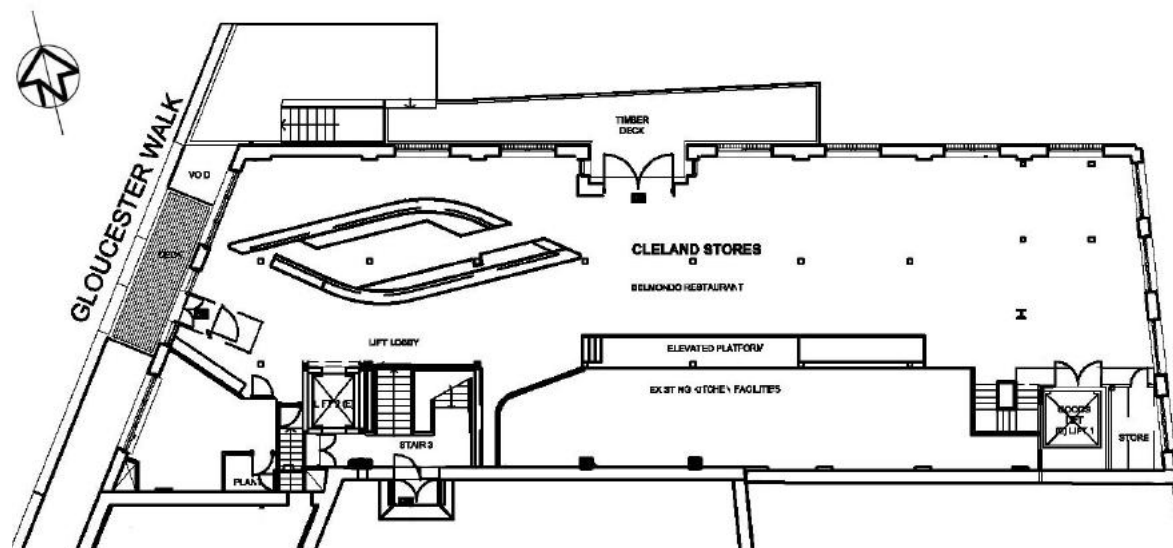


Figure 23: Third floor plan

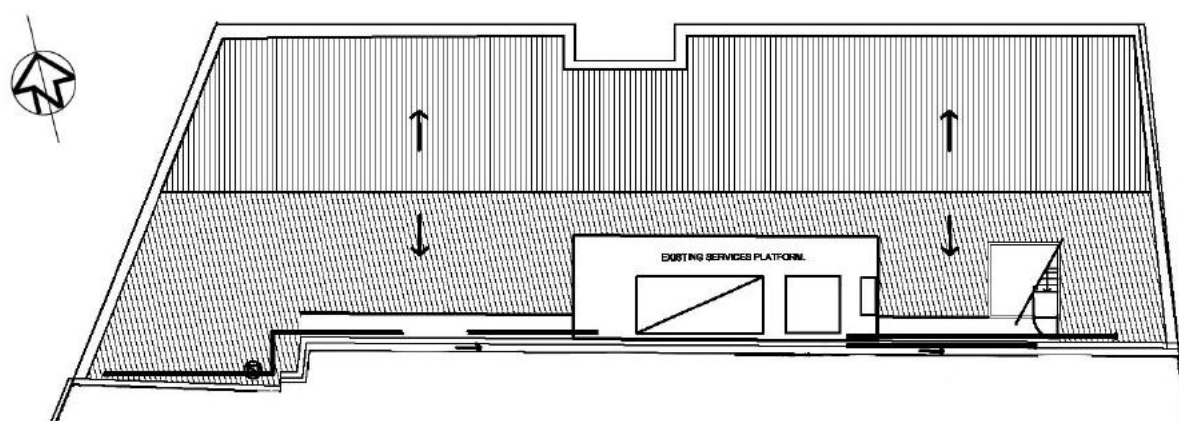


Figure 24: Roof plan

### 3.2.2 Identification of Fabric– External

<b>Identification of Fabric</b>		
<b>CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – EXTERIOR</b>		
<i>Element</i>	<i>Description</i>	<i>Period</i>
<b>East Elevation to Playfair Street (See Figures 25 and 26)</b>		
Roof	Zincalume	SCRA
Coping	Face common brick work, soldier course	Dingle
Damp proof course	Exposed lead	Dingle
Rainwater goods	2 large copper rainwater heads and downpipes, painted	SCRA
Walls	Face common brick work, English bond	Dingle
	Rendered band at each floor level, painted with applied moulding	Dingle
	Rough cast infill panels below windowsills	Dingle
	Centre pillar on ground floor, rendered masonry with heavy rounded chamfers	Dingle
Window openings	Double hung box frame windows with timber sashes, divided into four	Dingle
	Ground and first floor: windowsills common brick	Dingle
	Second and third floor: windowsills face brick	Dingle
	Third floor: semi-circular arched window openings	Dingle
Door openings	Two large warehouse openings	Dingle
Other	Four S-shaped rod tie ends at the roof level	SCRA
	Painted sign saying 'Cleland Bond 33' on the centre pillar and above ground floor door openings	Post 1996
	Full circle vent in two ring opening	Dingle
<b>North Elevation to Foundation Park (See Figures 29 to 31)</b>		
Roof	Zincalume	SCRA
Rainwater goods	3 copper vent pipes, 1 copper rainwater head and downpipe	SCRA
Walls	Face common brick work, English bond	Dingle
	Rendered band return at each floor level, painted with applied moulding	Dingle
	Ground floor: exposed painted brick and rendered, visible to the rear of the Playfair Street Terraces	Dingle
Window openings	Double hung box frame windows with timber sashes, divided into four	SCRA
	Third floor: exposed galvanised steel lintels to east window	SCRA
	First, second and third floor: rendered cement masonry heads	SCRA
Door openings:	Central inset bay with stack of loading bay openings	Dingle
	Rendered cement masonry heads	Post 1996
Balcony	Bracketed balcony with steel pipe brackets, painted steel framing and balustrade and timber floor structure	Post 1996

**Identification of Fabric**

**CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – EXTERIOR**

<i>Element</i>	<i>Description</i>	<i>Period</i>
Other	Metal sign painted 'Cleland Bond'	Post 1996
	Evidence of former stair structure built against the building (adjacent central bay)	SCRA
<b>West Elevation to Gloucester Walk (See Figures 27 and 28)</b>		
Roof	Zincalume	SCRA
Coping	Face common brick work, soldier course	Dingle
Damp proof course	Exposed lead	Dingle
Rainwater goods	Painted steel pair of downpipes on either end	SCRA
Walls	Face common brick work, English bond	Dingle
Window openings	Large rectangular openings with cement lintels, solid timber frames, divided into three lower and three upper bays; lower bay sashes divided into four, fixed; upper bay sashes divided into two	Dingle
	Painted steel bars to the exterior let into the masonry on every floor	SCRA
Door openings:	Door opening inserted into central window aperture	Dingle
Awnings	Third floor: painted steel and glass suspended over door opening on two steel rods	Post 1996
Other	Fence: paling attached to the building at the north corner	20 <sup>th</sup> century
	Steel frame timber floored bridge from Gloucester Walk to the middle bay	SCRA or Post 1996
	Full circle vent in two ring opening	Dingle
<b>South Elevation to Argyle Stores (See Figure 16)</b>		
Roof	Zincalume	SCRA
Coping	Face common brick work, soldier course	Dingle
Damp proof course	Exposed lead	Dingle
Walls	Common brick work, English bond	Dingle
Window openings	Three window openings with two ring arch heads and metal bars	Dingle
Other	Plant structure cantilevered over from the roof surface, exposed piping and television aerial	Post 1996

### 3.2.3 Recent Photographs, Cleland Bond Store – External



Figure 25: East elevation from Playfair Street



Figure 26: East and north elevations from Playfair Street north



Figure 27: West elevation from Gloucester Walk north



Figure 28: Detail of west elevation, entrance to third floor



**Figure 29: North elevation looking south-east from Foundation Park (ground floor level)**



**Figure 30: North elevation looking east from Foundation Park (third floor level)**



**Figure 31: Detail of north elevation from Foundation Park**

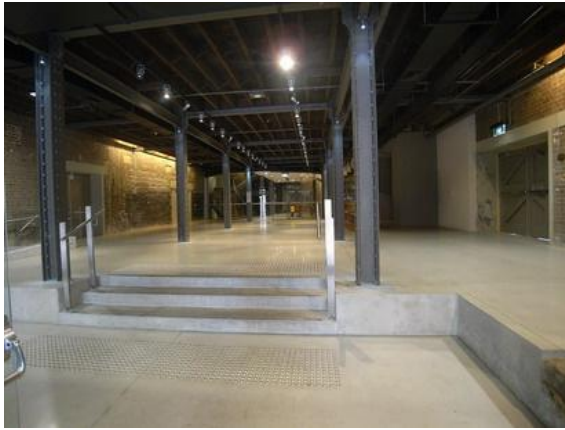
### 3.2.4 Identification of Fabric - Internal

Identification of Fabric		
CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – INTERIOR		
Element	Description	Period
<b>Ground floor</b>		
Ceiling	Underside of flooring 110mm, trenched hardwood boards	Dingle
	Exposed joists and beams: 75mm x 300mm hardwood joists supported on 300mm universal column beams and riveted compound columns in a grid of 8½ bays east/west and 3 bays north/south	Dingle
Walls	Face common brick work, English bond	Dingle
	Centre panel of roughly squared stone ashlar, sparrow pecked on south wall	Unwin
	Openings to Argyle Stores in south wall	SCRA & Post 1996
	Closed up window in north wall	Post 1996
	Exposed cement heads to windows	Dingle
Floor	Polished cement, raised to a new level	
	Panel on north side around centre bay, hardwood	Post 1996
	Cement pads in the polished floor around each column	Post 1996
Doors	Glazed screen doors at entrance and around stair well with modern welded steel sections	Post 1996
	Leaf: pair warehouse doors, framed ledged and sheeted, on north wall, outward opening, raked threshold	Post 1996
	Frame: solid hardwood	Post 1996
	Fire door on south wall	Post 1996
Windows	East: box frame windows with fixed timber sashes, upper sashes divided into two, lower sashes divided into four	Dingle
	West: rectangular openings with timber sashes, fixed lower sashes divided into four and upper sashes divided into two	Dingle
Stair	Curved steel closed string stair with hardwood treads and glass balustrade	Post 1996
Other	Pair of hardwood low walls running in from the Playfair Street opening (east elevation) 1½ bays	Dingle
	Glazed enclosure to caged steel frame lift and stair	Post 1996
	Caged steel frame lift and stair	Post 1996
	Vertical timber goods lift enclosure in south-east corner	Dingle & SCRA
	Sheet of glass to west side of lift enclosure	SCRA
	Vertical timber boarding to mechanical plant and services rooms in north-east corner	SCRA
	Mechanical plant and lavatory fitout in south-west corner	SCRA & Post 1996
	Bench seats	Post 1996

<b>Identification of Fabric</b>		
<b>CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – INTERIOR</b>		
<i>Element</i>	<i>Description</i>	<i>Period</i>
<b>First and Second Floor</b>		
Ceiling	Under side of flooring 110mm, trenched hardwood boards.	Dingle
	Exposed joists and beams: 75mm x 300mm hardwood joists supported on 300mm universal column beams and riveted compound columns in a grid of 8½ bays east- west and 3 bays north-south	Dingle
Wall	Face common brick work, English bond	Dingle
	Exposed cement heads to windows	Dingle
	Centre panel of roughly squared stone ashlar, sparrow pecked on south wall	Unwin
	Opening to Argyle Stores in south wall	SCRA & Post 1996
Floor	130mm hardwood	Post 1996
	Chequer plate flooring outside lift	Post 1996
Doors First Floor	Leaf: pair warehouse doors, framed, ledged and sheeted, on north wall, outward opening, raked threshold	Post 1996
	Frame: solid hardwood	Post 1996
Doors Second Floor	Glazing in original warehouse opening on north wall	Post 1996
	Frame: solid hardwood	Post 1996
	Fire door on north wall, to west	Post 1996
Windows:	East: double hung box frame windows with timber sashes, divided into four	Dingle
	North: double hung box frame windows with timber sashes, divided into four	SCRA
	West: rectangular openings with timber sashes, fixed lower sashes divided into four and upper sashes divided into two	Dingle
Stair	Steel frame stair with glass balustrades and hardwood treads	Post 1996
Other	Glazed enclosure to caged steel frame lift and stair	Post 1996
	Caged steel frame lift	Post 1996
	Vertical timber goods lift enclosure in south-east corner	Dingle & SCRA
	Lavatory fitout in south-west corner	SCRA & Post 1996
	Isolated fire passage on second floor	Post 1996
	Partitioning to mechanical plant room in south-east corner	SCRA
	Office partitioning & fitout	Post 1996
<b>Third floor</b>		
Ceiling	Plasterboard	Post 1996
	Exposed queen post trusses supported on 180mm x 180mm timber posts	Dingle

Identification of Fabric		
CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – INTERIOR		
<i>Element</i>	<i>Description</i>	<i>Period</i>
Wall	Face common brick work, English bond to west	Dingle
	Common brick work, English bond, painted to north, south and east	Dingle
	Exposed cement heads to windows	Dingle
	Opening to Argyle Stores in south wall	SCRA & Post 1996
Skirting	50mm x 50mm triangular piece	Post 1996
Floor	100mm hardwood caulked	Dingle
Doors	Leaf: pair warehouse doors, framed, ledged and sheeted on north wall, outward opening, raked threshold	Post 1996
	Leaf: pair of framed, ledged and sheeted doors on west wall	Dingle
	Frame: solid hardwood	Post 1996
Windows	East: semi circular arched windows, fixed timber sashes, lower panel divided into four	Dingle
	North: double hung box frame windows with timber sashes, divided into four	SCRA
	West: rectangular openings with timber sashes, fixed lower sashes divided into four and upper sashes divided into two	Dingle
	South: two box frame windows	Dingle
Other	Restaurant and kitchen fitout (including metal stair and mezzanine level in south-east corner)	Post 1996
	Vertical timber goods lift enclosure in north south/east corner	Dingle & SCRA
	Partitioning to mechanical plant room in south-east corner	SCRA
	Caged steel frame lift	Post 1996
	Glazed enclosure to stair, no access provided from this floor	Post 1996

### 3.2.5 Recent Photographs, Cleland Bond Store – Interior



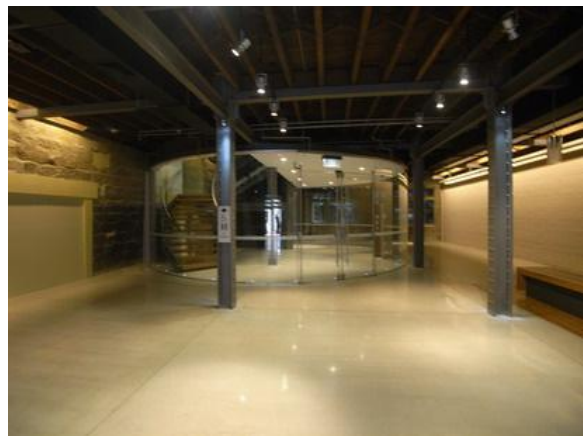
**Figure 32: Ground floor from east (main entrance)**



**Figure 33: Ground floor from west**



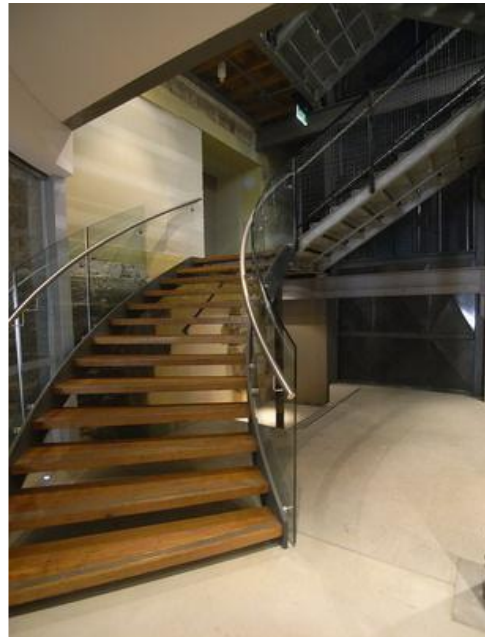
**Figure 34: Ground floor, windows on west wall**



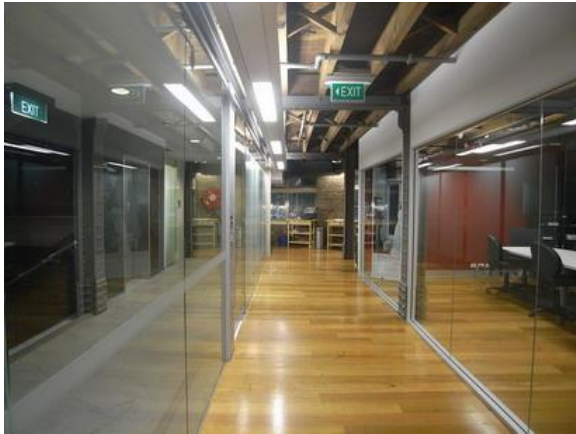
**Figure 35: Ground floor, glazed enclosure to caged steel frame lift and stair**



**Figure 36: Ground floor, vertical timber lift enclosure**



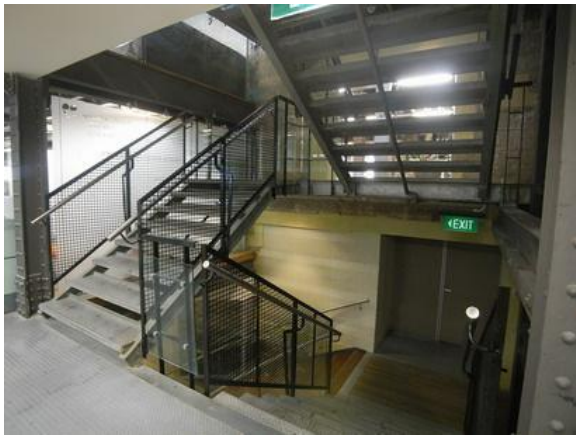
**Figure 37: Curved steel closed string stair with hardwood treads**



**Figure 38: First floor, looking west**



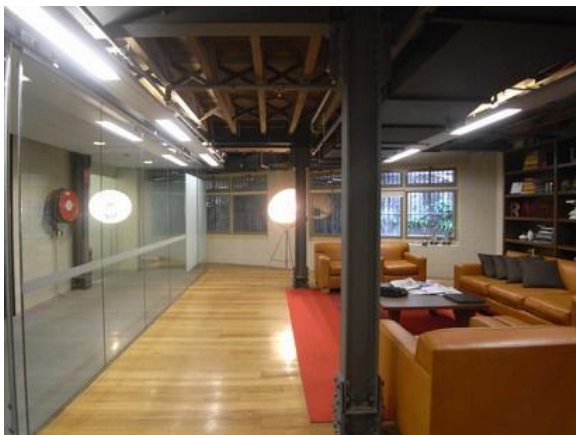
**Figure 39: First floor, looking east**



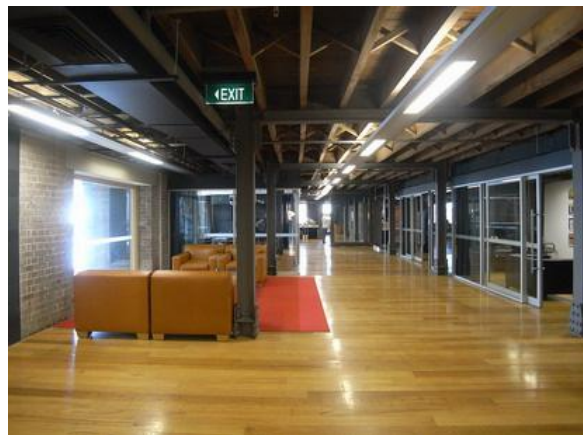
**Figure 40: First floor, steel frame stair**



**Figure 41: First floor, vertical timber lift enclosure**



**Figure 42: Second floor, looking west**



**Figure 43: Second floor, looking east**



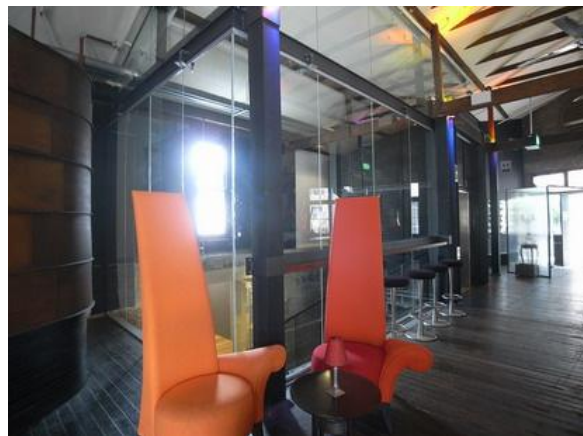
**Figure 44: Second floor, vertical timber lift enclosure**



**Figure 45: Steel frame stair and caged lift between second and third floors**



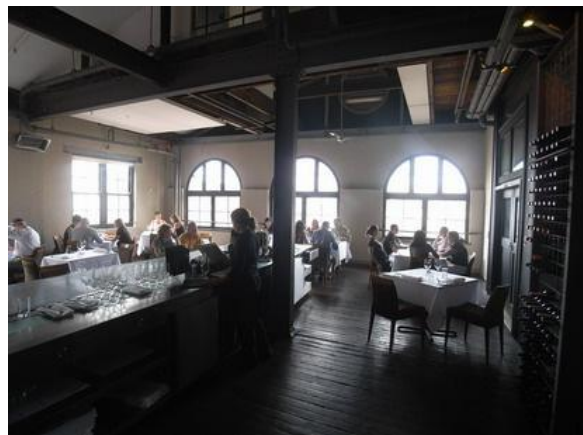
**Figure 46: Third floor, entrance in west wall**



**Figure 47: Third floor, glazed enclosure to stair**



**Figure 48: Third floor, looking east**



**Figure 49: Third floor, fenestration on east wall**

### 3.3 Fabric Development

#### 3.3.1 Comparative Images



**Figure 50: View of Cleland Bond Store from Playfair Street north: c.1970s (left) and 2001 (right). (Source: c.1970s photograph – Foreshore Authority, 35188/PS/01; 2001 photograph – Foreshore Authority, 259635/13-31A)**

In the 1990s exterior blinds were added to the east elevation ground, first, second and third floor windows and a bracketed awning over the ground floor main entrance doors. These additions were removed during the 2006-2007 refurbishment works.



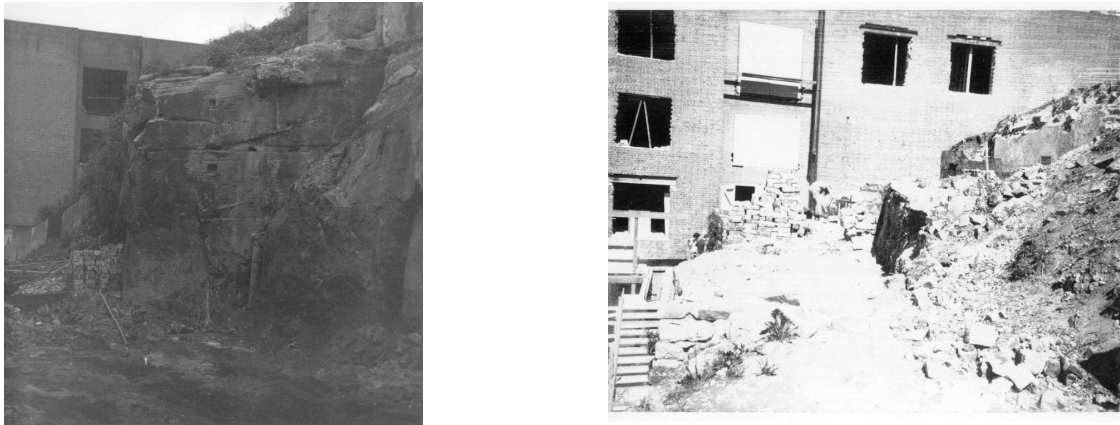
**Figure 51: View of Cleland Bond Store from Argyle Street: c.1970 (left) and 2008 (right). (Source: c.1970 photograph – Foreshore Authority, 46383/AEM/276)**

Playfair Street was pedestrianised in c1970. Trees planted during this time have now grown to obstruct views of Cleland Bond Store from Argyle Street.



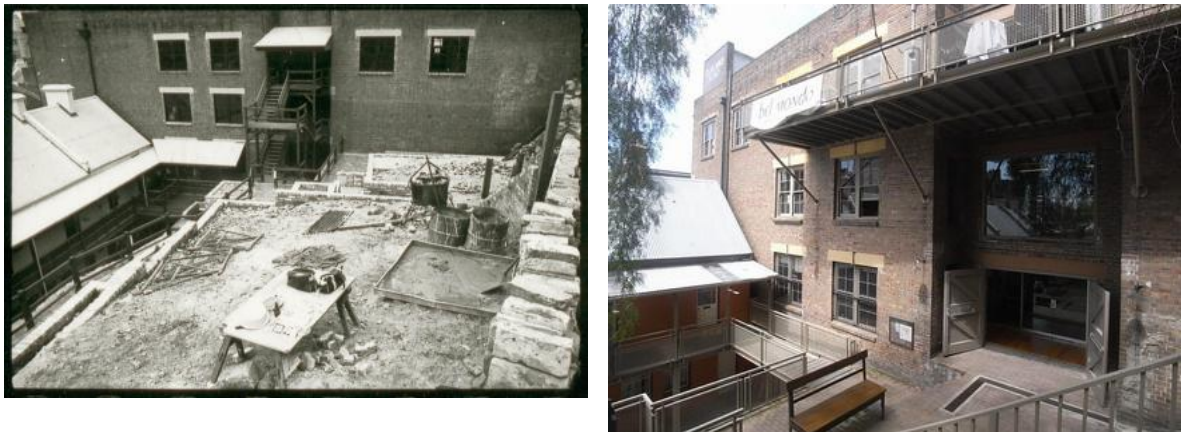
**Figure 52: Cleland Bond Store east elevation: 1970 (top left), 1987 (top right), 1997 (bottom left) and 2008 (bottom right). (Source: c1970 photograph – CLSP, Playfair Street historic photos; 1997 photograph – Foreshore Authority, 160710; 1987 photograph – Foreshore Authority, 157459/PS/197)**

Bars were removed from the east elevation windows as part of the 1971-1972 conservation works. By 1987, the ground floor was painted. In the 1990s new window openings were added to the north façade at the third floor and the 1980s paintwork was removed from the ground floor east elevation. By 2008, the bracketed sign and fire bell were removed and a painted sign with the words 'Cleland Bond' was added to the front facade.



**Figure 53: Detail of Cleland Bond north elevation: before 1971-1972 conservation works (left), during 1971-1972 conservation works (right). (Source: Clive Lucas, Stapleton and Partners)**

New window openings on the first, second and third levels were added to the northern façade as part of the 1971-1972 conservation works.



**Figure 54: Cleland Bond north elevation: c.1974 (left) shortly after 1971-1972 conservation works and 2008 (right). (Source: Clive Lucas, Stapleton and Partners)**

An exterior timber stair was added to the north façade providing access to the second and third floor as part of the 1971-1972 conservation works. This has since been removed and replaced with a bracketed balcony to the third floor door opening. There is currently no access to the second floor from the north elevation.

### 3.4 Assessment of Archaeological Potential

During 1995-1996 archaeological excavations were undertaken at the Cleland Bond Store and Foundation Park. These works revealed a box drain cut into the sandstone at the foot of the stone wall on the northern boundary. It is believed to date from c.1839 and to have “carried stormwater from the rock face to the west of the stores to a drain in Playfair Street.”<sup>45</sup>

#### 3.4.1 Below Ground

The sub-surface levels are partly disturbed but may contain further archaeological relics.

#### 3.4.2 Above Ground

Given the extent of works carried out to the building fabric since the 1970s, there is little potential for significant archaeological remains to survive.

<sup>45</sup> Graham Brooks & Associates, *Conservation Management Plan*, 2003, pp. 79-80.

## 4. Assessment of Cultural Significance

### 4.1 Assessment of Significance

#### 4.1.1 Comparative Analysis

Built in 1914 to extend the storage capacity of Argyle Stores, the Cleland Bond Store was one of a number of warehouses built in The Rocks, Pyrmont and Ultimo during the early twentieth century, as a commercial revival following the 1890s depression produced a surge in demand for warehouses and stores in Sydney's portside areas.

Like the Cleland Bond Store, these warehouse buildings tended to be face brick and utilitarian in appearance, employing a few decorative details such as arched-headed windows, polychrome brickwork, and rendered stone panels. Extant examples of similar warehouses include the former Schute, Bell, Badgery and Lumby Woolstore in Harris Street, Pyrmont (1911); Edwards & Co Ltd Building in Foster Street, Surry Hills (c.1910-1915); Mark Foy's Warehouse, Commonwealth Street, Central (c.1915); Royal Edward Victualling Yard, Jones Bay Road, Ultimo (c.1915); former Bushells Warehouse in George Street (built 1886, extended and remodelled in 1912); former Commonwealth Wool and Produce Store at the corner of Wattle, Quarry and Jones Street in Pyrmont (built 1899; extended in 1909 and 1911); Pitt, Son and Badgery Woolstore, Ultimo (built 1906, extended 1921); and the Metcalfe Bond Stores, George Street, The Rocks (1912-1916) (see Figures 55 to 60).



**Figure 55: Metcalfe Bond Stores, The Rocks.**  
(Source: Foreshore Authority)



**Figure 56: Bushell's Warehouse (former), The Rocks.**  
(Source: Foreshore Authority)



**Figure 57: Edwards & Co Ltd Building, Surry Hills.**  
(Source: NSW Heritage Branch)



**Figure 58: 1970s view of Pitt Son & Badgery Woolstore, Pyrmont.**  
(Source: City of Sydney Archives, NSCA CRS 700/268)



**Figure 59: 1970s view of Mark Foy's warehouse (former), Surry Hills.**  
(Source: NSW Heritage Branch)



**Figure 60: Royal Edward Victualling Yard buildings, Ultimo.**  
(Source: Register of the National Estate)

#### 4.1.2 Assessment Criteria

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

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

The Cleland Bond Store has historical significance as the last component built as part of the Argyle Stores, a complex that includes substantial remains of one of Sydney's earliest surviving commercial buildings (built c1826) and the earliest surviving Customs House building (occupied as such from 1830-50). The Argyle Stores group, including the Cleland Bond Store, constitutes important material evidence of changing warehouse design and construction in Sydney from the early 19<sup>th</sup> to the early 20<sup>th</sup> century.

The Cleland Bond Store, in conjunction with the Argyle Stores, is a physical reminder of the commercial maritime history of The Rocks, which was the centre of maritime activity and trade in Sydney from the earliest days of European settlement. As one of the later bond store buildings built in The Rocks and occupied for the purpose of bonded storage for some 60 years, the Cleland Bond Store represents the continuing importance of maritime commerce in The Rocks area throughout the 20<sup>th</sup> century.

The building is also historically significant as one of the first historic buildings in NSW to be conserved and adapted for commercial retail and office use by the Sydney Cove Redevelopment Authority, newly constituted in the early 1970s. As such, Cleland Bond Store is a material record of early conservation practice and philosophy in New South Wales.

*Cleland Bond Store meets this criterion on a State and local level.*

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

The Cleland Bond Store has historical associations with Dingle & Co. and Clelands Bonded and Free Stores. The latter is a company of some significance in Australian commercial history (after which the subject building was named). However, as Clelands Bonded and Free Stores leased numerous other warehouse premises in Sydney during their occupancy of the Cleland Bond Store, this association is not considered to be strong or special.

*Cleland Bond Store does not meet this criterion.*

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

The Cleland Bond Store is a substantial and well-built example of an Edwardian warehouse. As part of the historic Argyle Precinct, and as one of the primary ‘background’ buildings in the precinct, the intact external shell of the Cleland Bond Store makes an important contribution to the streetscape quality of The Rocks.

*Cleland Bond Store meets this criterion on a State and local level.*

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

The Cleland Bond Store, as part of the Argyle Stores group, has social significance for its place in the history of the Argyle Stores, an important warehousing complex in The Rocks, and for its contribution to The Rocks area, one of Australia’s premier heritage precincts. This is demonstrated by its inclusion on several lists of buildings of heritage significance formulated by community groups such as the National Trust of Australia (NSW) and the Royal Australian Institute of Architects, and representative bodies such as the Heritage Council of NSW. As part of The Rocks area, the place is likely to be held in some esteem by individuals and groups who are interested in Sydney’s history and heritage.

*Cleland Bond Store, as part of The Rocks, meets this criterion on a State and local level.*

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

As part of the Argyle Stores, the Cleland Bond Store contributes to a valuable record of warehouse design and construction between the early 19th and early 20th centuries.

*Cleland Bond Store meets this criterion on a local level.*

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

Cleland Bond Store, related to the adjacent Argyle Stores, is rare in its ability to contribute to an understanding of changing warehouse design and construction from the early 19th to early 20th century. Warehouse complexes of this longevity are rare in Sydney.

*Cleland Bond Store meets this criterion on a local level.*

**Criterion (g) – An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)**

The Cleland Bond Store is a representative example of an early 20<sup>th</sup> century warehouse.

*Cleland Bond Store meets this criterion on a local level.*

#### 4.1.3 Ability to Represent Historic Themes

Ability to Represent Historic Themes	
CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS	
State Historical Theme	Association to Cleland Bond Store
Commerce	The physical fabric of Cleland Bond Store and its continued use for commercial purposes represents the historic and continuing importance of commerce in this area of The Rocks.
Government and Administration	The continuing ownership, care and management of Cleland Bond Store by the Foreshore Authority reflects the involvement of the State government in the place since the building's construction in the early 20 <sup>th</sup> century.

## 4.2 Statement of Significance

The Cleland Bond Store is of historical, social, archaeological and aesthetic significance as part of The Rocks and to NSW generally.

Built in 1914 to extend the warehouse capacity of the adjacent Argyle Stores, Cleland Bond Store is historically and socially significant for its association with one of the earliest extant bond store complexes in NSW and thus with the early mercantile history of Sydney and NSW. In conjunction with the other buildings in the Argyle Stores complex, it has research significance as a material record of warehouse design and construction from the early 19<sup>th</sup>-early 20<sup>th</sup> centuries. The place has aesthetic significance as a representative example of an Edwardian commercial building in Sydney, and for its contribution to the streetscape quality of The Rocks, one of the premier heritage precincts in NSW.

### 4.3 Curtilage

The study area boundaries define the minimum heritage curtilage applicable to Cleland Bond. This area is bounded by Playfair Street to the east, Gloucester Walk to the west and the Playfair Street terraces and Foundation Park to the north (see Figure 61).

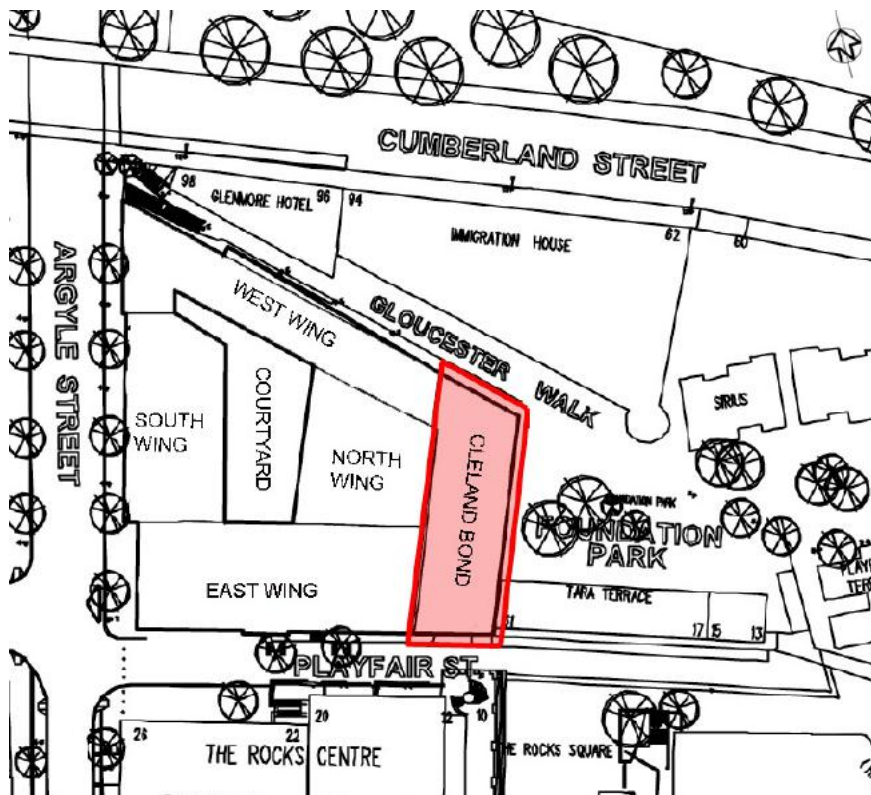


Figure 61: Minimum heritage curtilage



## 5. Grading of Significance

Grading reflects the contribution an element makes to the overall significance of an item, and the degree to which the significance of the item would be changed if the component were removed or altered. The fabric of the Cleland Bond Store has been assessed to determine a relative grading of significance into five levels. This process takes into account a number of factors, including:

- Relative age and authenticity (original, replaced)
- Degree of intactness
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

The standard five-grade system has been applied to assess the individual contribution of each element to the overall significance of Cleland Bond. This system is a planning tool, and assists in the development of a consistent approach to the treatment of different elements. The various grades of significance generate different requirements for retention and conservation of individual spaces and the various elements. The following grades of significance have been defined:

### EXCEPTIONAL SIGNIFICANCE

This includes fabric that makes the greatest direct contribution to the item's significance. This particularly refers to original (1913-1914) and early fabric, and spaces of particular historic and aesthetic value.

### HIGH SIGNIFICANCE

This includes elements which make an important contribution to the significance of the item. This category also includes elements which were reconstructed as part of the 1971-1972 conservation works carried out under the Sydney Cove Redevelopment Authority.

### MODERATE SIGNIFICANCE

This includes building fabric that is supportive of the overall significance of the item and has some heritage value, but does not make an important or key contribution to that significance. Also included are elements which have been sympathetically introduced in order to allow the place to be used in a viable way.

### LITTLE SIGNIFICANCE

This includes fabric which detracts from the heritage value of the item. These are components generally of neutral impact on the place's significance.

Elements assessed as being of Little significance are generally not regarded as essential to the major aspects of significance of a place, often fulfilling a functional role.

### INTRUSIVE

This includes fabric which adversely affects the significance of the complex, or fabric created without respect for the values of the building. Removal of elements of this category would directly increase the overall heritage value of the item.

Elements identified as Intrusive can reduce or obscure the overall significance of the place. The preferred option is for their removal, conversion to a more compatible form, or replacement in a way which helps to retain the overall significance of the item.

This grading has been established as a tool to assist in developing appropriate conservation measures for the treatment of Cleland Bond Store. Good conservation practice encourages changes to be focused on those areas or components which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

## 5.1 Grading of Significant Elements and Spaces

### Key to ranking of significance

In the diagrams below, levels of significance are indicated according to the following key.

#### KEY TO SIGNIFICANCE RANKING

- EXCEPTIONAL
- HIGH
- MODERATE
- LITTLE
- INTRUSIVE



Figure 62: Ranking of significance, east elevation



Figure 63: Ranking of significance, west elevation

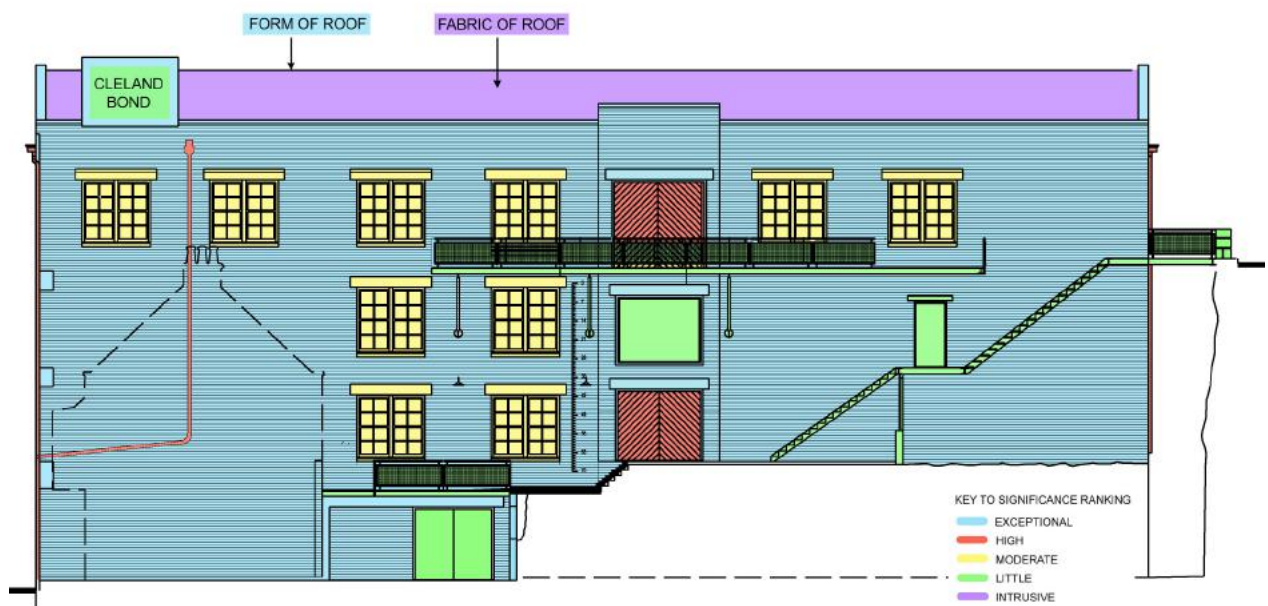


Figure 64: Ranking of significance, north elevation

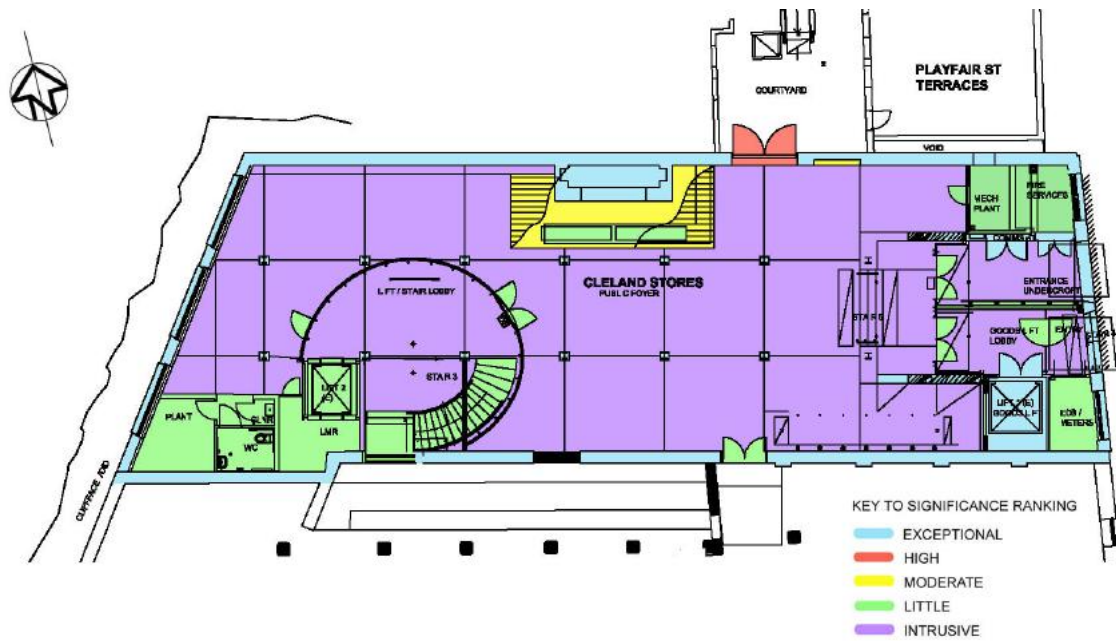


Figure 65: Ranking of significance, ground floor plan

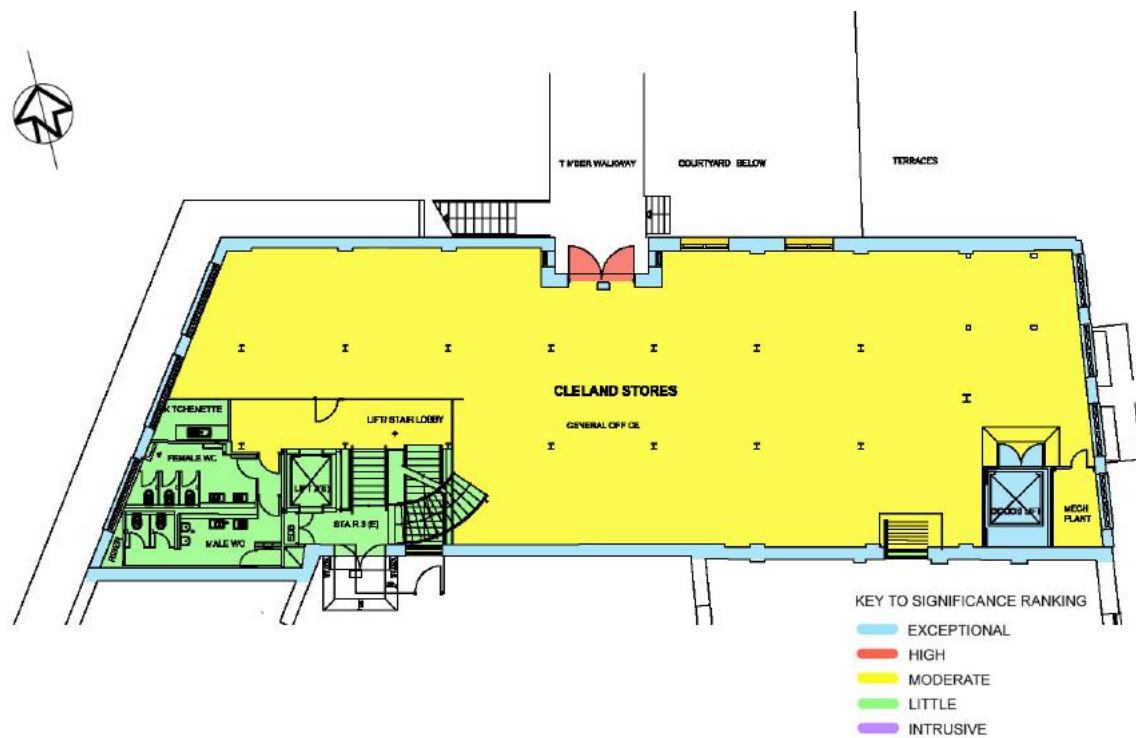


Figure 66: Ranking of significance, first floor plan

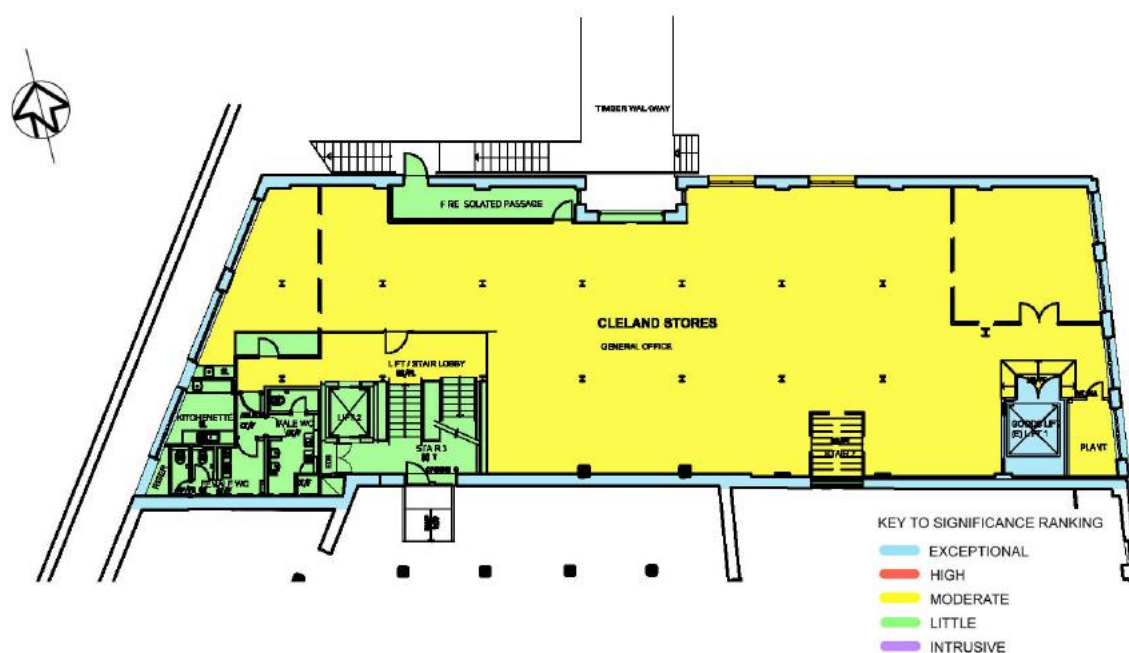


Figure 67: Ranking of significance, second floor plan

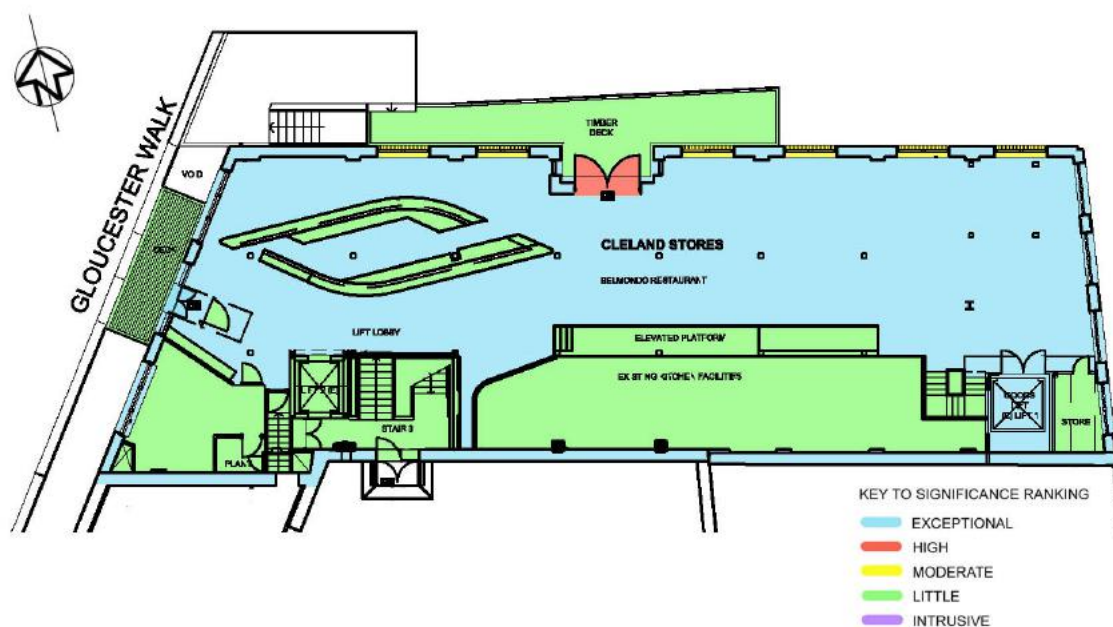


Figure 68: Ranking of significance, third floor plan

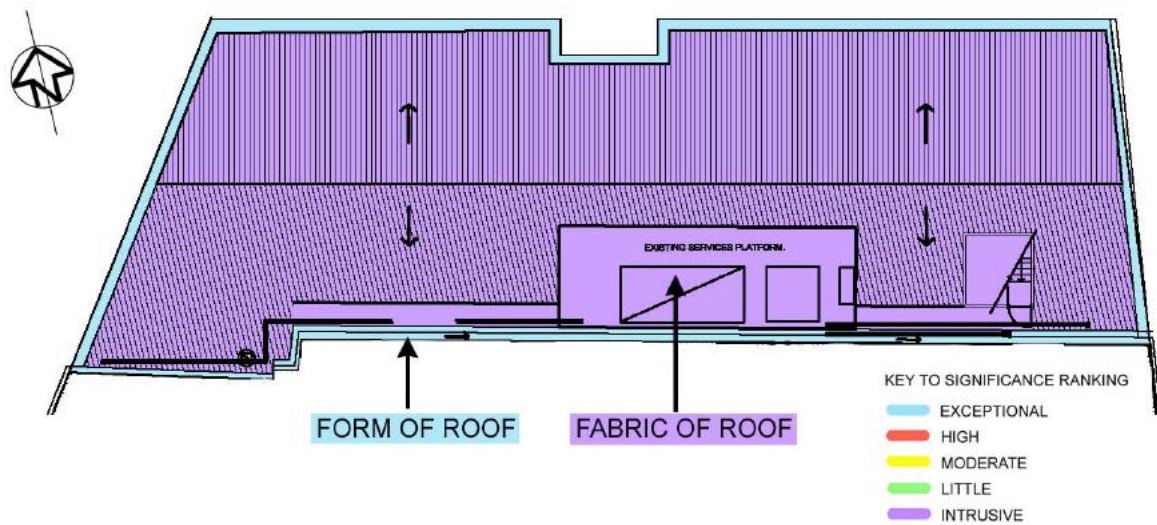


Figure 69: Ranking of significance, roof plan

## 5.2 Schedule of Significant Elements

Schedule Significant Elements		
CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – EXTERIOR		
Element	Significance	Comment
<b>Roofing</b>		
Coping - face brick work	Exceptional	Original fabric
Damp proof course - exposed lead	Exceptional	Original fabric
Rainwater goods - rainwater heads, down pipes, vent pipes	High	Reconstructed fabric
Zincalume	Intrusive	Modern fabric
<b>Walls</b>		
Face common brick work	Exceptional	Original fabric
Rendered band	Exceptional	Original fabric
Rough cast infill panels	Exceptional	Original fabric
Rendered masonry	Exceptional	Original fabric
Painted brick	Exceptional	Original fabric
<b>Window Openings</b>		
Double hung timber sashes	Exceptional	Original fabric
Fixed timber sashes	Exceptional	Original fabric
Box frame	Exceptional	Original fabric
Solid timber frame	Exceptional	Original fabric
Common brick/ face brick windowsills	Exceptional	Original fabric

<b>Schedule Significant Elements</b>		
<b>CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – EXTERIOR</b>		
<i>Element</i>	<i>Significance</i>	<i>Comment</i>
Semi circular arched window openings	Exceptional	Original fabric
Two ring arched heads openings	Exceptional	Original fabric
Rendered cement masonry heads	Exceptional	Original fabric
Painted steel bars	Exceptional	Original fabric
Double hung timber sashes to north elevation	Moderate	Sympathetic modern fabric
Exposed galvanised steel lintels	Moderate	Sympathetic modern fabric
Cement lintels	Moderate	Sympathetic modern fabric
<b>Door Openings</b>		
Stack of loading bay openings	Exceptional	Original fabric
Warehouse openings	Exceptional	Original fabric
Rendered cement masonry heads	Exceptional	Original fabric
<b>Other</b>		
Full circle vents	Exceptional	Original fabric
S shaped rod tie ends	Moderate	Sympathetic modern fabric
Painted sign 'Cleland Bond' (east elevation)	Moderate	Modern fabric
Evidence of former stair structure built against the building	Little	Evidence of former configuration
Bracketed balcony	Little	Modern fabric
Painted steel and glass awning	Little	Modern fabric
Metal sign painted 'Cleland Bond' (north elevation)	Little	Modern fabric
Fence (west elevation)	Little	Modern fabric
Steel frame bridge	Little	Modern fabric
Plant structure cantilevered over from the roof surface, exposed piping and television aerial.	Little	Modern fabric

<b>Schedule of Significant Elements</b>			
<b>CLELAND BOND STORE, 33 PLAYFAIR STREET – INTERIOR</b>			
<i>Room No.</i>	<i>Fabric Description</i>	<i>Significance</i>	<i>Comment</i>
<b>Ceilings</b>			
Ground, first, second floor	Under side of flooring, trenched hardwood boards	Exceptional	Original fabric
Ground, first, second floor	Exposed joists and beams	Exceptional	Original fabric
Third floor	Exposed queen post trusses	Exceptional	Original fabric
Third floor	Plasterboard	Little	Modern fabric

<b>Schedule of Significant Elements</b>			
<b>CLELAND BOND STORE, 33 PLAYFAIR STREET – INTERIOR</b>			
<i>Room No.</i>	<i>Fabric Description</i>	<i>Significance</i>	<i>Comment</i>
<b>Walls</b>			
Ground, first, second, third floor	Face brick work	Exceptional	Original fabric
Ground, first, second, third floor	Painted brick work	Exceptional	Original fabric, paintwork modern
Ground, first, second floor	Stone	Exceptional	Original to Argyle Stores 1840-1845
Ground, first, second, third floor	Exposed cement heads to windows	Exceptional	Original fabric
Ground, first, second, third floor	Openings to Argyle Stores	Moderate	Sympathetic modern openings
Ground floor	Closed up window	Moderate	Sympathetic modern fabric
<b>Skirtings</b>			
Third floor	Triangular piece	Little	Modern fabric
<b>Floors</b>			
Third floor	Hardwood caulked	Exceptional	Original fabric
Ground, first, second floor	Hardwood	Moderate	Sympathetic modern fabric
First, second floor	Chequer plate flooring	Little	Modern fabric
Ground floor	Polished cement	Intrusive	Modern fabric
Ground floor	Cement pads	Intrusive	Modern fabric
<b>Doors</b>			
Third floor	Leaf: pair of framed, ledged and sheeted doors	Exceptional	Original fabric
Ground, first, third floor	Leaf: pair warehouse doors, framed, ledged and sheeted	High	Reconstructed fabric
Ground, first, second, third floor	Frame: solid hardwood	Moderate	Sympathetic modern fabric
Ground floor	Glazed screen doors	Little	Modern fabric
Second floor	Glazing	Little	Modern fabric
Ground, second floor	Fire door	Little	Modern fabric
<b>Windows</b>			
Ground, first, second, third floor	Rectangular openings with timber sashes	Exceptional	Original fabric
First, second floor	Double hung box frame windows with timber sashes	Exceptional	Original fabric
Third floor	Semi circular arched windows	Exceptional	Original fabric

<b>Schedule of Significant Elements</b>			
<b>CLELAND BOND STORE, 33 PLAYFAIR STREET – INTERIOR</b>			
<i>Room No.</i>	<i>Fabric Description</i>	<i>Significance</i>	<i>Comment</i>
Ground floor	Box frame windows with fixed timber sashes	Exceptional	Original fabric
First, second, third floor	Double hung box frame windows with timber sashes	Moderate	Sympathetic modern fabric
<b>Staircases</b>			
Ground floor	Curved steel closed string stair	Little	Modern fabric
First, second floor	Steel frame stair	Little	Modern fabric
<b>Other</b>			
Ground floor	Hardwood low walls	Exceptional	Original fabric
Ground, first, second, third floor	Vertical timber goods lift enclosure	Exceptional	Original fabric
Ground floor	Vertical timber boarding to mechanical plant and services rooms	Moderate	Sympathetic modern fabric
Ground, first, second, third floor	Caged steel frame lift	Little	Modern fabric
Ground floor	Sheet of glass to west side of lift enclosure	Little	Modern fabric
Ground, first, second, third floor	Glazed enclosure to caged steel frame lift and stair	Little	Modern fabric
Ground floor	Bench seats	Little	Modern fabric
Second floor	Isolated fire passage	Little	Modern fabric
Ground, first, second floor	Mechanical plant and lavatory fitouts	Little	Modern fabric
Third floor	Restaurant and kitchen fitout	Little	Modern fabric

### 5.3 Archaeological Significance

As discussed above, the Cleland Bond Store is one of several sites in The Rocks that have the potential to increase the understanding of life in Sydney from the early 19<sup>th</sup> century to the present.



## 6. Constraints and Opportunities

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

### 6.1 Issues Arising from Physical Condition of the Place

The place was the subject of substantial conservation works in 1971-1972 and refurbishment works in c.1990 and 2006-2007, and the building continues to be well looked after. The physical condition of the place appears to be largely in excellent to good condition. No issues raised in the course of investigation for the report are believed to be of such severity as to limit the occupation and use of the buildings, or to affect decisions about the conservation of the buildings.

### 6.2 Sydney Harbour Foreshore Authority

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

The primary functions of the Foreshore Authority, stated in its Act, are to:

- Protect and enhance the natural and cultural heritage of the foreshore area;
- Promote, co-ordinate, manage, undertake and secure the orderly and economic development and use of the foreshore area, including the provision of infrastructure;
- Promote, co-ordinate, organise, manage, undertake, secure, provide and conduct cultural, educational, commercial, tourist, recreational, entertainment and transport activities and facilities.

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

#### 6.2.1 Sydney Harbour Foreshore Authority's Vision and Charter

##### Vision

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

##### Charter

The Sydney Harbour Foreshore Authority's Charter committed the Authority to:

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

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

The Cleland Bond Store is located within The Rocks area, on land which is owned by the NSW State Government and vested in the Sydney Harbour Foreshore Authority. In The Rocks area, the Authority is responsible for the maintenance, restoration, and presentation to the public of the places listed in the State Heritage Register. The Authority aims to ensure the economic development of the area by leasing properties to commercial operators, taking care to achieve a balance between responsible heritage management of its assets while allowing certain changes to take place in order to ensure the ongoing viability of the commercial operators who tenant the buildings.

Management of heritage items by state government agencies is legislated under Section 170a of the Heritage Act 1977, which requires all heritage items which are under a state government agency's care, control, or management to be maintained with due diligence in accordance with State Owned Heritage Management Principles. These Principles contain guidelines for the management of heritage assets, and form part of the NSW State Government policy for Total Asset Management, which requires agencies to take an integrated approach to their heritage asset management. The Principles call for asset management to be conducted according to a five-stage process which is also used in Total Asset Management: identify, plan, implement, manage, monitor / report. This report is part of the planning stage in the ongoing asset management of the Cleland Bond Store.

#### **6.2.2 Asset Owner's Requirements**

For the foreseeable future, it is expected that the Cleland Bond Store will continue to operate as a tenanted property with general office and commercial uses. In an ideal scenario, the income generated from these tenancies will meet the costs of the conservation and ongoing maintenance of the building.

### **6.3 Heritage Management Framework**

It is essential that the Foreshore Authority is consulted in order to determine any approvals that may be required for the execution of any works. Approvals for works may be required under both the Environmental Planning and Assessment Act and the Heritage Act.

#### **6.3.1 New South Wales Heritage Act**

##### **Architectural Works**

The Cleland Bond Store is listed in the NSW State Heritage Register (SHR), under SHR No. 01538. This listing recognises the site as being of State significance and provides statutory protection under the NSW Heritage Act (1977).

Under Section 57(1) of the *Heritage Act*, Heritage Council approval is required for a wide range of works to a SHR item. Unless an item constitutes a danger to its occupants or the public, demolition of a SHR item is *prohibited* under the Heritage Act. An element of a SHR item may only be demolished if it does not contribute to the significance of the item.

To gain approval for any of the above works, an application must be made to the Heritage Council (Section 60 application). Section 60 application forms are available from the NSW Heritage Office, or from the Foreshore Authority.

##### **Archaeological Management**

Under Section 57(1) of the Heritage Act Heritage Council approval is required to move, damage, or destroy a relic listed in the State Heritage Register, or to excavate or disturb land which is listed on the SHR and there is reasonable knowledge or likelihood of relics being disturbed. The Act defines a 'relic' as:

*Any deposit, object or material evidence*

- (a) which relates to the settlement of the area that comprises New South Wales, not being an Aboriginal settlement, and*
- (b) which is 50 or more years old.*

A Section 140 application is required to disturb relics on an SHR listed site.

It is recommended in *The Rocks and Millers Point Archaeological Management Plan*, 1991, that an archaeological watching brief or monitoring program be carried out for above ground archaeological remains and an historical and archaeological assessment be carried out for below ground archaeological remains, prior to any archaeological investigation.<sup>46</sup>

**Standard Exemptions for works to State Heritage Register listed items**

Under Section 57(2) of the Heritage Act, the Minister may make exemptions from approval otherwise required under Section 57(1) for works to State Heritage Register items. Such exemptions are intended to streamline the approvals process. There are two types of exemptions:

- Standard exemptions: apply to all State Heritage Register items and cover maintenance and repair and minor alterations.
- Site specific exemptions: apply only to an individual State Heritage Register item.

If proposed works are covered by a standard exemption, an Exemption Notification Form (not a Section 60 application) must be completed, with sufficient detail provided to determine whether the proposed works meet the standard exemption guidelines. Applicants should confirm with the Foreshore Authority whether proposed works fall within the Standard Exemptions, and what documentation will be required.

Site specific exemptions relate to the particular requirements of an individual State Heritage Register item, and can only be for works which have no potential to materially affect the significance of the item. Site specific exemptions are only applicable if the works to which they refer are identified as exempt development in a CMP endorsed by the Heritage Council. CMP endorsement by the Heritage Council is normally required only for particularly complex or exceptionally significant sites. Currently, there are no site specific exemptions for the Cleland Bond Store.

**Minimum Standards of Maintenance and Repair**

Section 118 of the Heritage Act provides for the regulation of minimum standards of maintenance and repair of State Heritage Register items. These standards were regulated in 1999 and apply to all State Heritage Register items. The minimum standards cover the following areas:

- Weatherproofing
- Fire protection
- Security
- Essential maintenance

An inspection to ensure that the item is being managed in accordance with the minimum standards must be conducted at least once every year (or at least once every 3 years for essential maintenance and repair standards). Failure to meet the minimum standards may result in an order from the Heritage Council to do or refrain from doing any works necessary to ensure the standards are met. Failure to comply with an order can result in the resumption of land, a prohibition on development, or fines and imprisonment.

<sup>46</sup> Graham Brooks & Associates, *Conservation Management Plan*, pp. 79-80.

### **6.3.2 NSW Government Total Asset Management Guidelines**

The Total Asset Management (TAM) Manual prepared by NSW Government's Asset Management Committee requires that: "Sustainable management of heritage values should be treated by an agency as part of its core business". Similarly, TAM Guidelines for Government Agencies prepared by NSW Treasury require "planning use of heritage assets to maximise their service delivery while protecting their cultural values".

While protection of built heritage in The Rocks area is part of the core business of the Foreshore Authority, these TAM Guidelines can be interpreted to indicate that the retention of heritage value overrides the financial feasibility of the ongoing reuse of items. The cultural importance of The Rocks is widely recognised as paramount, and in any eventual situation where retention of heritage significance could collide with the financial feasibility of the project, the importance of retention of the heritage significance shall be given a priority.

## **6.4 Environmental Planning Instruments (EPIs)**

There are three main EPIs under the Environmental Planning and Assessment Act 1979 that are applicable to The Rocks:

### **A. State Environmental Planning Policy (Major Projects) 2005**

Under SEPP (Major Projects) 2005, Part 3A of the Environmental Planning and Assessment Act applies to development valued at over \$5 Million within the specified Sydney Harbour Foreshore sites (including The Rocks). Part 4 of the Act applies to development valued under \$5 million.

The Minister is the consent authority for development in Foreshore Authority sites under both Part 3A and Part 4 of the Act.

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

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

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

The DCP that exists under the SREP is also relevant to development in The Rocks. Its primary focus is on ecological and landscape character areas, and built form design guidelines for development very close to the water's edge. The only relevant landscape character area in The Rocks is Dawes Point.

### **C. Sydney Cove Redevelopment Authority (SCRA) Scheme**

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

## **6.5 Non-statutory listings and Community Groups**

### **6.5.1 National Trust of Australia (NSW)**

The Cleland Bond Store has been classified by the National Trust of Australia (NSW) and is included in the listing for the Argyle Group and The Rocks Urban Conservation Area.

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

### **6.5.2 Australian Heritage Council –Register of the National Estate**

The Cleland Bond Store has been classified by the Australian Heritage Council and is listed in the Register of the National Estate. It is also included in the listing for the Argyle Precinct.

Listing on the Register of the National Estate carries no statutory implications for items not in the ownership of the Commonwealth Government, however, it is indicative of the high cultural values of the place.

### **6.5.3 Register of Twentieth Century Buildings of Significance - Royal Australian Institute of Architects (RAIA) NSW Chapter**

The Cleland Bond Store has been classified by the RAIA NSW Chapter and is listed in the RAIA Register of Twentieth Century Buildings of Significance.

The Register of Twentieth Century Buildings of Significance is maintained by the Architectural Conservation Committee of the Royal Australian Institute of Architects (NSW Chapter). A place or item is included on the register if it is judged to be representative of architectural excellence between 1890–1950 and may include:

- The most significant examples of the work of leading architects
- Those buildings that are recognised as important landmarks in the development of architecture, and
- Those buildings which, because of their quality and siting, make a contribution to the environment.

Inclusion does not have any legal effect, but the register is widely recognised as an authoritative statement on the significance of a place.

## **6.6 Building Regulations**

The Building Code of Australia (BCA) is concerned with establishing uniform building regulations across Australia. The BCA is implemented in NSW through the Local Government Act 1993.

The main provisions of the BCA concern structural requirements, fire resistance, access and egress (including provisions for people with disabilities), services and equipment and health and amenities. Generally, minimum standards are required to be reached in building works.

An assessment of compliance of the complex with the BCA has not been carried out for this report. It is appreciated however that any DA/CC application will need to comply, or be deemed to comply with the BCA.

In general, when considering the BCA in heritage buildings, proposals must ensure that significant fabric and spatial qualities are not compromised while full BCA compliance is achieved and public safety is assured.

## 6.7 Application of The Burra Charter

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

Because the Cleland Bond Store is of demonstrated cultural significance, procedures for managing changes and activities at the complex should be in accordance with the recognised conservation methodology of the *Burra Charter*.

### Principles of the Burra Charter

In dealing with the built fabric, the conservation principles of *The Burra Charter* should be adopted. The relevant principles are established in *The Burra Charter* as follows:

#### Cautious Approach (Article 3)

All conservation work should be based on a respect for the original fabric, should involve the minimum interference to the existing fabric and should not distort the evidence provided by the fabric.

#### Location (Article 9)

A building or work should remain in its historical location.

#### Contents (Article 10)

Contents, fixtures and objects contributing to the cultural significance of a place should be retained at that place.

#### Change (Article 15)

The contribution of all periods to the place must be respected, unless what is removed is of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance.

Removed significant fabric should be reinstated when circumstances permit.

#### Adaptation (Article 21)

Adaptation is acceptable where it does not substantially detract from the cultural significance of the place and involves the minimal change to significant fabric.

#### New Work (Article 22)

New work may be acceptable where it does not distort or obscure the significance of a place.

New work should be readily identifiable as such on close inspection.

#### Use and Conserving Use (Article 7 and Article 23)

Where the use of a place is of cultural significance it should be retained and a place should have a compatible use.

Modifying or reinstating a significant use may be appropriate and a preferred form of conservation.

#### Managing Change (Article 27)

Existing fabric, use, associations and meaning should be recorded before disturbance occurs.

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

### **Disturbance of Fabric (Article 28)**

Minimal disturbance of fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place.

### **Responsibility for Decisions (Article 29)**

The decision-making procedure and individuals responsible for policy decisions should be identified.

### **Direction, Supervision and Implementation (Article 30)**

Appropriate direction and supervision should be maintained at all stages of the work.

### **Records (Article 32)**

A record should be kept of new evidence and future decisions and made publicly available.

### **Removed Fabric (Article 33)**

Removed significant fabric should be catalogued and protected in accordance with its cultural significance. Where possible it should be stored on site.



## 7. Conservation Policies

Conservation can be regarded as the management of change. It seeks to safeguard that which is significant to an item within a process of change and development. It is essential to establish criteria, policies and recommendations of the conservation, and on-going use of the item to ensure best practice heritage management. Within this framework owners and managers of the item will be able to formulate suitable proposals, and planning authorities will be able to assess those proposals against the site specific criteria.

The conservation policies are intended to assist in the ongoing use, maintenance and conservation of the site. These policies are intended to manage change, rather than prohibit it. Each policy is supported by a series of guidelines which will ensure that future decisions are made in an informed manner, ensuring the significance of the place.

### 7.1 Current and Potential Future Use

#### Background

Built originally for warehousing purposes, the Cleland Bond Store has seen a number of new uses since its adaptation by the Sydney Cove Redevelopment Authority in the 1970s. It is presently used for a restaurant and offices.

As it is highly unlikely that the historic warehouse use would be reinstated, any mix of hospitality, retail and commercial uses is considered appropriate for the place. Generally, uses that involve minimum change to the significant fabric and respect the associations and meanings embodied in the place, and which can take advantage of the spatial character of the place (defined in the Burra Charter as 'compatible uses') are preferable.

#### Policy 1

***Cleland Bond Store should continue to be used for hospitality and commercial purposes. The introduction of a retail use is also appropriate.***

#### Policy 2

***Any uses introduced with new tenancy arrangements should have a minimum impact on the significant fabric of the building.***

#### Guidelines

- A broad range of uses is possible. The main criterion for selection of appropriate uses is the ability of the use to occupy the space with minimal partitioning or subdivision.
- The ground floor of the Cleland Bond Store is relatively underutilised. It would be desirable to introduce a use which would attract people to the space in order to enliven it, e.g., a coffee cart or small café or gallery.
- The adaptive re-use of the place is acceptable, with compatible new uses selected that utilise the original character or permit a creative and response to the fundamental architectural, functional and spatial characteristics of the place.
- The Foreshore Authority shall ensure that any new uses selected for the existing building shall adopt the principle of "loose fit", where the new use is adjusted as necessary to work within the available spatial and architectural configuration.
- Adaptation of the place's interiors should ensure that the significant fabric and spatial features are retained and interpreted as far as possible.
- The detailed requirements of the new uses should not generate undue changes to the existing fabric that cannot be reversed in the long term, and should respect and work within the existing architectural framework.

- The introduction of new services and associated fittings as part of approved re-use programs should be carried out with the minimum of disruption to the fabric and spaces.
- Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided.
- Future uses should be compatible with the nature and significance of the building components and should enable The Cleland Bond Store to remain a vital and important component of The Rocks precinct.

## 7.2 Asset Management

### 7.2.1 Sydney Harbour Foreshore Authority responsibilities

#### Background

The Cleland Bond Store, as part of The Rocks, is owned by the Crown vested in the Sydney Harbour Foreshore Authority. The Foreshore Authority has overall responsibility for the management of the place. Additional responsibilities derived from the NSW TAMS Guidelines are also recognised.

#### Policy 3

***Sydney Harbour Foreshore Authority shall retain management of the Cleland Bond Store as a single entity within the overall context of The Rocks precinct.***

#### Guidelines

- Sydney Harbour Foreshore Authority should implement a management structure that integrates development and conservation work with the overall management of Cleland Bond Store.
- The Foreshore Authority should make this Conservation Management Plan a publicly accessible document.
- The Foreshore Authority should ensure that this document and any subsequent recording and investigations are achieved in such a manner that provides an accurate record of the changes to the significant fabric of Cleland Bond Store.
- The intention, aims and policies of this CMP shall be disseminated through, and implemented by, relevant key staff of the Foreshore Authority.
- The Foreshore Authority shall adequately assess the impact of proposed modifications to significant fabric, prior to the granting of owner's consent.
- All recording, when required, should be undertaken and archived in accordance with the recording guidelines prepared by the NSW Heritage Office.
- A program of regular monitoring should be established, covering both the physical changes within Cleland Bond Store and visitor experience issues, and be incorporated into management decisions.

### 7.2.2 Total Asset Management Plans and CMPs

#### Background

This CMP will be one of documents used by the asset owners, managers and tenants for management and maintenance of Cleland Bond Store and needs to be fully compatible with other relevant documents addressing the same property, including any current Maintenance Plans and Total Asset Management (TAM) Plans. All the relevant asset management documents were included in the preparation of this CMP.

#### Policy 4

***This Conservation Management Plan should be used to provide feedback to all future Management Plans for the same property.***

## Guidelines

- The Authority should include findings of this CMP into the Foreshore Authority's asset management systems and plans, particularly TAM Plans and Maintenance Plans for Cleland Bond Store.

### 7.2.3 Adoption, Endorsement and Review of the CMP

#### Background

The CMP for Cleland Bond Store proposes a framework to ensure that the identified significance of the complex is retained and maintained.

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

#### Policy 5

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

#### Guidelines

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

### 7.2.4 Approvals Process and Landowner's Consent

#### Background

As the Foreshore Authority is the owner of land and buildings in The Rocks, the consent of the Authority is required prior to lodging an application for works. This part of the process is separate from approving the works, and the landowners consent to lodge an application does not present the approval to actually undertake the works.

#### Policy 6

***Prior to the lodgement of applications and the commencement of works the proponent should liaise with the Foreshore Authority's heritage architect and obtain the consent of the Sydney Harbour Foreshore Authority as landowner.***

#### Guidelines

- Prior to granting owner's consent to a proposal, the Foreshore Authority should, in its capacity as landowner and manager, be satisfied that there are no adverse heritage impacts associated with the proposal.
- Where necessary, a Heritage Impact Assessment and adequate documentation of the proposed works should be required to assist in the assessment of owner's consent applications.
- The relevant forms for development applications, Section 60 applications and Standard Exemption applications should be obtained from the Foreshore Authority.

## 7.2.5 Tenancy

### Background

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

### Policy 7

***All tenants of the building should be made aware of the cultural significance of the item. Tenancies should only be selected and approved by the Foreshore Authority on the basis that the proposed uses are compatible with the significance of the item, its fabric and spaces, and that the required changes to the item can be installed and removed without impact.***

### Guidelines

- Tenants shall adopt the guidelines of this CMP in their planning and design. A full compliance with the requirements of this CMP is required for the Foreshore Authority consent to the proposed development. This includes completion of the Schedules of Works as per the Chapter 8 – *Implementation* of this CMP.
- Tenants should be aware of Sydney Harbour Foreshore Authority policies. The Authority should endeavour to inform tenants of any updated or amended policies.

## 7.3 Management of Significance

### 7.3.1 Retention of Significance

#### Background

The statement of significance formulated in Section 4 identifies the meanings and associations embodied in the fabric and spaces of the Cleland Bond Store. Section 5 identifies particular levels of significance for each element of the building. The overall significance of the place in its context should be considered even when carrying out works which affect only the recent fabric.

### Policy 8

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

### Guidelines

- External alterations or additions to the building is not desirable and should be avoided.
- The significant aspects of the architectural character of Cleland Bond Store should be retained and conserved.
- Additional partitioning or subdivision of internal spaces should be minimal and limited in accordance with recommendations outlined in the Section 7.3.4 of this CMP – *Conservation of Significant Spaces*.
- It should be endeavoured to retain and conserve all fabric identified as original and reconstructed fabric in the fabric survey, Section 3.
- The conservation, adaptation and maintenance of the Cleland Bond Store should be approached with the general principle of changing “as much as necessary but as little as possible”. Any additional changes to fabric should preferably be reversible.
- Structural alteration to the building should not occur except where necessary to retain the structural integrity of the building.
- Individual elements of the place should be managed in accordance with specific recommendations outlined in the Section 7.3.5 of this CMP – *Element Specific Policies*.

### 7.3.2 Appropriate Conservation Skills and Experience

#### Background

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

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

#### Policy 9

***Appropriate conservation skills and experience should be employed for documentation and supervision within project teams to deal with any programs of conservation and upgrading of the building components of Cleland Bond Store.***

#### Guidelines

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

### 7.3.3 Conservation of Significant Fabric

#### Background

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

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.

Much of the building fabric of the Cleland Bond Store, both internally and externally, is of exceptional and high significance and should be treated with great care. However, not all of the fabric is of such significance so as to warrant conservation as defined by the *Burra Charter*. In this case new, non-reconstructed fabric introduced during and since 1972, although significant in enabling the place to be viably used, is of little historic, aesthetic, social or scientific value, and could be changed or upgraded for any sensible reason, such as the occasional upgrade of kitchen and bathroom fitouts.

#### Policy 10

***Original fabric, as well as any other early building fabric and fabric identified as reconstructions should be retained and conserved.***

#### Policy 11

***The fabric should be treated in terms of its level of significance as identified in Section 5, and in accordance with the following objectives:***

<b><i>Exceptional Significance</i></b>	<i>Retain all fabric identified as exceptionally significant except in extraordinary circumstances. A very cautious approach should be taken to all decisions regarding exceptionally significant fabric and spaces.</i>
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<b>High Significance</b>	<i>Aim to retain all fabric. If adaptation is necessary for the continued use of the place, minimise changes, removal and obscuring of significant fabric and give preference to changes which are reversible.</i>
<b>Moderate Significance</b>	<i>Aim to retain most of the fabric. If adaptation is necessary, more changes can be made than would be possible for fabric of high significance but the same principles apply.</i>
<b>Little Significance</b>	<i>Fabric of little significance may be retained or removed as required for the future use of the place, provided that its removal would cause no damage to more significant fabric.</i>
<b>Intrusive</b>	<i>Intrusive fabric should be removed or altered to reduce intrusion when the opportunity arises, whilst minimising damage to adjacent fabric of significance.</i>

### Guidelines

- No work should alter or negatively impact on fabric identified as of Exceptional or High significance.
- Aged building fabric which is not likely to be causing on-going deterioration should not be repaired for aesthetic reasons if by doing so the patina of age is diminished.
- Where repairs or alterations are required, new material should closely match original, reconstructed, or adjacent materials.
- All structural elements should be retained as existing, with appropriate maintenance. No structural members should be removed.
- Intervention into any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that required by the proposed works.
- 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 Branch website.

### 7.3.4 Conservation of Significant Spaces

#### Background

The history and significance of Cleland Bond Store is characterised by the configuration of spaces within the building. The large, unpartitioned spaces reflect the past use of the place for warehousing and bonded storage. Therefore, any partitioning should be carried out sensitively and retain the pattern of warehouse bays.

#### Policy 12

***The spatial qualities of the Cleland Bond Store contribute to its significance and interpretation and therefore should be conserved, as part of the on-going use and management of the building.***

#### Guidelines

- Any partitioning should be limited to the southern bay on each floor (as has been carried out with the restaurant kitchen on the third floor).
- Void openings in the first and second floors (e.g., to create an arcade) are appropriate as long as the pattern of bays is undisturbed.
- Additional openings connecting Cleland Bond to the Argyle Stores may potentially be appropriate subject to appropriate approvals processes, provided that early stonework is not affected, and provided they are recognisable as new openings.

### 7.3.5 Element Specific Policies

#### Background

In addition to general policies applicable to the whole of the place (above), a strategic direction for management of individual elements is considered appropriate to the level of significance of each element and the condition of fabric. This is developed in further detail in actions outlined in Chapter 8.

#### Policy 13

***Built fabric and other site elements should be treated in accordance with the Element Specific Conservation Policies presented in the Table in Section 7.3.5 of this CMP.***

#### Guidelines

- The following schedule contains conservation policy statements for specific individual elements of Cleland Bond Store:

Element Specific Conservation Policies		
CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – EXTERIOR		
Element	Significance	Policy
<b>Roofing</b>		
Coping - face brick work	Exceptional	Retain and conserve
Damp proof course - exposed lead	Exceptional	Retain and conserve
Rainwater goods - rainwater heads, down pipes, vent pipes	High	Retain and conserve
Zincalume	Intrusive	To be replaced with galvanised corrugated iron when the opportunity arises
<b>Walls</b>		
Face common brick work	Exceptional	Retain and conserve. Additional window openings in the north elevation are appropriate.
Rendered band	Exceptional	Retain and conserve
Rough cast infill panels	Exceptional	Retain and conserve
Rendered masonry	Exceptional	Retain and conserve
Painted brick	Exceptional	Retain and conserve
<b>Window Openings</b>		
Double hung timber sashes	Exceptional	Retain and conserve
Fixed timber sashes	Exceptional	Retain and conserve
Box frame	Exceptional	Retain and conserve
Solid timber frame	Exceptional	Retain and conserve
Common brick/ face brick windowsills	Exceptional	Retain and conserve
Semi circular arched window openings	Exceptional	Retain and conserve
Two ring arched heads openings	Exceptional	Retain and conserve
Rendered cement masonry heads	Exceptional	Retain and conserve
Painted steel bars	Exceptional	Retain and conserve

Element Specific Conservation Policies		
CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – EXTERIOR		
Element	Significance	Policy
Double hung timber sashes to north elevation	Moderate	Retain and conserve, minor changes (e.g change of sash type) allowed
Exposed galvanised steel lintels	Moderate	
Cement lintels	Moderate	
Door Openings		
Stack of loading bay openings	Exceptional	Retain and conserve
Warehouse openings	Exceptional	Retain and conserve
Rendered cement masonry heads	Exceptional	Retain and conserve
Other		
Full circle vents	Exceptional	Retain and conserve
S shaped rod tie ends	Moderate	Retain and conserve
Painted sign “Cleland Bond” (east elevation)	Moderate	Retain and conserve
Evidence of former stair structure built against the building	Little	May be retained or concealed
Bracketed balcony	Little	May be retained or removed
Painted steel and glass awning	Little	May be retained or removed
Metal sign painted “Cleland Bond” (north elevation)	Little	May be retained or removed
Fence (west elevation)	Little	May be retained or removed
Steel frame bridge	Little	May be retained or removed
Plant structure cantilevered over from the roof surface, exposed piping and television aerial	Little	May be retained or removed

<b>Schedule of Significant Elements</b>			
<b>CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – INTERIOR</b>			
<i>Room No.</i>	<i>Fabric Description</i>	<i>Significance</i>	<i>Comment</i>
<b>Ceilings</b>			
Ground, first, second floor	Under side of flooring, trenched hardwood boards	Exceptional	Retain and conserve
Ground, first, second floor	Exposed joists and beams	Exceptional	Retain and conserve
Third floor	Exposed queen post trusses	Exceptional	Retain and conserve
Third floor	Plasterboard	Little	May be retained or removed
<b>Walls</b>			
Ground, first, second, third floor	Face brick work	Exceptional	Retain and conserve

<b>Schedule of Significant Elements</b>			
<b>CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – INTERIOR</b>			
<i>Room No.</i>	<i>Fabric Description</i>	<i>Significance</i>	<i>Comment</i>
Ground, first, second, third floor	Painted brick work	Exceptional	Retain and conserve
Ground, first, second floor	Stone	Exceptional	Retain and conserve
Ground, first, second, third floor	Exposed cement heads to windows	Exceptional	Retain and conserve
Ground, first, second, third floor	Openings to Argyle Stores	Moderate	May be retained or bricked up, further opening acceptable
Ground floor	Closed up window	Moderate	Could be re-opened when the opportunity arises
<b>Skirtings</b>			
Third floor	Triangular piece	Little	May be retained or removed
<b>Floors</b>			
Third floor	Hardwood caulked	Exceptional	Retain and conserve
Ground, first, second floor	Hardwood	Moderate	Retain and conserve, minor reversible changes (e.g new stair openings, finishes) appropriate
First, second floor	Chequer plate flooring	Little	May be retained or removed
Ground floor	Polished cement	Intrusive	Hardwood floor should be reinstated when the opportunity arises
Ground floor	Cement pads	Intrusive	Hardwood framing around columns should be reinstated when the opportunity arises
<b>Doors</b>			
Third floor	Leaf: pair of framed ledged and sheeted doors	Exceptional	Retain and conserve
Ground, first, third floor	Leaf: pair warehouse doors, frame ledged and sheeted	High	Retain and conserve
Ground, first, second, third floor	Frame: solid hardwood	Moderate	Retain and conserve as practical
Ground floor	Glazed screen doors	Little	May be retained or changed
Second floor	Glazing	Little	May be retained or removed
Ground, second floor	Fire door	Little	May be retained or removed
<b>Windows</b>			
Ground, first, second, third floor	Rectangular openings with timber sashes	Exceptional	Retain and conserve

<b>Schedule of Significant Elements</b>			
<b>CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – INTERIOR</b>			
<i>Room No.</i>	<i>Fabric Description</i>	<i>Significance</i>	<i>Comment</i>
First, second floor	Double hung box frame windows with timber sashes	Exceptional	Retain and conserve
Third floor	Semi circular arched windows	Exceptional	Retain and conserve
Ground floor	Box frame windows with fixed timber sashes	Exceptional	Retain and conserve
First, second, third floor	Double hung box frame windows with timber sashes	Moderate	Retain and conserve, minor changes (e.g change of sash type) allowed
<b>Staircases</b>			
Ground floor	Curved steel closed string stair	Little	May be retained or changed
First, second floor	Steel frame stair	Little	May be retained or changed
<b>Other</b>			
Ground floor	Hardwood low walls	Exceptional	Retain and conserve
Ground, first, second, third floor	Vertical timber goods lift enclosure	Exceptional	Retain and conserve
Ground floor	Vertical timber boarding to mechanical plant and services rooms	Moderate	Retain and conserve as practical
Ground, first, second, third floor	Caged steel frame lift	Little	May be retained or removed
Ground floor	Sheet of glass to west side of lift enclosure	Little	May be retained or removed
Ground, first, second, third floor	Glazed enclosure to caged steel frame lift and stair	Little	May be retained or removed
Ground floor	Bench seats	Little	May be retained or removed
Second floor	Isolated fire passage	Little	May be retained or removed
Ground, first, second floor	Mechanical plant and lavatory fitouts	Little	May be retained or removed
Third floor	Restaurant and kitchen fitout	Little	May be retained or removed

### 7.3.6 On-going Maintenance and Repair

#### Background

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

The significant fabric of the Cleland Bond Store should be maintained by the implementation of the short, medium and long-term maintenance program outlined in Section 8.3 –*Schedule of On-going Maintenance Works*.

#### **Policy 14**

***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.***

#### **Guidelines**

- The building fabric and services should be subject to continuing care and maintenance by the Foreshore Authority.
- In addition to regular maintenance activities, prompt preventative action and repair should be taken as necessary.
- Prevention of continuing deterioration should take priority over widespread repair or reconstruction.
- Inspection and maintenance works should only be conducted by those with professional knowledge and demonstrated experience with buildings and materials of this nature.
- No maintenance work or repairs should negatively impact on significant fabric unless absolutely unavoidable.
- While the Foreshore Authority is liable for the execution of works identified in the Section 8.3 –*Schedule of On-going Maintenance Works* of this CMP, the Foreshore Authority may, as part of the tenancy contracts, require tenants to execute the required works and provide auditable trace of the completion of required works.

### **7.3.7 Interpretation**

#### **Background**

Interpretation of historic places can reveal long-term connections which underpin the cultural significance of a place. To “interpret” a historic place, in its geographic and physical setting, is to bring its history to life to increase the public’s understanding. This extended understanding can give the public an enhanced perception of the significance of the place.

Due to its history, significance and setting in The Rocks area, Cleland Bond Store is capable of being interpreted for promotional and educational purposes. On the broadest level, the presentation of the building in its original appearance, through the use of reconstructed fabric where necessary, is a method of interpreting it to the public. To a large extent, the Cleland Bond Store tells its own story through the fabric.

Taking a historic approach to the external colour scheme is recommended as the best method for interpreting the place. At present, the building lacks the industrial aesthetic it originally possessed, created largely by the dark colour applied to the windows (evident in historic photographs). This dark colour scheme could be recreated to emphasise the historic aesthetic character of the former warehouse.

#### **Policy 15**

***The heritage significance of Cleland Bond Store should be interpreted by appropriate methods in a way which explains the building to the public.***

#### **Guidelines**

- In making significance accessible, the Foreshore Authority should take into account of the policies and guidelines contained within the *ICOMOS International Cultural Tourism Charter*.

- One of the primary components of the conservation management of the Cleland Bond Store should be to make the values of its cultural significance accessible to the public.
- The ongoing management of Cleland Bond Store should include the development and implementation of an interpretation strategy, which reveals the cultural significance of the place and its setting.
- Interpretation at the Cleland Bond Store should take into account all periods of development and occupation in the context of the history of The Rocks area under the management of the Foreshore Authority, and be presented in an accurate and insightful manner.
- The building should be interpreted externally through the application of a more historically accurate colour scheme.

## 7.4 New Work Policies

### 7.4.1 Integration of New Work

#### Background

Because of the significance of the Cleland Bond Store scope for new development is limited. In general, no external alterations or additions should occur, except minor additions for services (see further below). New work should be carefully designed and integrated with the original character of the significant components.

#### Policy 16

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

#### Guidelines

- Generally, any new development should be carried out within the existing building envelope.
- Where there is no evidence of the original detail, it is not necessary or appropriate to invent a period detail unless the original character of the space is to be recreated and the new element is required to blend in.
- Careful detailing will ensure minimal damage to the significant fabric and will allow for reversibility.

### 7.4.2 Integration of Services

#### Background

Adaptations of existing fabric for practical reasons such as installation of new services and equipment and the need to meet fire safety and other statutory requirements may be required in order to continue a viable use for the building, and to satisfy the changing needs of the occupants of the building.

During the recent refurbishment works, a new lift was introduced and the original lift (marked Goods Lift on plan) was dealt with very conscientiously and surrounded in glass. This original lift void could be appropriately adapted in future to contain a new passenger lift if this was required.

The external services are currently visible on the roof. Because the roofscape of the Cleland Bond Store is significant in views from Gloucester Walk and from several public elevated vantage points in The Rocks, it would be preferable for these services to be housed in a single purpose-built structure designed to hide the services from view.

### **Policy 17**

***The extension or alteration of existing services in the Cleland Bond Store should not have a detrimental impact to the significance of the place as a whole.***

#### **Guidelines**

- Internal services should continue to be run on suspended trays.
- Any proposed upgrading of services should be carefully planned. The preparation of schematic layouts is not sufficient: service routes must be planned so as not to damage the significant fabric or disrupt significant spaces.
- Any upgrading of services is subject to the proper approval process.
- Areas previously modified for services should be re-used, in preference to modifying intact fabric. This includes the site of the original lift (Goods Lift), which could be adapted to contain a modern lift.
- The surface mounting of services is preferable to chasing services into significant fabric.
- Brackets or fixings for services should not damage significant fabric.
- Externally mounted services should be grouped into a single structure to the southern side of the building which hides them from view from elevated vantage points.

#### **7.4.3 Ordinance Compliance**

The *Building Code of Australia* is the operative building ordinance in New South Wales. In proposals for new work, key issues of BCA compliance, such as fire resistance, egress provisions, and provision of disabled access and facilities, must be addressed. It is essential that the cultural values of the buildings and the overall complex not be degraded by inappropriate responses to meeting ordinance requirements.

### **Policy 18**

***Approaches to compliance with building ordinances for the conservation and upgrading of Cleland Bond Store should focus on responding to the spirit and intent of the ordinances if strict compliance would adversely affect the significance. Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided.***

#### **Guidelines**

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

#### **7.4.4 Signage and External Lighting**

##### **Background**

It is recognised that commercial and retail tenancy identification and temporary signage are an intrinsic component of the commercial use and viability of Cleland Bond Store as a whole. External lighting of buildings can add to their character. Signage and external lighting, however, should have no adverse impact on significant heritage fabric and the overall character of the place.

### **Policy 19**

***External signage and lighting should be in harmony with the overall character of the place, and complement the historic character of the building on which it is mounted.***

### **Policy 20**

***All signage should be consistent with the Foreshore Authorities Signage Policy where relevant.***

#### **Guidelines**

- Suitably located signs that provide a legible and clear message and contribute to the vitality of the Cleland Bond Store are encouraged.
- If required, other signs should be discreet and complementary in terms of colour, material, proportion, positioning and font.
- Signs should be harmoniously integrated with the architecture of the building and should not obscure or damage the significant features or fabric of the building.
- It is not necessary to attempt to create or recreate an “historic” character in the signage, but modern standardised “trademark” signage is not appropriate.
- Fluorescent and iridescent paints are inappropriate. Signs should preferably be illuminated by floodlighting.
- The illumination of the Cleland Bond Store should highlight architectural features rather than floodlighting the whole façade. Care should be taken to ensure that over-illumination does not occur.

#### **7.4.5 New Services and Other Relevant Foreshore Authority’s Policies**

##### **Background**

In addition to specific requirements for new work as presented above, all new work has to comply with other relevant Foreshore Authority Planning Policies to ensure grant of landowner’s consent to the proposal.

### **Policy 21**

***Any proposed work to the Cleland Bond Store will fully comply with all the relevant Foreshore Authority Policies applicable to development in The Rocks.***

#### **Guidelines**

- All new work will comply with the Foreshore Authority Policies for Lighting, Signage, Disabled Access, Telecommunications, Commercial Outdoor Seating and Building Ventilation Installation.

## **7.5 Archaeological Resources**

### **7.5.1 Prehistoric (Aboriginal) Archaeological Resources**

#### **Background**

Sites of pre-historic archaeological potential are protected under the NSW National Parks and Wildlife Act 1979.

### **Policy 22**

Any potential Aboriginal archaeological resources encountered on the site should be conserved in accordance with the requirements of the NSW National Parks and Wildlife Act 1979 and their potential for interpretation considered.

#### **Guidelines**

- In the event archaeological material is unexpectedly discovered during works to this site, work shall immediately cease in the affected area and the Foreshore Authority and the NSW National Parks and Wildlife Service will be contacted for advice.

- Should disturbance be required where Aboriginal archaeological material has been identified, an application under Section 90 of the National Parks and Wildlife Act will be required for this disturbance.

### 7.5.2 Historic (European and Aboriginal) Archaeological Resources

#### Background

The Heritage Act 1977 states that any excavation, where relics may be disturbed, requires an excavation permit.

#### Policy 23

***Where the site is identified as having archaeological potential all excavation should be carried out under supervision by a qualified archaeologist. Appropriate permits should be sought from the NSW Heritage Council prior to the commencement of works.***

#### Guidelines

- Any proposals for works which involve ground disturbance should be preceded by an Archaeological Assessment prepared by a suitably qualified archaeologist in order to determine the appropriate course of action relating to the possible impact of the proposal on the archaeological resource.
- Should disturbance be required to areas of archaeological potential or significance, an application under Section 60 of the Heritage Act will be required for this disturbance.
- Any archaeological resources must be managed in accordance with the recommendations arising from the Archaeological Assessment and any approval issued by the Sydney Harbour Foreshore Authority or the NSW Heritage Council.
- In the event archaeological material is unexpectedly discovered during any works to this site, work shall immediately cease in the affected area and the Sydney Harbour Foreshore Authority will be contacted for advice.



## 8. Implementing the Plan

This section sets out the implementation guidelines for the policies, including a list of management issues, recommended conservation works and a cyclical maintenance schedule.

### 8.1 Minimum Standards of Maintenance and Repair

Section 119 of the NSW Heritage Act 1977 requires that owners of State Heritage Register items ensure that minimum standards of maintenance and repair are adhered to in order to prevent damage to the item through neglect. In particular, the NSW Heritage Branch identifies the areas of weatherproofing, fire protection, security, and essential maintenance as areas for regular consideration.

In order to maintain compliance with the minimum standards of maintenance and repair, the following recommendations should be implemented:

- Regular inspections of all areas of the property (on annual basis at least) by a suitably qualified person should continue to take place in order to identify newly arising areas to be addressed. During these inspections, weatherproofing, fire protection, and security systems should be checked.
- All drainage systems (surface/sub-surface, roof drainage) should be cleaned annually.
- Smoke alarms should be tested annually.
- All doors, and windows should be maintained in a working, lockable condition.

It is considered that the following annual inspections should be put in place to satisfy the minimum standards (as set out in the table below):

<b>Minimum Standards of Maintenance and Repair</b>	
<b>CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS</b>	
<b>Standard</b>	<b>Items to Check on Annual Inspections</b>
Weatherproofing	Check roofing, rainwater goods, door and window fabric, and that surface drainage appears to be in working order and in sound condition.
Fire protection	Check smoke alarms, sprinkler systems and that all electrical wiring appears to be in good order. Verify that no vegetation or rubbish is accumulated about the site.
Security	Test to ensure all of the external door and window locks are in working order.
Maintenance and repair	Carry out every 3 years or as required further to inspection.

### 8.2 Conservation Works

During the fabric surveys for this report, the condition of building elements and finishes was inspected and ranked in accordance with the following table:

<b>Condition Rating</b>		<b>Description</b>
5	Excellent	Building or fabric element has no defects. Condition and appearance are as new.
4	Good	Building or element exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes, but does not require major maintenance. No major defects exist.

Condition Rating		Description
3	Fair	Building or element is in average condition. Deteriorated surfaces require attention. Services are functional but require attention. Deferred maintenance work exists.
2	Poor	Building or element has deteriorated badly. Serious structural problems exist. General appearance is poor with eroded protective coatings. Elements are defective, services are frequently failing, significant number of major defects exists.
1	Very Poor	Building or element has failed. It is not operational and is unfit for occupancy or normal use.

The Cleland Bond Store appears to be in very good condition and has been well looked after. All elements within the building have a 4-5 (good to excellent) fabric condition ranking, and no action is necessary.

Recommended conservation works are as follows:

- Repaint the exterior to match the original colour scheme on the basis of historic photographs and paint scrapes
- Replace zincalume roof material with corrugated galvanised iron
- Remove polished concrete from ground floor in order to reveal (or reconstruct) original timber floors
- Replace cement pads to ground floor columns with hardwood framing

### 8.3 On-going Maintenance

The on-going maintenance schedule refers to cyclical maintenance works to fabric that should be implemented by the Authority as part of the process of on-going management of Cleland Bond Store. Performed work and any faults discovered or repairs made should be recorded and kept separately alongside a copy of this maintenance schedule.

Schedule of Ongoing Maintenance			
CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – EXTERIOR			
Element	Every Year	Every 5 Years	Every 10 Years
<b>Roofing</b>			
Coping - face common brick work	Inspect and repair as necessary.	Check for structural faults and take remedial action.	Patch repair as necessary.
Damp proof course - Exposed lead			
Zincalume			
Rainwater goods	Inspect and clean out gutters, downpipes and rainwater heads.		
<b>Walls</b>			
Face common brick work		Check for structural faults and take remedial action.	Re-point as necessary.
Rendered band, masonry	Inspect and repair as necessary.		Repaint if necessary.
Rough cast infill panels			

<b>Schedule of Ongoing Maintenance</b>			
<b>CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – EXTERIOR</b>			
<i>Element</i>	<i>Every Year</i>	<i>Every 5 Years</i>	<i>Every 10 Years</i>
Painted brick	Inspect and repair as necessary.	Check for structural faults and take remedial action.	Repaint if necessary.
<b>Window Openings</b>			
Masonry openings		Check for structural faults and take remedial action.	
Timber sashes		Inspect and repair as necessary.	Repaint/ renew finish if necessary
Timber frame			
Common brick/ face brick windowsills			
Semi circular arched window openings			
Two ring arched heads openings			
Rendered cement masonry heads			
Painted steel bars			Repaint if necessary.
Exposed galvanised steel lintels			Renew finish.
Cement lintels			
<b>Door Openings</b>			
Masonry openings	Inspect and repair as necessary.	Check for structural faults and take remedial action.	
Rendered cement masonry heads			Repaint previously painted surfaces.
<b>Other</b>			
Full circle vents		Inspect and repair as necessary.	
S shaped rod tie ends		Check for structural faults and take remedial action.	
Painted sign 'Cleland Bond' (east elevation)	Inspect and touch up paint as necessary.	Repaint.	
Bracketed balcony	Inspect and repair as necessary.	Check for structural faults and take remedial action.	Repaint/renew finish if necessary.
Painted steel and glass awning			
Plant structure cantilevered over from the roof surface, exposed piping and television aerial			
Steel frame bridge			

### Schedule of Ongoing Maintenance

#### CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – EXTERIOR

<i>Element</i>	<i>Every Year</i>	<i>Every 5 Years</i>	<i>Every 10 Years</i>
Metal sign painted 'Cleland Bond' (north elevation)		Inspect and repair/replace as necessary.	
Fence (west elevation)	Inspect and repair as necessary.		Patch repair and repaint if necessary.

### Schedule of Conservation Works

#### CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – INTERIOR

Fabric Description	Every Year	Every 5 Years	Every 10 Years
Ceilings			
Under side of flooring, trenched hardwood boards	Inspect and repair as necessary.	Check for structural faults and take remedial action.	
Exposed joists and beams			
Exposed queen post trusses			
Plasterboard			Repaint.
Walls			
Face brick work		Check for structural faults and take remedial action.	Re-point as necessary.
Painted brick work			
Stone			
Exposed cement heads to windows	Inspect and repair as necessary		
Skirtings			
Triangular piece	Inspect and repair as necessary		Renew finish
Floors			
Hardwood	Patch repair as necessary	Check over for structural faults and take remedial action	Repair and renew finish
Polished cement	Inspect and repair as necessary		Renew finish
Cement pads			
Chequer plate flooring			
Doors			
Leaf		Inspect and repair as necessary	Repaint/ renew finish if necessary
Frame			
Glazed screen doors		Inspect and repair as necessary	
Glazing			
Fire door			

Schedule of Conservation Works			
CLELAND BOND STORE, 33 PLAYFAIR STREET, THE ROCKS – INTERIOR			
Fabric Description	Every Year	Every 5 Years	Every 10 Years
Windows			
Timber sashes			Repaint/ renew finish if necessary
Frame			
Staircases			
Curved steel closed string stair	Inspect and repair as necessary		Repaint previously painted surfaces
Steel frame stair			
Other			
Hardwood low walls	Inspect and repair as necessary		
Vertical timber goods lift enclosure	Inspect and repair as necessary		Repaint if necessary
Vertical timber boarding			
Caged steel frame lift			
Sheet of glass to west side of lift enclosure			Repaint/ renew finish if necessary
Glazed enclosure to caged steel frame lift and stair	Inspect and repair as necessary		
Bench seats			
Isolated fire passage			
Mechanical plant and lavatory fitouts			Inspect and replace as necessary
Restaurant and kitchen fitout			



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