Placemaking NSW

Argyle Stores
12-20 Argyle Street, The Rocks
Conservation Management Plan

September 2026

ADOPTED
CONSERVATION MANAGEMENT PLAN
PLACE MANAGEMENT NSW

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Acknowledgement of Country

As custodians of Tallawoladah (The Rocks), Barangaroo and Tumbalong (Darling Harbour) precincts', Placemaking NSW recognises that it stands on Aboriginal land, the area we know as Sydney.

We acknowledge Gadigal Country, her lands, sea and sky, we acknowledge her custodians, their kin the Wangal, Bidjigal, Cabrogal and Cammeraygal who often visited this Country to connect and share.

We advise this resource may contain images, or names of deceased persons in photographs or historical content.

It should be noted that the precinct names selected and applied for this document are known as from The Sydney Language, named so for the purposes of Placemaking NSW's Reconciliation Action Plan. We acknowledge that there are numerous Aboriginal language place names, including Gadigal, Wangal, Cammeraygal and Dharawal, connected with these precincts.

Revision and Version Details

ISSUE	DATE	DESCRIPTION	AUTHOR	REVIEWER
1	March 2024	CMP Update – final draft	GML Heritage	Placemaking NSW
2	December 2024	Merged into new template	Madrigal Communications	Placemaking NSW
3	June 2026	Updated standard precinct-wide Opportunities and Constraints and Conservation Policies.	Placemaking NSW	Placemaking NSW
4	September 2026	Final CMP for adoption	Placemaking NSW	Placemaking NSW

Acknowledgements

This Conservation Management Plan (CMP) updates the earlier CMP prepared by Clive Lucas Stapleton & Partners in 2008.

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Executive Summary

Argyle Stores is of State heritage significance as one of the earliest surviving commercial and maritime complexes in The Rocks, reflecting the development of Sydney Cove (Warrane) following European colonisation. The complex incorporates Sydney's earliest surviving customs house building (1826) and demonstrates over 55 years of continuous development associated with bonded warehousing and maritime trade.

The nineteenth-century warehouse complex, comprising of simple industrial architecture, a central courtyard, and substantial timber structural systems, demonstrates the functional requirements of historic warehouse design while creating a place of considerable architectural character. The complex is also a rare example of a warehouse precinct developed in distinct and legible phases over many decades, retaining characteristic features such as stacked warehouse openings, cathead beams, large loading doors and a rare hydraulic whip.

Since its conservation and adaptive reuse from the 1960s onwards, Argyle Stores has acquired social significance as a well-known hospitality destination and as a demonstration of the community's enduring commitment to the conservation of historic places.

Argyle Stores, located at 12–20 Argyle Street, The Rocks, is listed on the NSW State Heritage Register (SHR – item no. 01524) for its historic, historical association, aesthetic, scientific, rarity and representative cultural values.

The Conservation Management Plan (CMP) has been prepared by GML Heritage Pty Ltd for Place Management NSW, trading as Placemaking NSW (PMNSW) and is based on an earlier CMP prepared by Clive Lucas, Stapleton & Partners Pty Ltd in 2008. It conforms to the current guidelines of the Heritage Council of NSW (Heritage Council) and has been prepared to a standard suitable for adoption by PMNSW.

This CMP provides the strategic framework for the ongoing conservation, management, use and adaptation of Argyle Stores. It identifies the heritage significance of the place and establishes policies and recommendations to guide future decision-making, ensuring that change is managed in a manner that protects and enhances its heritage values. It provides certainty for owners, managers, occupants and consent authorities by defining appropriate conservation outcomes and supporting the continued use and evolution of the place while retaining its significance.

The key recommendations of this CMP are:

- Future management must have a principal aim to protect the heritage significance and setting of Argyle Stores. Scope for change and new development needs to be carefully considered within the general principles outlined in this CMP.
- Due to the State significance of the Argyle Stores and its external and internal degree of intactness, scope for new external and internal works is limited.
- The early internal layout of the buildings comprising Argyle Stores and its significant spaces should be conserved.
- Any upgrades for accessibility should recognise and respond to the State significant heritage values of the building fabric, internal and external spaces and overall setting, and be a compatible response that does not detract from the heritage values.
- Due to the architecture, heritage and spatial qualities of the building, the preferred use/uses for the Argyle Stores are commercial offices, arts and creative uses, low-impact food and beverage, and boutique retail. Boutique accommodation may also be appropriate, provided it is contained entirely within the existing building envelope and designed to retain the building's significant floor plates, volumes and spatial characteristics to the greatest extent possible.
- A leasing strategy should be developed for the Argyle Stores that considers the complex as an integrated heritage place rather than a collection of separate buildings or tenancies. While the complex may accommodate a range of tenants and uses, these should be compatible, complementary and managed in a manner that respects the amenity, operation and shared facilities of the wider site.
- Any new uses selected for Argyle Stores should adopt the principle of ‘loose fit’, where works to accommodate the new uses are adjusted as necessary to work within the available spatial and architectural configuration of the buildings, to avoid adverse impacts on significant heritage fabric or spaces.
- The main entrance and central courtyard must remain publicly accessible, open, and welcoming to visitors. Uses within the courtyard must not impede public access or diminish the visitor experience.



1

Introduction

1.1 Context of the Report

The CMP for Argyle Stores has been structured to fit within the framework of The Rocks Heritage Management Plan (2010). It conforms to the current guidelines of the New South Wales Heritage Council (the Heritage Council) and has been prepared to a standard suitable for adoption by Placemaking NSW (PMNSW).

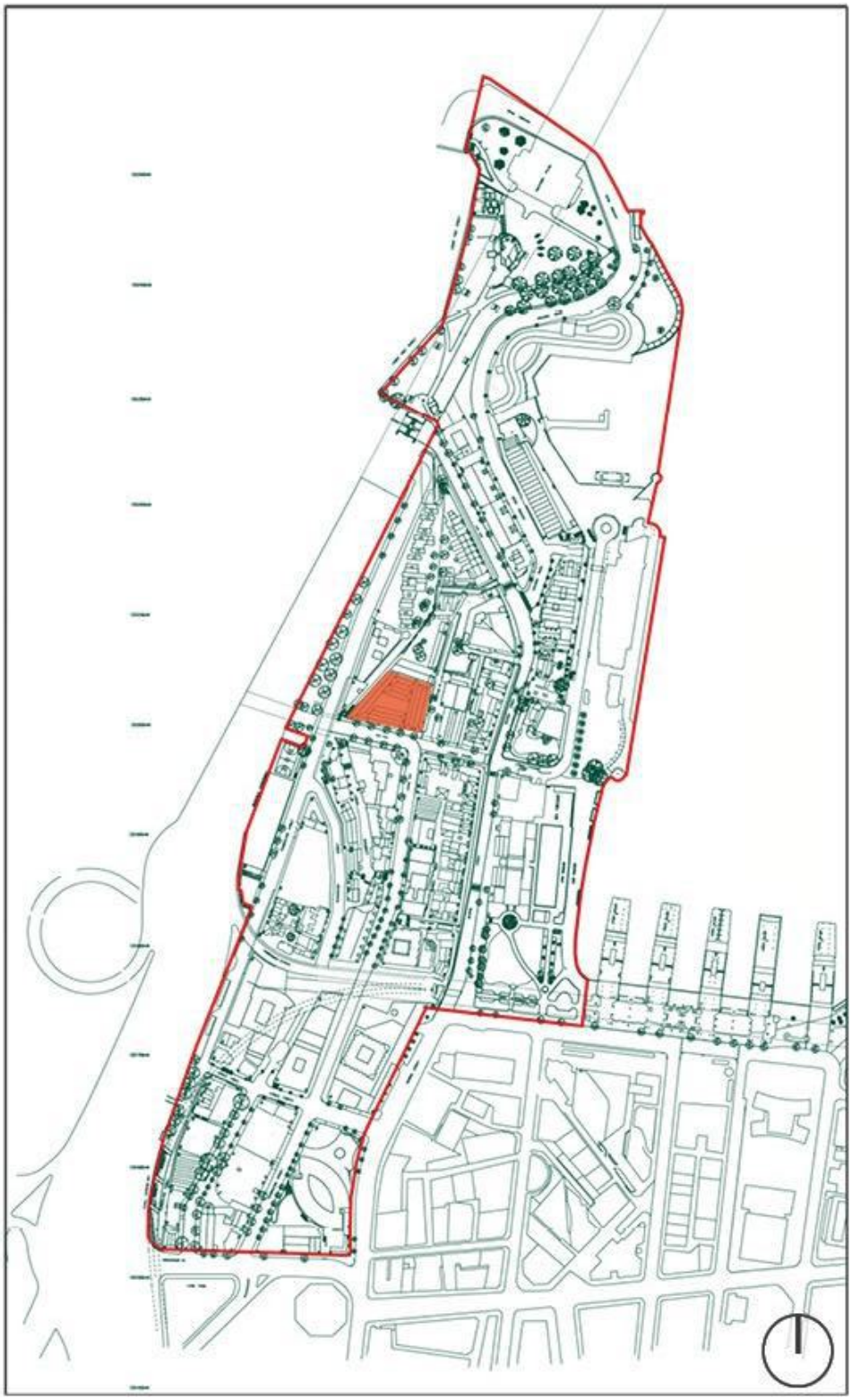


Figure 1: Location of the Argyle Stores (shaded orange) within the context of The Rocks. (Source: PMNSW with GML overlay 2022)

1.2 Objectives

The objective of this CMP is to provide guidelines for the conservation, re-use, interpretation, and management of the Argyle Stores to ensure that the heritage values of the place are maintained and, where appropriate, enhanced.

This CMP is a practical document to guide decisions that may affect the heritage value of the place. It is to be used to guide temporary and permanent works and development proposals. It forms the basis for future planning decisions and the assessment of heritage impacts for works and development proposals for the building, site, and its setting.

1.3 Site Ownership

Argyle Stores is owned and managed by Placemaking NSW, the trading name of Place Management NSW (PMNSW), a statutory authority established under the *Place Management NSW Act 1998*. Under Part 2 of the Act, land is classified for the purposes of management by PMNSW, and the Argyle Stores form part of land to which PMNSW's statutory functions apply, providing the legislative basis for its conservation, use and management.

The site is irregular in shape and includes a group of buildings set around a central courtyard. The current site is bounded by the Argyle Stairs and Gloucester Walk to the west and by Cleland Bond Store to the north (see

Figure 2 and Figure 3).



Figure 2: Aerial photo of the Argyle Stores, shown outlined in red (Source: SIX Maps with GML overlay 2022).

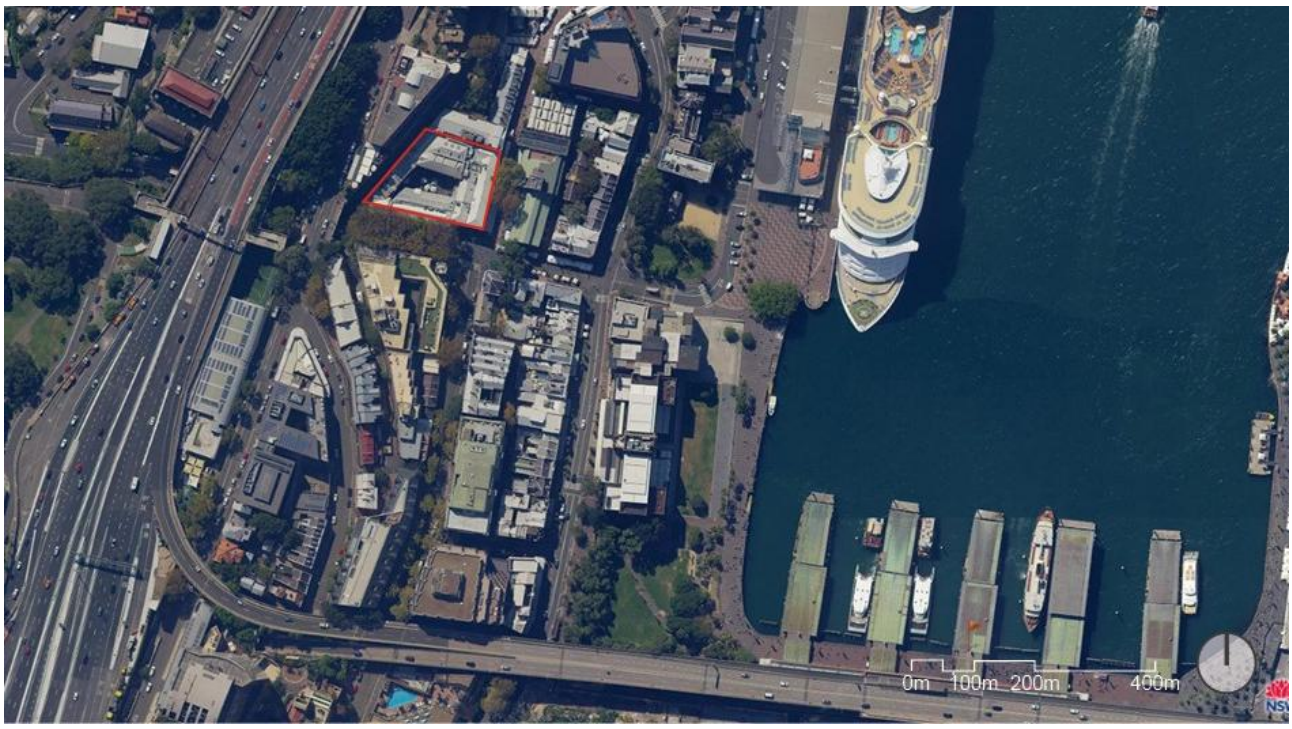


Figure 3: Site plan showing the location of the Argyle Stores, outlined in red (Source: SIX Maps with GML overlay 2022).

1.4 Cadastral Identification

The Argyle Stores, at 12–20 Argyle Street, is owned by the Crown and vested in PMNSW. The site comprises Lot 9 DP 246098 and is within the County of Cumberland, Parish of St Phillip (Figure 4).



Figure 4: Cadastral plan of the Argyle Stores — Lot 9 DP 246098, outlined in red. (Source: SIX Maps 2022)

1.5 Building Description

The Argyle Stores is a complex of connected nineteenth-century warehouse buildings built around a central open courtyard. The various buildings or wings that comprise the Argyle Stores were constructed in several phases between 1826 and 1881. Originally built as bond stores, the buildings were converted for use as the Argyle Tavern and Argyle Arts Centre in 1967. Since then, they have been extensively refurbished and used as offices, rehearsal rooms, restaurants and bars. Figure 11 shows the current configuration of the site.

The buildings/wings of the Argyle Stores are distinct from each other in their detailing, but all share common characteristics. All are two to four storeys in height, with hipped or gabled roofs clad in corrugated metal sheeting, with brick and/or sandstone external walls, and timber internal structures (posts, beams, floor and roof framing). The 19th-century industrial character of the buildings is evident through their simple repetitive fenestration, limited use of applied decoration, rough-hewn massive timber posts and beams and lack of applied interior finishes. Former warehouse openings align vertically through all floors and are intact, with many retaining a timber hoisting beam at the top.

The Argyle Stores' main (south) elevation faces Argyle Street and secondary (east) elevation faces Playfair Street. In the courtyard, the elevations of all four wings can be seen and a sense of the phased development of the complex is most clearly legible.



Figure 5: Central part of the Argyle Street elevation. The main entrance is an arched opening with sandstone surrounds.



Figure 6: Argyle Street elevation, western part.



Figure 7: Argyle Street elevation, eastern part. Source PMNSW 2026.



Figure 8: Playfair Street elevation, northern part.



Figure 9: Looking east across the central courtyard. Three distinct phases of development are evident. Source PMNSW 2026.

1.6 Heritage Listings

1.6.1 Statutory Listings

Statutory Listings for the site have been presented in the following table. These listings carry legal obligations that must be met in accordance with the proper management of the building. These obligations are further outlined in Section 6 and Section 7 of the report.

REGISTER/LISTING	ITEM NAME	ITEM NO.	DATE
Heritage Act State Heritage Register	Argyle Stores	01524	10 May 2002
PMNSW Section 170 Heritage and Conservation Register	Argyle Stores	-	-
PMNSW Section 170 Heritage and Conservation Register	The Rocks Conservation Area	-	-
National Heritage List	Sydney Opera House (within buffer zone)	-	12 July 2005
UNESCO World Heritage List	Sydney Opera House (within buffer zone)	-	28 June 2007

1.6.2 Non-Statutory Listings

Non-statutory listings for the site have been presented in the following table. While these listings do not carry any legal obligations towards the management of a place, they are indicative of its importance to advocacy groups or its significance under former heritage protections. Groups associated with these listings may be considered for consultation.

REGISTER/LISTING	ITEM NAME	ITEM NO.	DATE
National Trust of Australia (NSW) heritage register	Argyle Group	–	1976
Register of The National Estate*	Argyle Stores	2118	21 March 1978
The Rocks and Millers Point Archaeological Management Plan	Argyle Stores	45	1991

*The Register of the National Estate is now closed. However, inclusion on this Register, which carries no statutory implications for items not in Commonwealth Government ownership, is indicative of the high cultural value of the place and community regard.

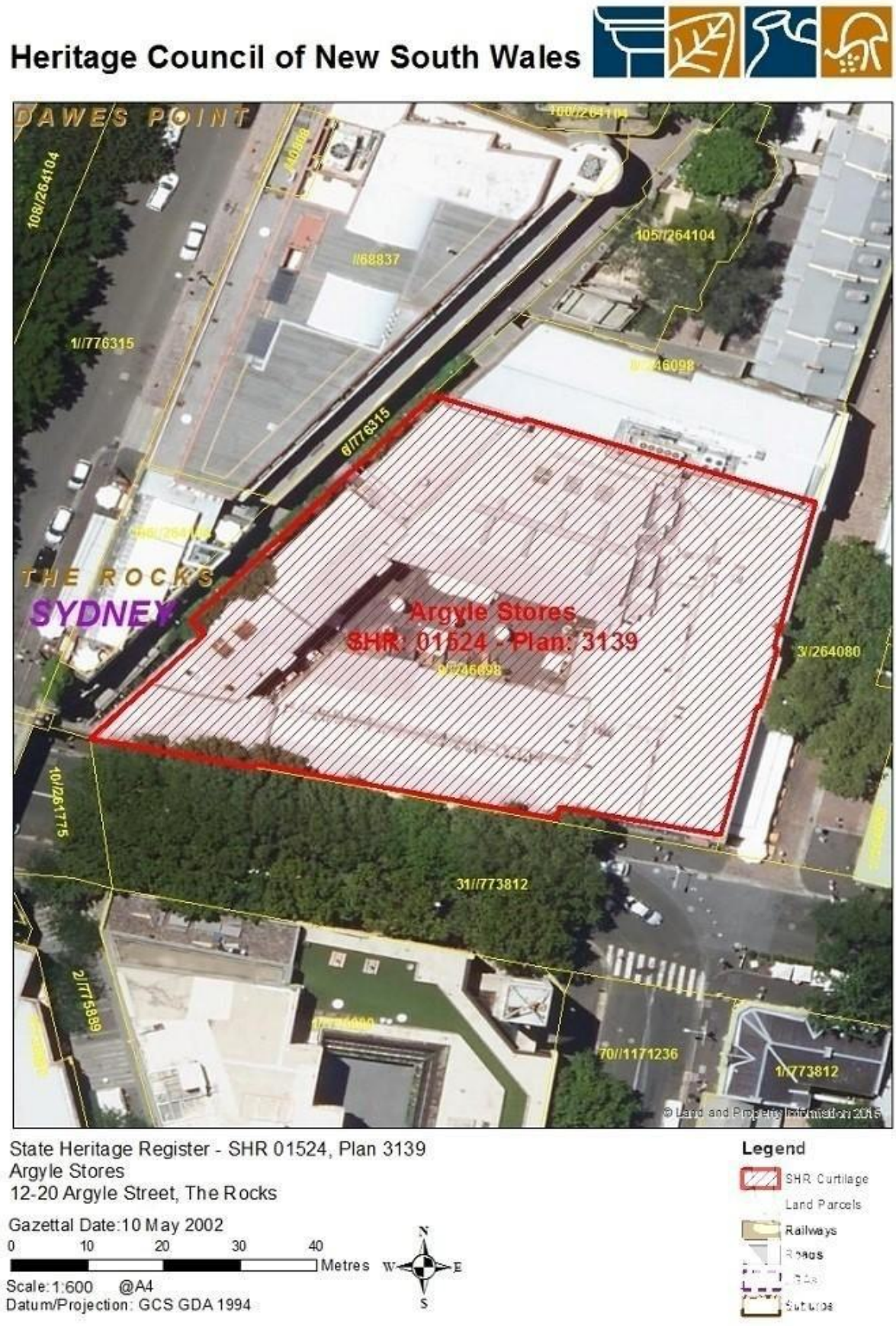


Figure 10: The State Heritage Register listing boundary plan for SHR item no: 01524. The SHR boundary is shown in red. (Source: **State Heritage Inventory** https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5053139, accessed March 2022)

1.7 Methodology and Structure

This CMP has been prepared in accordance with guidelines in:

- *The Burra Charter*: the Australia ICOMOS Charter for Places of Cultural Significance, 2013, known as The Burra Charter.
- Heritage NSW's suite of guidelines for Conservation Management Plans:
  - *Statement of Best Practice for Conservation Management Plans,*
  - *Guidance on Developing a Conservation Management Plan,* and
  - *Conservation Management Plan Checklist*.
- James Semple Kerr's *The Conservation Plan* (seventh edition) 2013.

The Burra Charter provides definitions for terms used in heritage conservation in Australia and conservation principles and processes for the conservation of an item.

Heritage NSW's suite of guidelines provides best practice guidance for the development of CMPs for State Heritage Register listed items in NSW.

JS Kerr's *The Conservation Plan* provides the following guidance on substance, structure, and methodology for writing effective, site-specific CMPs:

- The initial sections of the CMP provide an analysis of the site and buildings, based on documentary and physical evidence. This analysis includes a historical summary, developing an understanding of the history of the site and place, together with a descriptive analysis of building components and elements.
- A grading of significant elements and spaces has been provided to identify their differing levels of contribution to the significance of the place.
- The constraints and opportunities and policy formulation address relevant management issues, and the role and objectives of the relevant heritage authorities. The policies and guidelines draw upon the work and input of all consultants and their investigations – documentary and physical.

1.7.1 Building Wings and Elements

For the purposes of this report, the Argyle Stores has been broken down into four wings: north, south, east and west. The definition of each wing corresponds to a phase of development. Within the wings, elements have been labelled for greater clarity: elements A–D, F–I, M, N, O and Q.

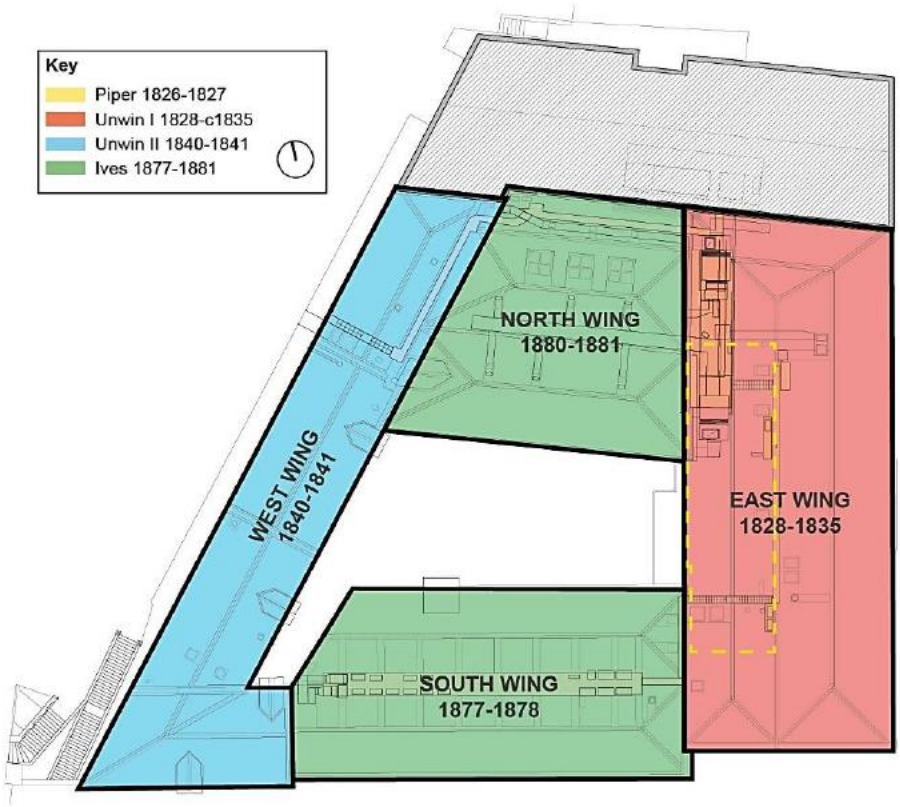


Figure 11: Roof plan of the Argyle Stores showing the four wings (Source: TKD Architects with GML overlay 2022).



Figure 12: Plan of the Argyle Stores showing the four wings broken down into elements, labelled alphabetically. (Note — E, J, K and L are not used). The construction dates of the elements are shown (Source: TKD Architects with GML overlay 2022).

1.8 Limitations

The inspection of the building relied on non-intrusive observation to assess condition and did not involve any physical intervention or removal of fabric.

This CMP does not address in detail the site's pre-contact Aboriginal history, Aboriginal cultural associations, or Aboriginal significance. In preparation of this CMP, consultation was not undertaken with key knowledge holders, or the Local Aboriginal Land Council.

1.9 Terminology

The Terminology used in this CMP, where referring to conservation processes and practices, follows definitions presented in Article 1 of The Burra Charter. For terms relating to historic architectural styles and building elements, refer to terminology as defined in *The Pictorial Guide* to Identifying Australian Architecture (various editions) prepared by Irving, Apperly and Reynolds.

To achieve a consistency in approach and understanding of the meaning of conservation, a standardised terminology for conservation processes and related actions should be adopted. The terminology in the Burra Charter is a suitable basis for this. Article 1 of The Burra Charter gives the following definitions:[1]

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

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 elements, fixtures, contents and objects.

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

Maintenance: means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.

Preservation: means maintaining a place in its existing state and retarding deterioration.

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

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

Adaptation: means changing a place to suit the existing use or a proposed use.

Use: means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

[1] Australia ICOMOS Burra Charter 2013, p. 2-3.

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 immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

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

Related object: means an object that contributes to the cultural significance of a place but is not at the place.

Associations: mean the connections that exist between people and a place.

Meanings: denote what a place signifies, indicates, evokes or expresses to people.

Interpretation: means all the ways of presenting the cultural significance of a place.

Curtilage: means the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. The four types of curtilage are lot boundary, reduced, expanded and composite.[2]

A series of abbreviations are used throughout the document:

BCA	Building Code of Australia
BS	British Standard (Paint Colour)
COS	City of Sydney (Council)
DDA	Disability Discrimination Act 1992 (NSW)
MDS	Metropolitan Detail Series survey plan
ML	Mitchell Library
PMNSW	Place Management NSW, trading as Placemaking NSW
SCA	Sydney Cove Authority
SCRA	Sydney Cove Redevelopment Authority
SHFA	Sydney Harbour Foreshore Authority
SHR	State Heritage Register
SLNSW	State Library of NSW

[2] Heritage Curtilages, Heritage NSW, 1996.

1.10 Documentary and Photographic Sources

A list of reports and studies referenced during the preparation of this CMP is contained in 9.0 Bibliography.

The historical information in this CMP was drawn from sources provided by PMNSW including previous reports, historical maps, plan drawings and photographs. No additional primary research was undertaken.

Historical photographs, unless otherwise stated, were sourced from the PMNSW Archives and collections.

All photographs of the Argyle Stores were taken by GML Heritage in February and March 2022 unless noted otherwise.

1.11 Authorship and Copyright

This CMP update was prepared by Catherine Forbes, Dr Nadia Iacono, Dr Kat McRae, Leonie Masson, Shikha Swaroop, Megan Lawrence and Linda Phung of GML Heritage Pty Ltd (GML) in March 2024 with the assistance of PMNSW and the PMNSW, Design and Place team. The Statement of Significance and conservation policies have been updated with input from all authors of the CMP.

The CMP was further updated in June 2026 by the PMNSW Design and Place team to incorporate Aboriginal cultural and historical content from Rowena Welsh-Jarrett, Executive Summary including key recommendations, changes to the PMNSW report style and CMP template, including minor updates to *Section 6: Constraints and Opportunities* and *Section 7: Conservation Policies*. The intent and recommendations of this updated CMP remain consistent with the March 2024 version.

The copyright of this CMP is vested in PMNSW.

1.12 Acknowledgements

This CMP updates the earlier CMP prepared by Clive Lucas Stapleton & Partners in 2008. The 2008 CMP was informed by previous CMPs prepared in 1990 and 2003, by Orwell & Peter Phillips Architects and Graham Brooks & Associates, respectively.

2

Documentary Evidence

2.1 Thematic History

To better understand how the Argyle Stores developed, the history has been approached thematically. A thematic history provides 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.

This thematic history uses the Heritage NSW's thematic framework that identifies thirty-eight principal themes[3]. 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[4]. It also helps us to understand how the development of a place fits into a broader historical context.

The New South Wales State historical themes can be used to guide research questions, interpret the history, and structure the narrative of the development of the Argyle Stores within the context of the development of The Rocks.

2.2 Early Development in The Rocks

2.2.1 Indigenous Coastal Sydney – Gadi & Neighbouring Gadhungal (Saltwater Clans/People)

Country, now known as Sydney Harbour, was home to multiple coastal Sydney people, known as 'Gadhungal'; the saltwater clans/people. Their relationship and connection to saltwater country is continuous - they occupied this cultural area for thousands of generations, and still live on country, within the same cultural area, today. Drawing on cultural knowledge and cultural data passed down through cultural systems of knowledge transfer, the Gadhungal maintained cultural identity and connections to country; and lived sustainably within the area[5].

Cultural practices such as collectively gathering shellfish, fishing, diving, sourcing medicines and other resources fulfilled their cultural responsibility of caring for coastal country. These practices, which are continued in culture on country, have a strong layer of cultural identity, and are representative of coastal country connections. Oral history and practice are steeped in traditional knowledges, and are reflective adaptions of the elders, families and communities', made in response to the rapidly changing landscapes[6].

Traditional knowledge holder Dharawal/Gumbaynggirr woman Rowena Welsh-Jarrett has multiple links to coastal Sydney clan groups, she explains,

[3] Both the Australian Heritage Commission (National) and the Heritage NSW (State) identified themes for research relating to places of heritage significance.

[4] Heritage NSW, Heritage Information Series, Historical Research for Heritage, Baskerville, Bruce (2002).

[5] Welsh-Jarret, Rowena, History Content, RWJ Pty Ltd, as supplied to PMNSW, October 2024.

[6] *ibid.*

Coastal Sydney Aboriginal families didn't marry within our clans traditionally, and most coastal Sydney people today are descendants of multiple coastal Sydney clan groups. This traditional marital system ensured interactions between the broader coastal Sydney area, extending to the Illawarra. Connections, responsibilities, and custodial rights to multiple clan countries (areas) are evidence of this. For example, our people still use terms such as "Mother's country" and "Grandfather's country" to articulate our cultural connections and rights to country[7].

The Coastal Sydney people fished and hunted collectively, in accordance with their cultural rights to areas. This is documented in early historical accounts but most importantly, is prevalent in genealogy and family histories linking to Apical ancestors, each other, and country. Observations of coastal Sydney people later expanded, recorded in European observations of movements within cultural areas extending to the Illawarra. This expansion of cultural observations coincided with the expansion of the colony, and as relationships formed between some members of the colony and the local coastal Sydney people. Some colonists also relied on cultural knowledges to support their wayfinding on both land and sea[8].

Accounts of connectivity through marital, kinship and ceremonial practices were sometimes depicted in portraits and reports. Rowena explains,

We still speak about places such as The Rocks, Sydney and the Harbour as our country, just as our old people did the impacts of colonisation did require us to adjust and adapt but we are still here[9].

2.2.2 Post Colonial – Continued Connections with Country

The Plan of Sydney Cove, Port Jackson as surveyed by Captain John Hunter (Figure 13) depicts Sydney Cove in 1788. A key feature of this map is a path believed to be based on an Aboriginal track used by coastal Sydney people from Sydney Cove to Botany Bay (Kamay Bay). This supports local Aboriginal oral history in relation to connectivity of Coastal Sydney Clans, and Aboriginal wayfinding mythologies and knowledges utilised by early colonists[10].

[7] *ibid*
[8] *ibid*
[9] *ibid*
[10] *ibid*



Figure 13: Plan of Sydney Cove, Port Jackson: Survey'd in 1788 by Capn. John Hunter. Source: SLNSW, Maps/1131

Archaeologist Dr Wayne Johnson states that the Survey of the Settlement of New South Wales, New Holland, originally prepared by Surveyors in 1792 under the instruction of Captain Arthur Phillip (Figure 14), shows a diagonal track to Sydney Cove, later becoming Bethel Street in the 1860s, and later built over by the construction of the Coroners Court building in 1907. What was once a sandy beach is where it is believed the First Fleet unloaded and was probably the place named Meeliawul, now known as Campbell's Cove, and an area differing from the rocky shoreline that formed most of Sydney Cove and the boggy mud flats at the mouth of the Tank Stream. Phillip's 1792 map does not yet show the regularized George Street, known by 1800 as High Street. The map does however show a different line of the track that aligns more with what we now know as George Street[11].

[11] Johnson, Dr Wayne



Figure 14: Survey of the Settlement of New South Wales, New Holland, originally prepared by Surveyors in 1792 under the instruction of Captain Arthur Phillip.

Many of the physical traces of occupation by the Gadigal in The Rocks, Dawes Point and Millers Point have been removed during the quarrying of sandstone, buried by terracing and otherwise obscured by the building of houses, shops, bond stores and warehouses. For this site, and within the Long's Lane precinct, the archaeological reports do not indicate a noticeable Aboriginal presence, since the archaeological investigations were only undertaken in areas impacted upon by building works and not over the entire site. Archaeological investigations of this site, carried out during the 1996-97 conservation works, found evidence of modifications to the landform due to quarrying for sandstone: an extension of the quarries to the north.

At the Lilyvale site (currently the Shangri-la Hotel), further south in Cumberland Street, remnants of an Aboriginal campfire were located. From archaeological evidence excavated in 1989, the campfire, indicating that a small group of people had, some 500 years ago, stopped on the site and cooked a meal of rock oysters, bream, schnapper and other shellfish, no doubt taking in the views over the harbour[12].

Aboriginal people continued to interact with The Rocks area after colonisation and there are numerous reports and evidence of Local Aboriginal people's relationships with Estate and Business owners. A notable example is the well documented relationship between Alexander Berry and Aboriginal people such as Billygong. There are records of Aboriginal people who

[12] Johnson, W., Identification and Management of Archaeological Issues for the Long's Lane precinct, Conservation Works, Sydney, 1991-1998

worked and stayed on both of Berry's estates, "Wollstonecraft" and the "Berry Estate" in the Shoalhaven area. More examples exist and are emerging with comprehensive focused research and oral history recordings[13].

The history of Aboriginal wharf workers has not been comprehensively researched, however Aboriginal people (particularly men), were known to have been involved in maritime industries such as whaling and sealing from the earliest years of the colony[14]. Aboriginal people also worked for rural employers, travelled on boats in and out of Sydney. Prior to the late 19th century, ships were unloaded by crews rather than wharf workers, however by the early 20th century the wharves along Millers Point and Walsh Bay were centres of work for wharf labourers[15].

The 1900's established a shift in Aboriginal peoples' movements as a direct response to the mistreatment of Aboriginal peoples under "protection" laws. Employment of Aboriginal people on the wharves and in marine based activities in The Rocks and Millers Point area created a central hub where Aboriginal Activism, affirmative action and self-determination emerged and established a legacy of sociopolitical movements[16].

Among the men employed on the wharves and involved in this sociopolitical activism were Aboriginal men such as Fred Maynard, Tom Lacey, Dick Johnson and Sid Ridgeway, who came to Sydney looking for work in the 1910s and 1920s, possibly earlier in Maynard's case[17].

While carrying out the backbreaking and dangerous manual loading and unloading work on the wharves, they were introduced to the emerging global civil rights movements, and the power of union solidarity in fighting for workers' rights via black sailors from the USA and elsewhere. Influenced by this, Fred Maynard formed the Australian Aboriginal Progressive Association (AAPA) in the 1920s, the first Aboriginal civil rights organisation. Fellow dockworkers Tom Lacey, Sid Ridgeway and Dick Johnson were also members[18].

Aboriginal wharf workers who may have worked around The Rocks also includes:

- Fred Maynard (1910s-1940s,
- William Pittman (1930s-1950s),
- Herbert Charles Grant (1940s)
- Patrick Freeman (1940s),
- Percy Natty (1950s) and

[13] *op cit*, Welsh-Jarret

[14] See for example Russell. L., 2012. Roving Mariners: Australian aboriginal whalers and sealers in the southern oceans, 1790-1870 (Albany: State University of New York Press); Smith, K.V. 2008. Mari Nawi. Aboriginal Odysseys 1790 - 1850 (Sydney: State Library NSW).

[15] *op cit*, Welsh-Jarret

[16] *ibid*

[17] Maynard, J. 'In the interests of our people": the influence of Garveyism on the rise of Australian Aboriginal political activism', Aboriginal History 29, 2005, p.7, 10-11, 14; Maynard, J. Fight for Liberty and Freedom. The origins of Australian Aboriginal activism (Canberra: Aborigines Studies Press, 2007), p. 17, 39, 68, 137-9

[18] *op cit*, Welsh-Jarret

- Leslie Brindle (1970s).



Figure 15: Fred Maynard and his sister Emma at the Rocks in Sydney, 1927. Source: Maynard Family collection.

By the early twentieth century most coastal Sydney Aboriginal people were living at the La Perouse Aboriginal mission or a handful of other places around Gamay and elsewhere to the south of the city. In the 1920s and 1930s increasing numbers of Aboriginal people from outside of Sydney were moving to the city for work and to flee the increasingly close control of the Aboriginal Protection Board (APB) leading to the formation of inner-city Aboriginal communities at Redfern, Balmain, Woolloomooloo and elsewhere[19].

After WWII, Aboriginal people moved to the city from Rural areas of New South Wales in large numbers, with some taking up work on the wharves alongside others with deeper coastal Sydney roots[20]. Aboriginal men continued to work the wharves in the following decades, however more is known of workers from the 1960s thanks to first-hand accounts of their experiences, or from their prominence as public figures in the struggle for Aboriginal civil rights[21]. Chicka Dixon played a prominent role in campaigning for Aboriginal civil rights in the 1960s and harnessed the support of the Waterside Workers Union and Communist Party through his work connections at the wharves[22].

[19] *op cit*, Welsh-Jarret.

[20] See for example Dixon, Chicka & Foley, Gary (Interviewer) 1995, Chicka Dixon interviewed by Gary Foley, National Library of Australia, transcript, Peckham, Ray. & Willis, Rob. 2012, Ray Peckham interviewed by Rob Willis in the Activists for Indigenous rights in the mid-20th century oral history project [sound recording], National Library of Australia.

[21] Morgan, G. 2006. Unsettled Places. Aboriginal people and urbanisation in New South Wales (Kent Town: Wakefield Press).

[22] *op cit*, Welsh-Jarret

The experiences of Chicka, Fred Maynard and many others are remembered proudly by their families today, and intimately link Millers Point into the much broader story of Aboriginal civil rights and the end of government protectionism[23].

2.2.3 Aboriginal Sites and Historic Places

Historical Aboriginal Places within proximity to The Rocks included Lavender Bay Camp, Dawes Point Observatory, Kirribilli Camp, The Government Boatshed, Bennelong Point Camp, Queens Wharf & the First Government House.

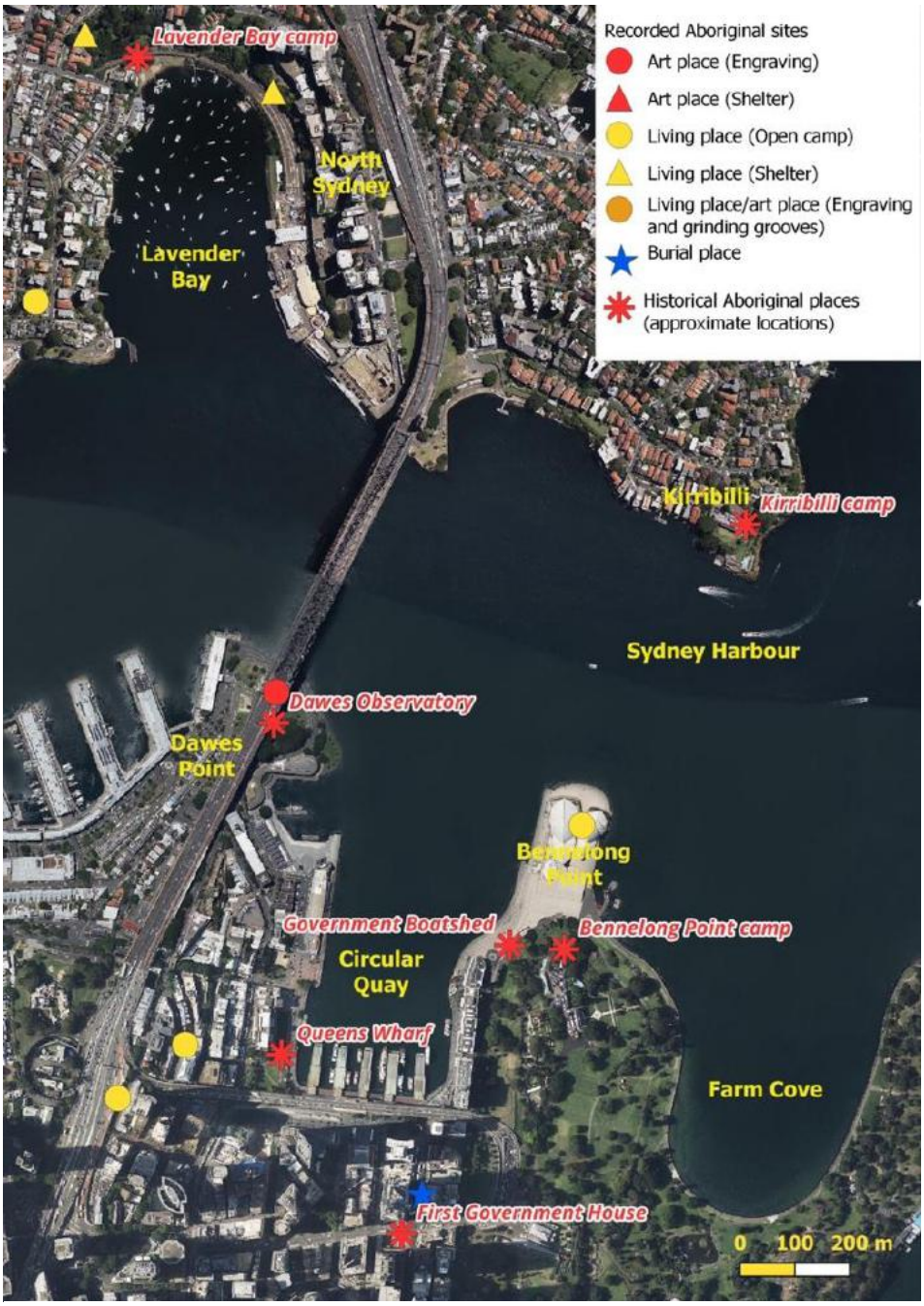


Figure 16: Aboriginal Sites and Historic Places. Source: The Aboriginal Heritage Information Management System

[23] *ibid*

2.2.4 The Convict Settlement (1788-1810)

After the arrival of the Europeans in 1788, the upper ridges of The Rocks were quickly occupied by convicts who built rough huts to live in. Along George Street, the Government built a hospital, dockyard, and marketplace, and at the northern end of The Rocks an observatory, and, in 1791 a fort (Dawes Point Battery) was constructed. In 1810 the streets of The Rocks were formalized and generally given the names they bear today.

As the colony grew the rough convict huts were replaced by modest houses, and a few mansions. From the archaeological excavations that have been carried out over the past 40 years, it has become evident that the lives of the convicts were far different than the general view of many people. The convicts were often tradespeople from Britain's cities, and large numbers of political prisoners exiled after the Irish rebellion in the 1790s. They appear to have had a far better lifestyle in Sydney than they would have expected in Europe. They ate well off fine China and expensive oriental porcelain and furnished their houses with fine figurines and exotic curios. Many made substantial fortunes from investing in ships trading with Asia and the Pacific.

As Sydney expanded in the 1790s, the initial concentration of the colony's occupants in The Rocks thinned out, with those remaining consolidating larger areas around them. In 1809 the Government instituted a system of town leases, and new arrivals to the area were forced to register the land they occupied and pay a fee to the colonial secretary.



Figure 17: Extract from Edward Dayes' view of Sydney Cove showing the small buildings erected on the ridge above the hospital c.1802. Source: ML V1/1802/1

2.2.5 The Port Town (1810-1900)

Following the opening up of Sydney to free settlement after 1822, the government surveyors surveyed and issued titles to the land in The Rocks and other parts of Sydney. Long-term occupants were granted title of ownership to their land. As Sydney underwent a population boom between 1839 and the 1850s, due to assisted immigration and later the gold rushes, many old-time occupants of The Rocks subdivided their lands, either selling off portions or retaining them to rent out to new immigrants.

From c1810 the waterfront was extensively developed with wharves and warehouses, attracting merchants who built their houses, stores and shops along George and Argyle streets. By the late nineteenth century, The Rocks had become run down and overcrowded, the dozens of pubs being seen as meeting places for criminal gangs, and the back streets the haunts of prostitutes. It was considered a typical waterfront slum.

In 1900 an outbreak of bubonic plague in Sydney was used by the NSW Government as an excuse to clean up The Rocks. Of the 103 deaths attributed to the plague, only three occurred in The Rocks. The entire area was bought up (resumed) by the Government's Sydney Harbour Trust (after 1937 the Maritime Services Board) which then demolished hundreds of houses considered to be uninhabitable.

2.2.6 Redevelopment (1900-current)

In a move to keep a tighter control on the area, between 1911 and 1913, the newly formed State Government Housing Board designed and built "workers" housing. Rows of new terrace-style houses were occupied by waterside workers and their families. Shops, pubs, and other commercial buildings were simultaneously constructed following the resumption. In 1913 Sydney Council opposed the construction of "terrace" housing as being unhealthy; this being the period of sub-urban expansion and the development of the "Garden Suburb" ideal. The First World War halted much of the Government's redevelopment plans for the area and effectively stopped further demolition.

In the inter-war period (1918-1939) little construction occurred in The Rocks; with notable exceptions of a few pubs (Fortune of War and the Glenmore), and some NSW Government offices (Housing Board, Dept. of Labour and Industry, State Clothing Factory). Some private factories were also built in The Rocks at this period (Playfair's butchers, Bushell's, Cadbury's) and all relied on locally based labour. One of the last buildings to be designed, and commenced, was the new offices for the Maritime Services Board (MSB) which, interrupted by the World War II, was not completed until 1953, and now serves as the Museum of Contemporary Art.

The construction of the Sydney Harbour Bridge between 1923 and 1932 saw the demolition of some 400 houses in Princes Street, Upper Fort Street, and the western side of Cumberland Street. Princes Street itself disappeared from the map.

Apart from the MSB, almost no development occurred in The Rocks in the period from c1932-1970. Further demolition of houses for the Cahill Expressway occurred in 1956-7, along with the removal of Little Essex St (Brown Bear Lane). The other significant construction at this time was the Overseas Passenger Terminal at Circular Quay between 1959 and 1962, serving as the post-war immigration gateway to Sydney.

In the 1960s it was planned to demolish all the buildings in The Rocks and build high-rise towers. There was widespread opposition with The Rocks residents and Sydney wide planners, historians, and sociologists, with the support of the Builders Labourers Federation working together to stop the re-development. Between 1971 and 1973 the Government gave in to their demands, and it was decided that The Rocks would be re-developed in a means sympathetic to the historic nature of the precinct and the buildings, whilst at the same time ensuring economic viability. Residents were re-housed in the area, and the former Victorian residential terraces of George, Playfair, Gloucester and Harrington Streets were converted to commercial uses. The area south of the Cahill Expressway, known as the "sacrificial zone" was redeveloped with high-rise commensurate with the rest of the city from 1979 onwards.

2.3 Development of the Argyle Precinct

Argyle Stores is listed on the Register of the National Estate as the central component of the Argyle Precinct, which includes the 16 Argyle Street, 18 Argyle Street, Cleland Bond Store (33 Playfair Street), Argyle Terrace (13–15 Playfair Street), Playfair Street Terraces (17–31 Playfair Street), terrace houses at 1–7 and 2–4 Atherton Place, and the escarpment at the west end of Atherton Place, The Rocks.[24]

Argyle Street was named by Governor Macquarie in 1816, making it one of the earliest streets established in The Rocks. Initially, Argyle Street was in two parts, divided in the middle by a high sandstone ridge separating The Rocks from Millers Point. 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 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. In February 1835 the precinct was surveyed by Assistant Surveyor Robert Russell and was subsequently identified as Sydney Section 85.

The erection of a Custom House and the first 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 nineteenth century the Argyle Precinct and surrounds had developed into an important mercantile centre within the colony.

2.4 Initial Development of the Site

The land on which Argyle Stores 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

[24] Register of the National Estate

Street. The hospital complex included a residence for the Surgeon-General, as well as extensive herb and vegetable gardens covering the slope west of the hospital.[25]

When the hospital was relocated to Macquarie Street in 1816, the Surgeon-General's residence was converted to accommodate the naval officer, who at that time was Captain John Piper, a former military officer who owned considerable land in Sydney, Bathurst and Van Diemen's Land.[26] Piper, whose duties as naval officer included the collection of customs and taxes on imports, as well as arrivals and departures in the port, occupied the former Surgeon-General's residence until the mid-1820s, by which time the building had become dilapidated.[27]

In 1826, construction commenced on a new house and office for Captain Piper, on land comprising part of the present Argyle Stores site, which had been promised to him in 1822.[28] The Sydney Gazette reported that Piper had employed '20 to 30 mechanics and labourers' to erect the house, which appeared from the plans to be 'one of the most elegant and capacious buildings … in our metropolis.'[29]

The building, which is now incorporated in the east wing of the current stores, was only partially built in 1827 when Piper was suspended from office for mismanagement of customs collection, following an inquiry into his administration and the discovery of a deficiency of £12,000.[30] Piper had only just gained title to the allotment in June 1828 when his professional and financial situation forced him to sell it, along with the incomplete building. The purchaser, Mary Reibey, sold it five months later to Frederick Wright Unwin, along with other property at George Street that Piper had been compelled to sell.[31]

Trained as a solicitor in England, Unwin arrived at Sydney on the Elizabeth in 1827 and was admitted to the Australian Bar later that year.[32] Unwin quickly earned a reputation for questionable business dealings and for associating with 'the most worthless persons in the Colony'.[33] After his marriage in 1831 he established himself at Cooks River, near Tempe, where he is commemorated in the name of Unwin's Bridge Road, a reference to the bridge he had built across the river's banks to connect the two portions of his property.[34] By the time of his death in 1852 he had erected several buildings at The Rocks, including Unwin's Stores.

In the bill of sale, Reibey advertised the property and its unfinished house separately, as land, bricks, timber and stone, but Unwin purchased the lot with a view to completing the building,

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[25] Thorp, Wendy, Historical Development: Argyle and Cleland Bond 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

[26] Graham Brooks and Associates Pty Ltd, Conservation Management Plan: 12–20 Argyle Street, The Rocks, for Sydney Harbour Foreshore Authority, October 2003, p 9.

[27] Graham Brooks and Associates Pty Ltd, Conservation Management Plan: 12–20 Argyle Street, The Rocks, for Sydney Harbour Foreshore Authority, October 2003, p 9.

[28] Graham Brooks and Associates Pty Ltd, Conservation Management Plan: 12–20 Argyle Street, The Rocks, for Sydney Harbour Foreshore Authority, October 2003, p 9.

[29] 'Australasian Politics', Sydney Gazette and NSW Advertiser, 5 July 1826, p 2.

[30] Barnard, Marjorie, 'Piper, John (1773–1851)', Australian Dictionary of Biography, Volume 2, Melbourne University Press, 1967, pp 334–335.

[31] Clive Lucas, Stapleton and Partners Pty Ltd, Conservation Management Plan: Unwin's Stores, 79–85 George Street, The Rocks, for Sydney Harbour Foreshore Authority, June 2008, p 13.

[32] 'Shipping Intelligence', Sydney Gazette, 16 May 1827.

[33] Fox & Associates, Historical Research Report on the Argyle Bonded and Free Stores, 18 Argyle Street Sydney: Section 2 – Early Personalities Associated with the Argyle Bond Stores, prepared for the Sydney Cove Redevelopment Authority, August 1976, p 2.

[34] See NSW Roads & Traffic Authority (RTA) Heritage and Conservation Register for Unwin's Bridge. Also see City of Canterbury Council Heritage Panel No.31, 'Site of "Wanstead", 1836-1920s' (home of Frederic Unwin) <http://www.canterbury.nsw.gov.au/www/html/808-heritage-panel-31-site- of-wanstead-1836-1920s.asp>, viewed 10 September 2008.

and late in 1828 employed builder and architect Henry Cooper for the purpose.[35] Cooper, advertised in the Sydney Gazette as 'a gentleman eminent in his profession as architect',[36] had worked extensively as an architect and builder in London and continued a successful practice in the colony after his arrival in 1825, erecting several large buildings before his death in the early 1830s.[37]

By late 1829, Unwin had arranged to lease the building, once complete, to the colonial Customs Department[38] to provide expedient and economical temporary accommodation for the Custom House.[39] In October that year, a newspaper advertised that the 'eligible and extensive cellars of the building [...] about to be occupied by HM Customs' were ready for occupation and open to applications from prospective lessees.[40] These 'new bonded stores' had been approved and licensed specifically for 'the warehousing of spirits and tobacco allowed to be bonded for Duty to the Crown'.[41]

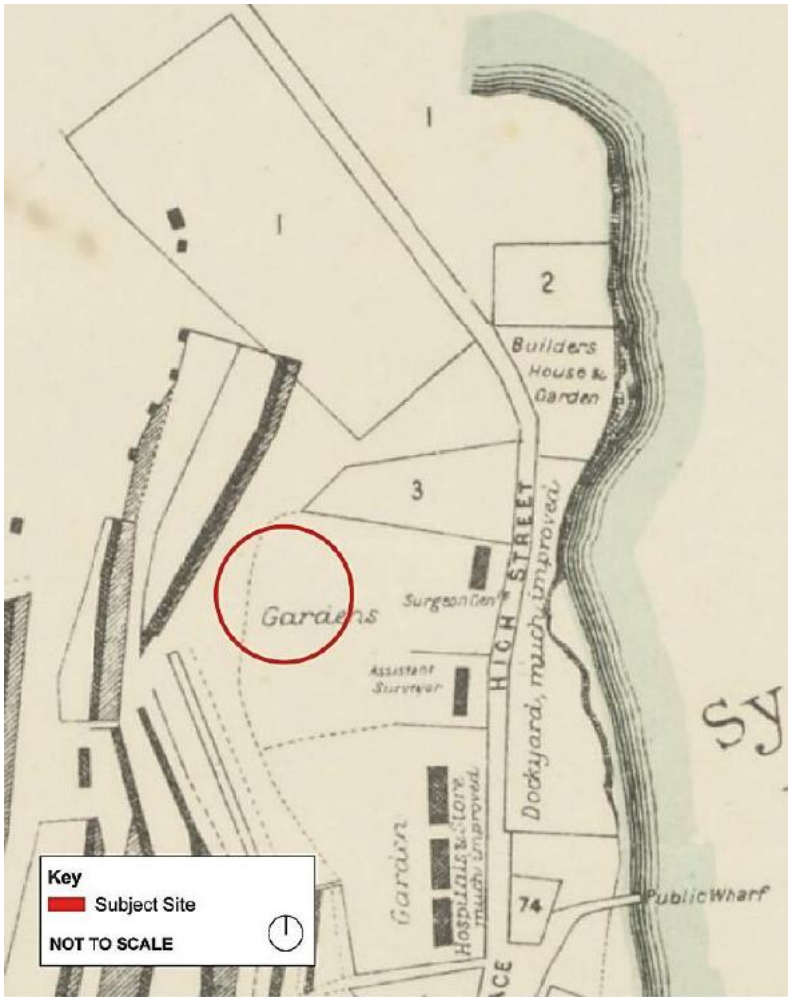


Figure 18: Plan of the town of Sydney in New South Wales by Jas. Meehan, assistant surveyor of Lands by order of His Excellency Governor Bligh, 31 October 1807, showing early development of The Rocks with the subject site circled. (Source: State Library of NSW with GML overlay 2022)

[35] Fox & Associates, Historical Research Report, p 4.
[36] 'Classified Advertising', Sydney Gazette, 17 May 1842, p 3.
[37] Graham Brooks & Associates, Conservation Management Plan, p 11.
[38] 'New Bonded Stores', Sydney Gazette, 24 October 1829.
[39] Thorp, Historical Development', p 3.
[40] 'New Bonded Stores' Sydney Gazette, 24 October 1829.
[41] 'New Bonded Stores' Sydney Gazette, 24 October 1829.

2.5 History of the Occupation of the Site

By March 1830, the 'New Custom House' was complete, though its completion had not been without difficulties. The Sydney Gazette reported that 'clumsy workmen' had built the gable end of the Custom House so poorly that Unwin had to have it rebuilt; however, the replacement was an improvement on the original that 'added greatly to the elegance of his building.'[42] Its first tenant, the Customs Department, leased a portion of Unwin's building from April 1830.[43]

In 1831, financial difficulty forced Unwin to liquidate the property, including the building and its grounds. In October that year Samuel Terry, one of Unwin's clients,[44], bought it for £6,200. Terry, an English labourer who had been convicted of theft and transported to Australia in 1801, became an innkeeper in Sydney when his sentence expired. He went on to become probably the wealthiest landowner in the colony.[45] The 'Custom House' is outlined on City of Sydney Section 85 in 1833 (Figure 19). It is possible that the northern extension to the Custom House building, complete by 1835, was built during Terry's ownership, although there is no documentary evidence of this.[46] It was also during Terry's ownership that the bonded stores suffered the first of many robberies when one William Smart stole six kegs of tobacco from the warehouses in January 1834.[47]

[42] 'New Custom-House', Sydney Gazette, 23 March 1830, p 15.

[43] Thorp, Historical Development', p 3.

[44] Transcription of the Will of Samuel Terry, 1838 (transcribed by Janice Eastment), viewed 10 September 2008 <http://homepage.ntlworld.com/martin.hagger1/wills/SamuelTerry1838.htm>.

[45] Dow, Gwyneth M., 'Terry, Samuel (1776?–1838)', Australian Dictionary of Biography, Volume 2, Melbourne University Press, 1967, pp 508–509.

[46] Thorp, Historical Development', p 3.

[47] 'Editor's news', Sydney Gazette, 13 March 1834.

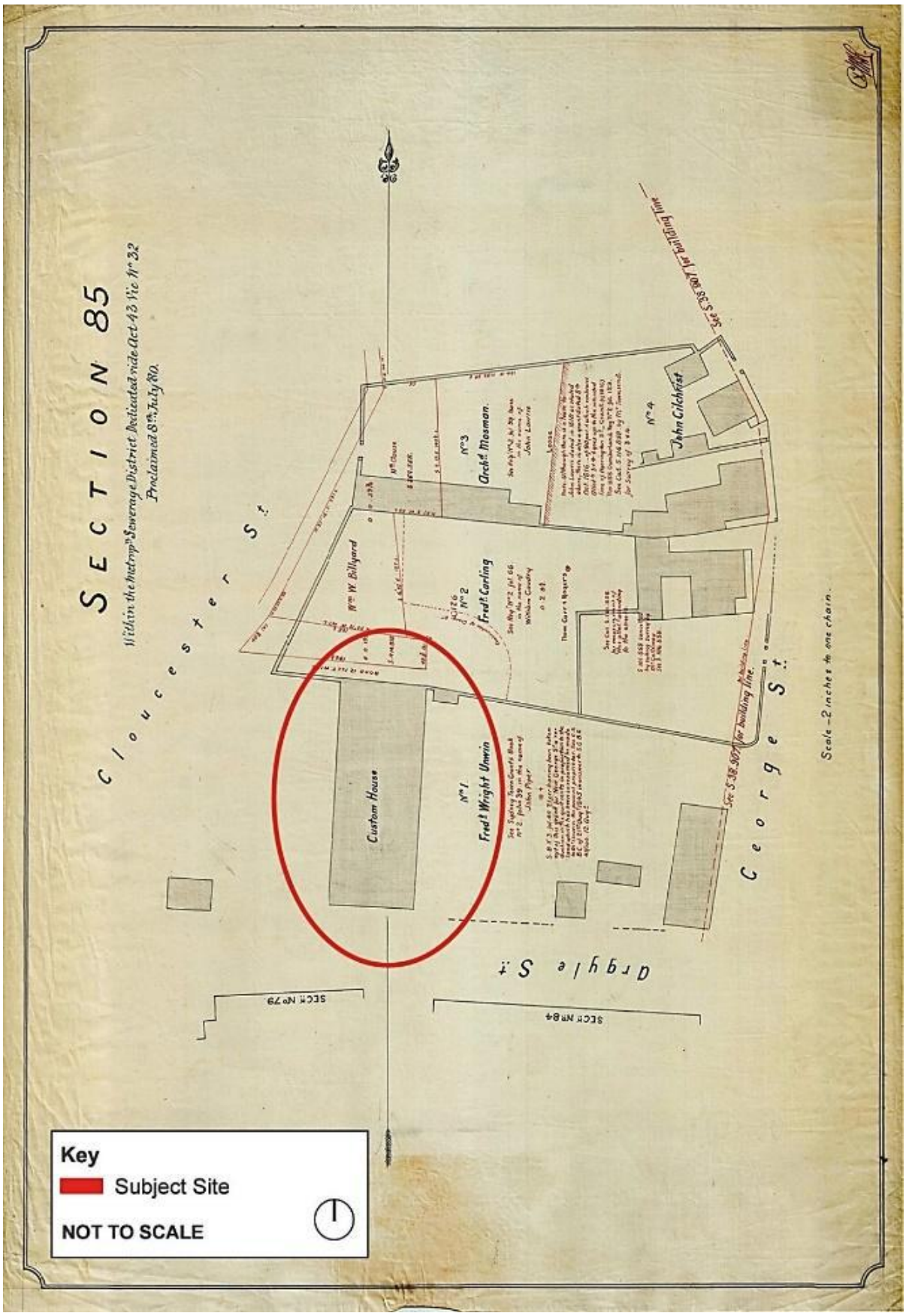


Figure 19: Section 85 of the City of Sydney in 1833, showing Custom House, the first component of the Argyle Stores Complex, outlined on Lot 1, granted to Frederick Wright Unwin. (Source: City of Sydney Archives with GML overlay 2022)

In 1838, the land north of the stores site, later to become the site of the Cleland Bond Store, was granted to William Carr and George John Rogers, of the legal firm Carr and Rogers.[48] The same year, Samuel Terry died. By 1839, Unwin had managed to buy back, from Terry's trustees, the land and buildings he had sold seven years earlier.[49]



Figure 20: 1837 Map of the Town of Sydney by John Carmichael. Custom House, the first component of the Argyle Stores Complex, is circled on the map. (Source: National Library of Australia MAP F 105B, MAP NK2456/127)

[48] Thorp, Historical Development', p 3.

[49] Thorp, Historical Development', p 4.

2.5.1 Unwin's Bonded Stores

Shortly after Unwin regained ownership of the stores, construction commenced on what were soon known as 'Unwin's Bonded Stores', and by the early 1840s, the present perimeter of the Argyle Stores complex had been defined. From 1840 to 1841, additional buildings, comprising four floors in stone with slate roofs, were erected to the north, south and west of the Custom House. Upon the completion of the new buildings, Unwin leased the two northernmost stores adjoining Custom House to Henry Fisher. A prosperous wine merchant who leased a shop in George Street and a substantial house and gardens in Cumberland (or Princes) Street,[50] Fisher had operated his business from the Custom House since the mid-1830s.[51]

In 1842, Piper's original grant, including the land in the study area, was subdivided. Unwin sold some of the subdivided land and used the proceeds to discharge earlier mortgages on Custom House and the Bond Stores.[52]



Figure 21: Building Plan of Allotments in front of Custom House, 1842. Shows Unwin's newly completed bonded stores. (Source: National Library of Australia, Map F 315)

[50] City of Sydney Rate Assessment, Gipps Ward, 1845–1852.

[51] 'Classified Advertising', Sydney Gazette, 10 May 1836; also 'Police Incident', Sydney Gazette, 24 January 1837.

[52] Thorp, Historical Development', p 4.



Figure 22: Detail of an 1842 painting by local customs official and painter, Frederick Garling, showing one of the earliest views of the Argyle Stores. Its location is indicated by the arrow. (Source: Clive Lucas Stapleton & Partners Pty Ltd, Conservation Management Plan Argyle Stores, 12–22 Argyle Street, The Rocks, p 20)

By 1845, when the City of Sydney Council undertook its first rate assessments, the tenants of Unwin's Stores included HM Government's Customs Department, which leased office, store and cellar space; merchant Samuel Thompson, reported to have leased a 'house'; Benjamin Boyd, who had recently established the Australian Wool Company and probably leased the space for wool storage; magistrate Alexander Berry, who leased an office (or 'counting house'[53]) and wine cellar; and Henry Fisher, who leased the greater portion of the stores (Figure 23).[54] By this time, further (now undocumented) construction, probably an additional floor to the east wing of the stores, had occurred. Also in 1845, a new Custom House commenced operation at Semi-Circular Quay, although the Customs Department did not vacate its premises at the bonded stores until 1850.[55]

[53] City of Sydney Council Rate Assessment, Gipps Ward, 1848.

[54] Thorp, Historical Development', p 5.

[55] Thorp, Historical Development', p 5.

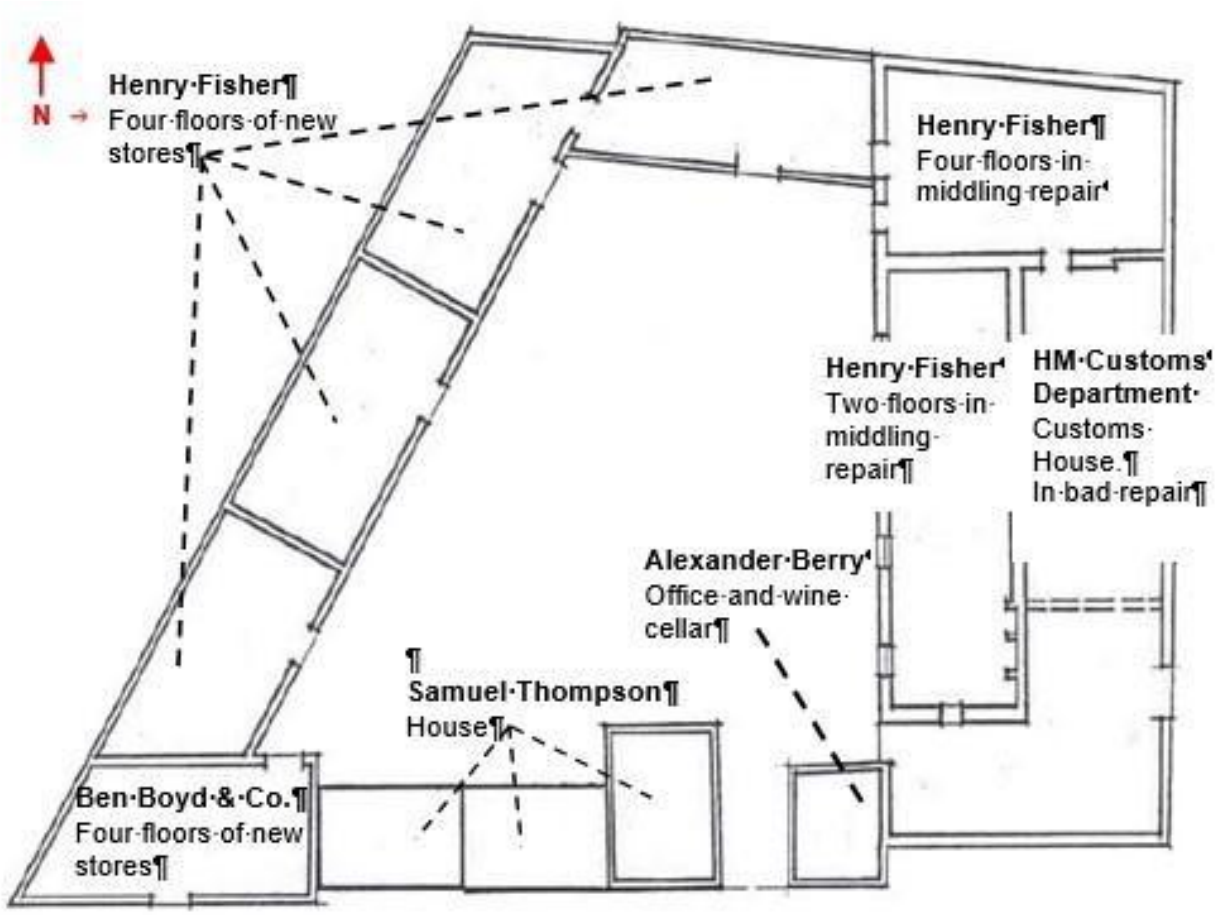


Figure 23: Occupation of Argyle Stores in 1845 (according to Council rate assessments). (Source: Clive Lucas Stapleton & Partners Pty Ltd, Conservation management Plan Argyle Stores, 12–22 Argyle Street, The Rocks, p 21)

In 1852, Unwin died, and his property was held in trust. The bonded stores were purchased in 1853 by William Brown and sold three months later in 1854 to brewers Robert and Edwin Tooth, who placed one-third of the property in trust to Thomas Sutcliffe Mort.[56] By this time, the only occupants at the stores were Alexander Berry, who remained there for another year, and Henry Fisher, who remained until c1858.[57] From 1858, Robert, Edwin and Frederick Tooth occupied the west and north wings of the stores and shared the east wing with Saunders & Co.

Excavation of the Argyle Cut and the construction of the Princes Street Bridge during the 1850s and 1860s resulted in a new road level along Argyle Street which necessitated alterations in the stores' basements, including the bricking up of windows and the raising of the courtyard level.[58]

[56] For a biography of the Tooth brothers, see Walsh, G. P., 'Tooth, Edwin (1822–1858)', Australian Dictionary of Biography, Volume 6, Melbourne University Press, 1976, pp 285–286. For a biography of Thomas Sutcliffe Mort, see Barnard, Alan, 'Mort, Thomas Sutcliffe (1816–1878)', Australian Dictionary of Biography, Volume 5, Melbourne University Press, 1974, pp 299-301.

[57] Thorp, Historical Development', p 5.

[58] Thorp, Historical Development', p 5.

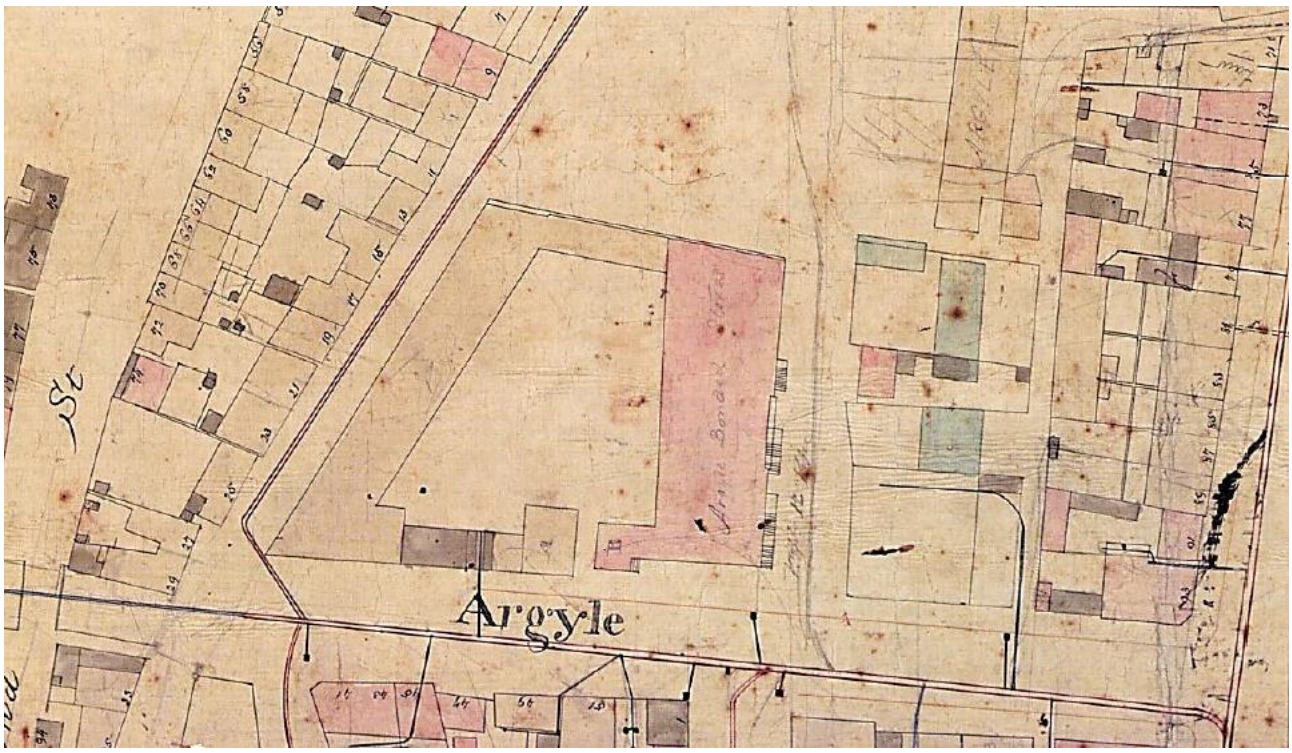


Figure 24: Detail from Section A1, Trigonometrical Survey of Sydney, 1855–1865, showing the Argyle Bonded Stores in the east wing and the footprint of the warehouses around the courtyard prior to Isaac Ellis Ives' renovations. (Source: City of Sydney Archives, City Surveyor's Department, A-00880371, accessed 09 December 2021 https://archives.cityofsydney.nsw.gov.au/nodes/view/1709298)

From the 1860s the Argyle Stores complex was most often described as 'bonded and free stores'. The east wing, containing the former Custom House, appears to have remained a bonded store, while other parts of the building were used as free warehouses (Figure 24). By 1861 the Tooth brothers were listed as the owners and sole occupants of Argyle Stores, which comprised 22 rooms over four floors.[59] By 1863 Isaac Ellis Ives, a brewer and later a politician, occupied the stores as manager for Tooth, Mort & Croft, and then for James S Mitchell from 1865 when Mitchell purchased the property.[60] In 1874, Patrick Freehill, a baker who owned and ran a bakehouse in George Street,[61] erected stables on land north of the stores site.[62] In 1867, Argyle Stores generated a gross annual income of £1500.[63] Isaac Ellis Ives finally purchased the stores from James Mitchell in 1877. The following year Freehill's stables were demolished.[64]

[59] City of Sydney Rate Assessment, Gipps Ward, 1861.

[60] See NSW Parliament's biography of former member Isaac Ellis Ives (1839–1906), viewed 10 September 2008 <http://www.parliament.nsw.gov.au/Prod/Parlment/Members.nsf/1fb6ebed995667c2ca256ea10082

[61] Sydney Harbour Foreshore Authority Heritage Register listing for 107–109 George Street, The Rocks, Sydney.

[62] 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.

[63] Thorp, Historical Development', p 5.

[64] Thorp, Historical Development', p 6.



Figure 25: An 1870s view of the east wing of Argyle Stores (the former Custom House) from the eastern side of Circular Quay. (Source: Reproduced from John Shaw, The Rocks: Sydney's Original Village, annotations by Clive Lucas, Stapleton and Partners Pty Ltd)

Ives' purchase of the stores was followed by a phase of extensive renovation and alteration, including the demolition of the row of buildings comprising the south wing (Unwin Bond buildings) and construction of a new three-storey building, fronting Argyle Street, in their place. About 1878, during construction, Ives cut his initials into the archway of the Argyle Street entrance (Figure 25).[65] Renovations to the eastern and western walls of the old Custom House building, including the application of imitation stone render to the original painted brickwork, may also have been undertaken at this time.[66] An 1880 plan by H Percy Dove shows Argyle Stores' form and footprint at this time (Figure 26).

[65] Thorp, Historical Development', p 6.

[66] Graham Brooks & Associates, Conservation Management Plan, p 16.



Figure 26: Detail from H Percy Dove Plans of Sydney, 1880 – Map 18, Blocks 38, 39 and 40 showing the shape of Argyle Stores after Ives' renovations. The number of storeys in a building is noted on each allotment as a circled number. The pink shading denotes brick or stone construction while blue is for iron. (Source: City of Sydney Archives)

A galvanised iron store and shed, erected between 1868 and 1879 on the courtyard side of the northern wing, was demolished around 1880, and a new building erected in its place. Again, Ives' initials and the date 1881 were carved into the keystone of the new building. The Bulletin gave an account in January 1881 of Ives' business at the stores accompanied by the illustration at Figure 27:

> *The Argyle Stores are par excellence the leading bonded stores of the colony, holding, as they do, nearly as much, or quite as much as any other two establishments of the kind in Sydney … Of the acres of land covered with the Argyle store, 75 per cent, are bonded and 25 per cent free goods. This store faces two streets, Argyle Street and Ives Street. The construction of the immense buildings is the glory of architects for solidity — the walls being four to six feet thick and iron-barred. It is impossible to estimate the value of the Argyle buildings, and particularly their contents, but we should say a million of money is under the mark.*[67]

[67] 'The Argyle Bonded and Free Stores', The Bulletin, Vol 4 No 50, 8 January 1881, p 2, Trove, National Library of Australia, viewed 9 December 2021 http://nla.gov.au/nla.obj-219318308

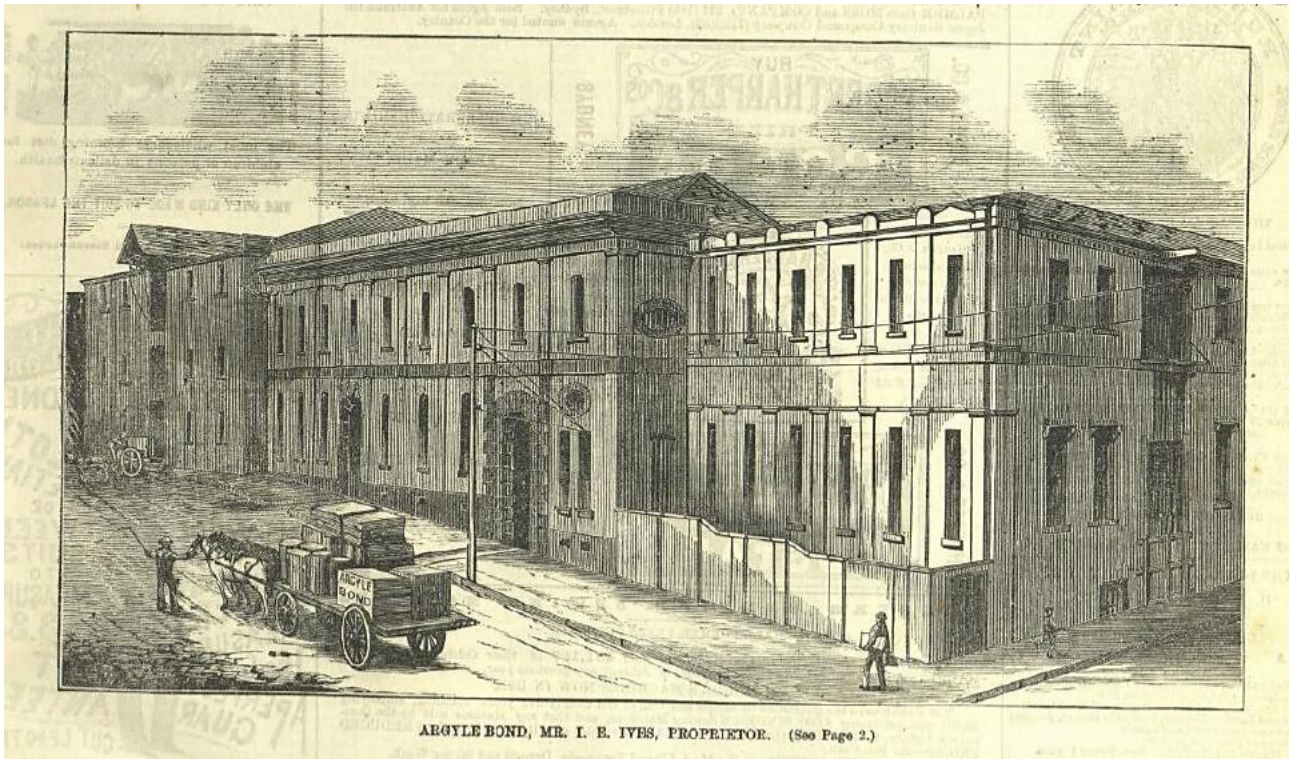


Figure 27: Illustration of Isaac Ellis Ives' 'Argyle Bond'. (Source: Bulletin, 8 January 1881, p 15)

The following year (1882), Ives completed additions to the Argyle Stores comprising a large store built at the back or northern side of the site: 'facing a recently proclaimed street, so that the stores formed a large hollow square, with 233 feet frontage to Argyle Street on the south, 175 feet to New George Street on the east, 200 feet to Gloucester Street on the west, and 140 feet to the newly opened street on the north'.[68] *The Sydney Morning Herald* furnished a detailed report on the complex, for which Ives was his own architect and clerk of works. The additions increased accommodation storage at the Argyle Stores to between 15,000 and 17,000 tons of goods. The newspaper account is reproduced below.

[68] 'Mr. I E Ives' Bonded Stores', Sydney Morning Herald, 9 January 1882, p 6, Trove, National Library of Australia, viewed 10 Dec 2021 <http://nla.gov.au/nla.news-article13502631>.

MR. I. E. IVES' BONDED STORES.

Mr. I. Ellis Ives, the proprietor of the Argyle Bond situated in Argyle-street, between George-street North and the Argyle Cut, has nearly completed considerable additions to his already very extensive premises. The massive stores formerly formed three sides of a square, the main frontages being to Argyle-street and a short by-street known as New George-street. The third side is built up against the high ground near the Cut, the roof being nearly on a level with, and having a frontage to Gloucester-street. The additions referred to consist of a large store, built at the back, on the northern side, facing a recently proclaimed street, so that the stores now form a large hollow square, with 233 feet frontage to Argyle-street on the south, 175 feet to New George-street on the east, 200 feet to Gloucester-street on the west, and 140 feet to the newly-opened street on the north. In the centre of this block is a large yard or quadrangle, giving access to each of the four sides, and sufficiently roomy to permit of ten drays being loaded or unloaded at one time without inconvenience to each other. The new stores are built on a solid stone foundation, and to secure cellarage accommodation hundreds of tons of stone had to be excavated. The cellar is 84 feet in length by 60 feet in width, and has an equal depth throughout of 10 feet 6 inches. The walls of the building are of brick, nearly 2 feet in thickness and 60 feet in height. The girders are of ironbark, and the joists of gum, while the basement is floored with 6 x 2 inch planking, sufficiently substantial to carry loaded drays. The fact that the girders and story-posts alone would, if placed end to end, form a line three-quarters of a mile in length, will give some idea of the enormous quantity of timber used in the work. The building throughout is of the most substantial character, well lighted, and admirably designed to afford the utmost despatch in the receipt and delivery of goods. At present the entrances are from Argyle-street and New George-street, but if necessary an additional entrance can be made from the new street on the northern side, so that drays will be able to enter the premises on one side, load or unload at any of the lifts, and pass out at the other side, and thereby prevent overcrowding, and the trouble and delay of backing or turning. An entrance to the upper story can also be made from Gloucester-street, if found to be necessary, so that goods intended to be stored in the upper floors could be taken in from the drays in that street without the labour and expense of employing hoists. In the meantime, however, the building will be fitted with steam hoists capable of lifting from 15cwt. to 2 tons. These improvements have involved an expenditure of from £6000 to £7000, independent of the value of the land occupied, and as the whole premises will afford storage accommodation for from 15,000 to 17,000 tons of goods, they may be classed amongst the most commodious and convenient in Australia. Mr. Ives has been his own architect and clerk of works, and as the work had to be carried on without interfering with the ordinary business, the task has not been an easy one. It may be added that the premises are already connected by telephone with Tooth's Brewery and Wolfen and Co.'s, Bridge-street, and will shortly be similarly connected with the Exchange.

Figure 28: Mr I E Ives Bond Stores. (Source: Sydney Morning Herald, 9 January 1882, p 6)



Figure 29: Detail from the City of Sydney Section 85 (part 86, 87, 88), Sydney Metropolitan Detail Series, 1889, showing the footprint of Argyle Stores. (Source: State Library of NSW)

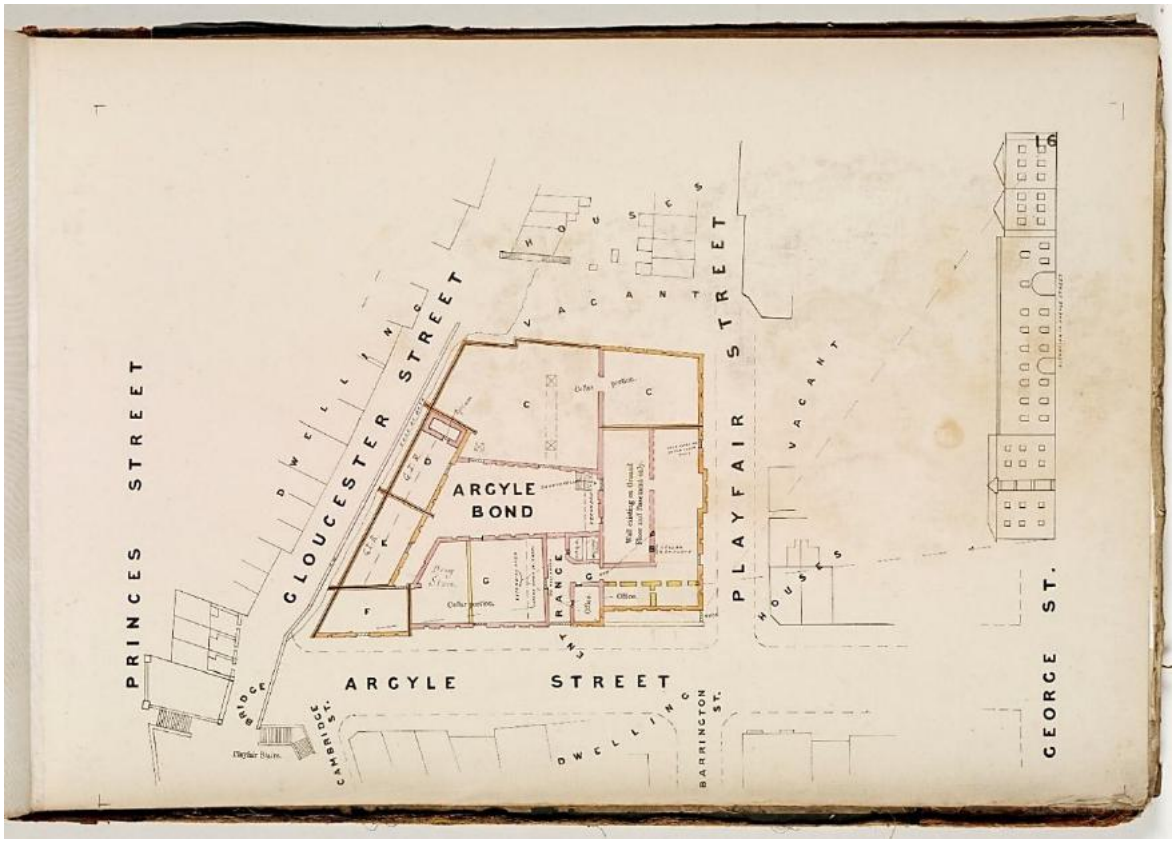


Figure 30: G Mahlstedt's Sydney Bonded and Free Store plans in 1894, p 16, showing completed layout and form of Argyle Stores. Also includes elevation to Argyle Street. Plan oriented to north at top of page. (Source: State Library of NSW, X/36)

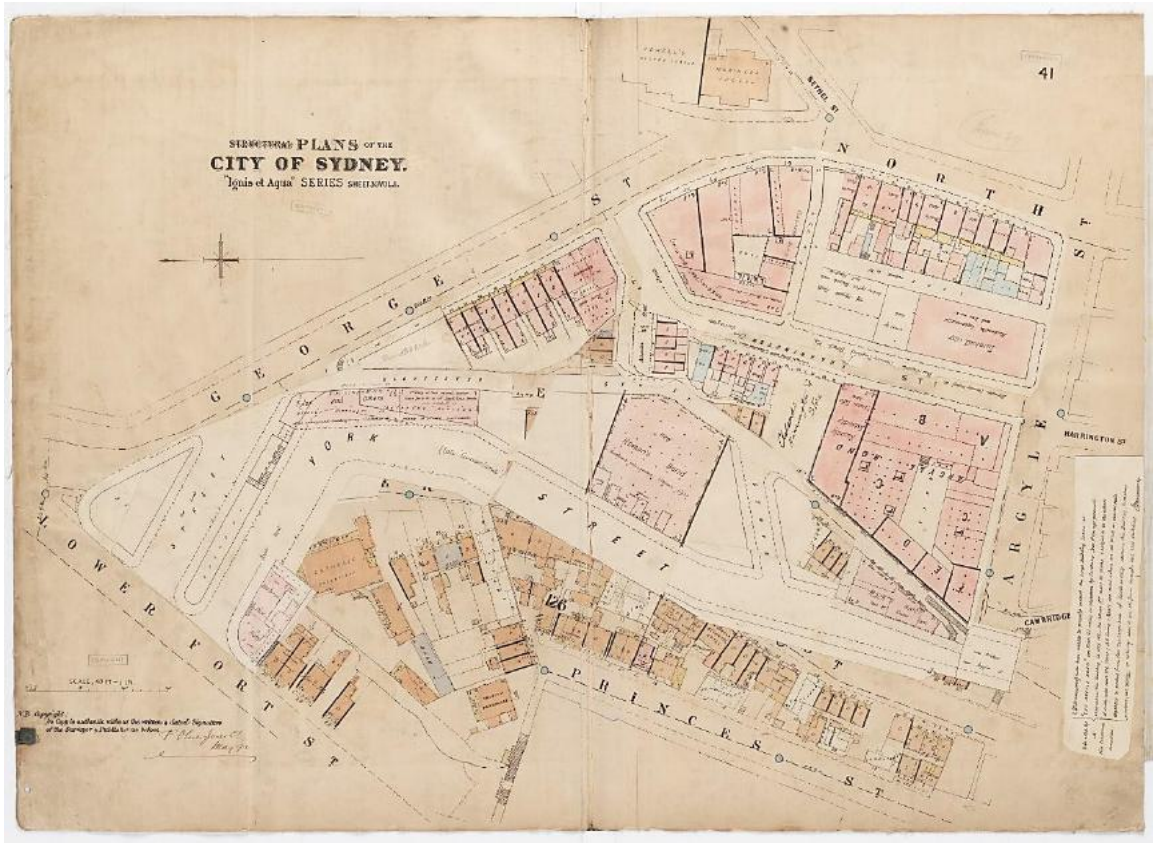


Figure 31: Detail from the 1901 Ignis et Aqua series of structural plans of the City of Sydney, Sheet 39 Vol 1, p 41. Shows section 'recently extended' north. (Source: State Library of NSW, M2 811.1744/1901/1, Z/M2 811.1744/1901/1)

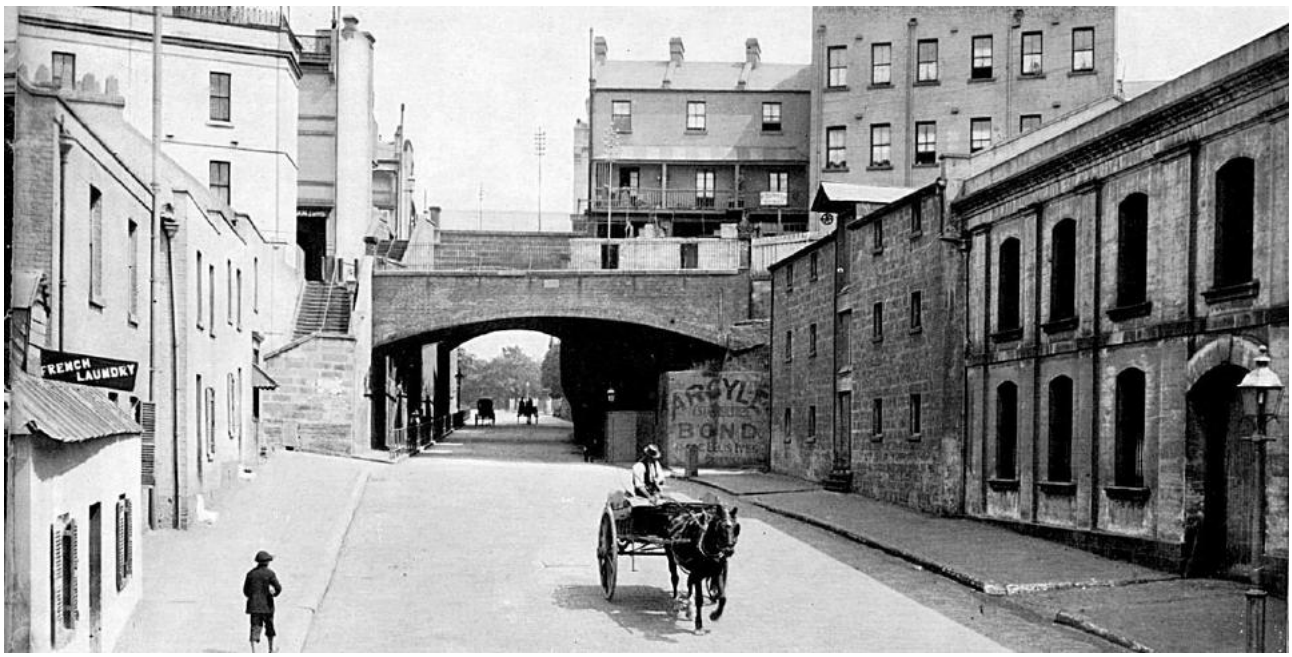


Figure 32: Charles Kerry's photograph of the Argyle Cut with Argyle Stores frontage to Argyle Street at far right, 1890s. (Source: Powerhouse Museum)

During the 1890s, Ives, who served as mayor of Sydney in 1896 and 1897, mortgaged the property several times. He was listed as the sole tenant until 1900 when William Fowler of Sydney Bonded Storage Company rented part of the stores.

In May 1903, the Argyle Stores, like many properties in The Rocks, were resumed by the Government in an attempt to contain an outbreak of bubonic plague in the early 1900s. Ives and two mortgagees were paid a total of £39,514 for the stores by the Crown and the Minister for Public Works.[69]

Ives continued to lease the stores from the Crown until 1905 when William Dingle's firm, Dingle & Co Bonded & Free Stores, took over tenancy of the stores.[70]

[69] Graham Brooks & Associates, Conservation Management Plan, p 17.

[70] Thorp, Historical Development', p 7.

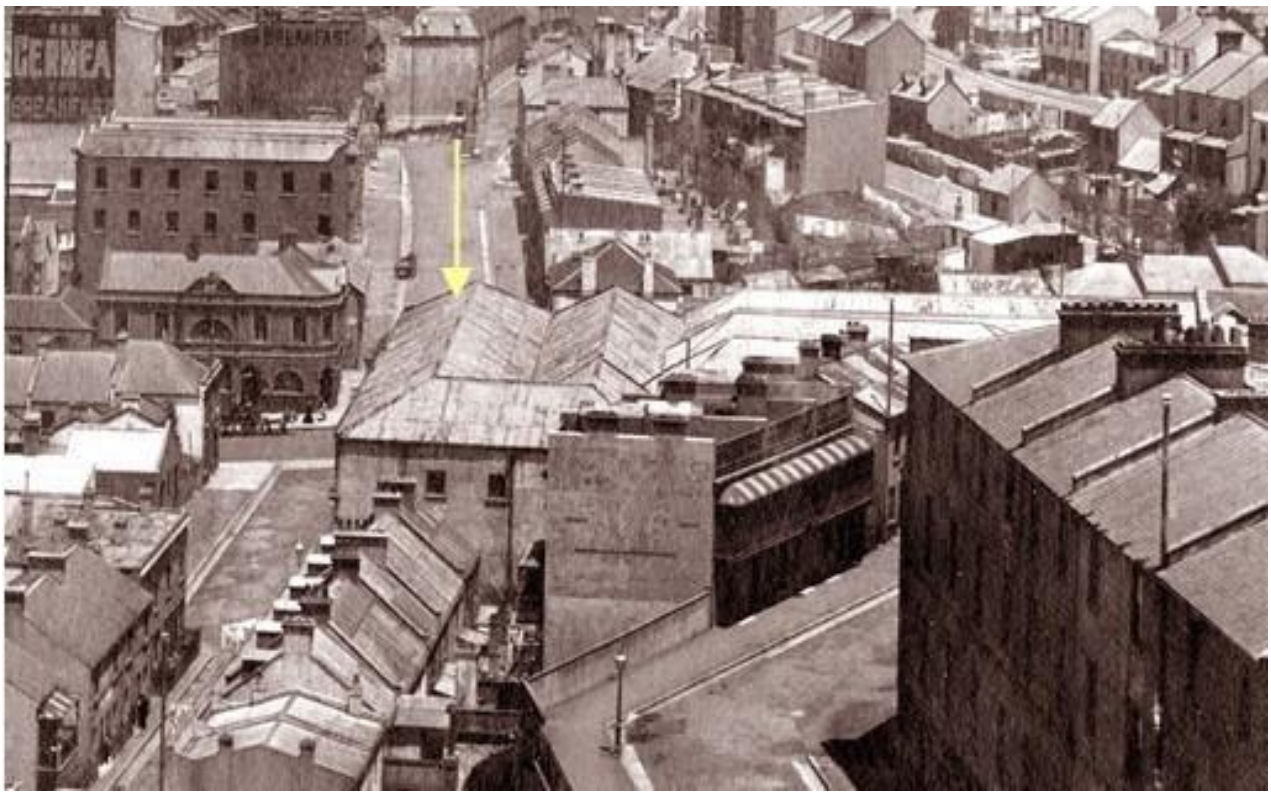


Figure 33: 1907 bird's-eye view of the Argyle Stores from the north. The eastern wing of the stores, incorporating the former Custom House building, is indicated by the arrow. (Source: SHFA, as reproduced in Clive Lucas Stapleton & Partners Pty Ltd, Conservation Management Plan Argyle Stores, 12–22 Argyle Street, The Rocks, p 24)

In 1912 Dingle and Co applied for a lease of the vacant land north of Argyle Stores and in 1914 built on this site a new warehouse comprising four floors in brick with an iron roof which subsequently became known as Cleland Bond Stores.[71]

Dingle & Co went into liquidation in 1933 and Thomas McMahon[72] took over the lease for use as a bonded and free store. In November 1946, during McMahon's occupation, Argyle Stores experienced 'the biggest bond store robbery for years', with more than £2,000 worth of 'newly imported materials and suitings' removed in cases from the Stores.[73] The following year another robbery occurred at the Argyle Stores, and two men were accused of breaking in and stealing a pistol, four bottles of whisky, four rolls of dress material, two gallons of rum and four boxes of cigars.[74]

[71] Graham Brooks & Associates, Conservation Management Plan, p 18.

[72] Thomas McMahon was the uncle of Sam McMahon, later leaseholder of Argyle Stores, and Billy McMahon, Australian Prime Minister from 1971 to 1972. See 'Uncle Sues Nephew for Shares', Canberra Times, 12 November 1947.

[73] 'Robberies from Argyle Bond Stores', Canberra Times, 12 November 1946, p 4, Trove, National Library of Australia, viewed December 2021

[74] 'Two men remanded on theft charge', Canberra Times, 4 March 1947, p4, Trove, National Library of Australia, viewed December 2021.



Figure 34: 1915 view of the main entrance to Argyle Stores in Argyle Street (south). Isaac Ellis Ives' monogram, IEI, visible on the keystone in the archway, between the words Argyle and Stores. (Source: http://www.shfa.nsw.gov.au/sydney-About_us-Heritage_role-Heritage_and_Conservation_Register.htm&objectid=56, accessed February 2022)



Figure 35: View looking west along Argyle Street to the Argyle Cut, 1929. Argyle Stores at far right. (Source: City of Sydney Archives, SRC 2518)

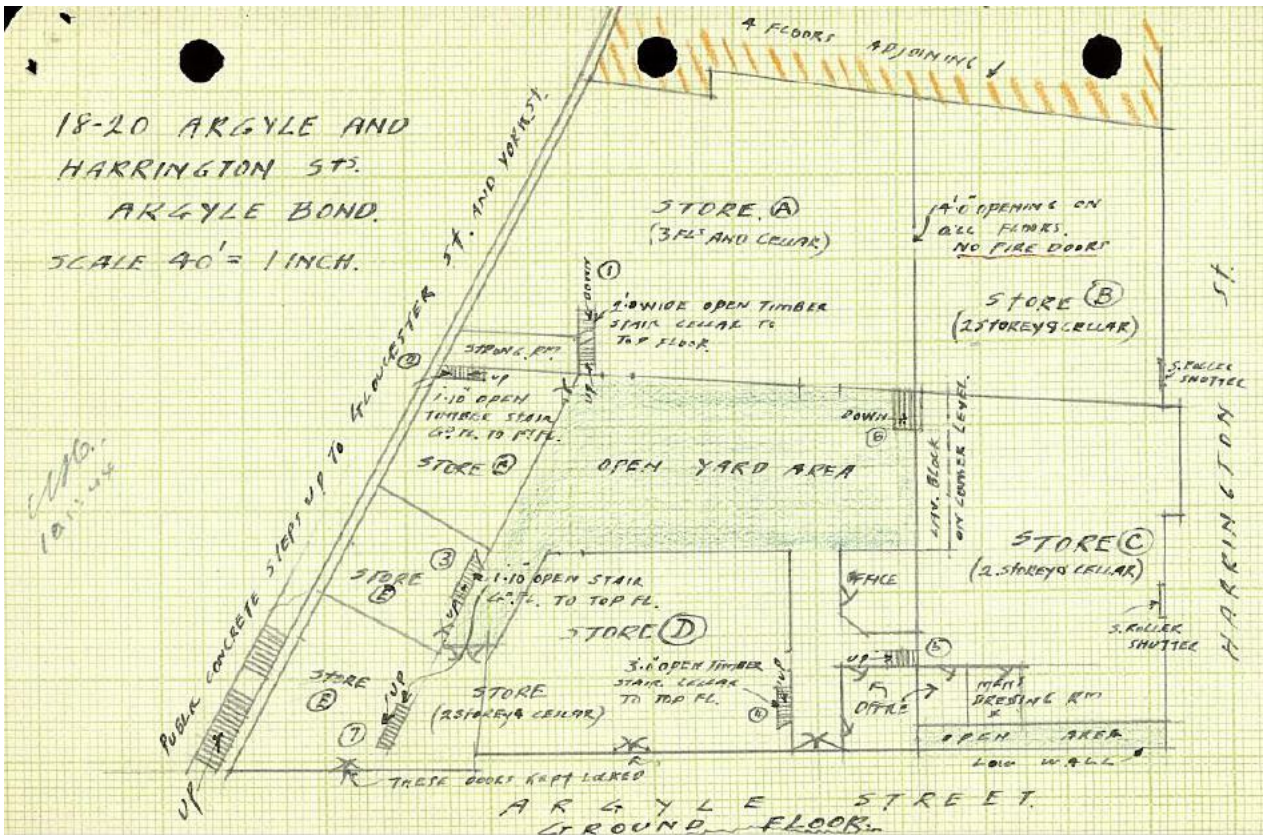


Figure 36: Ground floor plan by City Architect and Building Surveyor's Department, 1944. (Source: City of Sydney Archives, A-0050778)

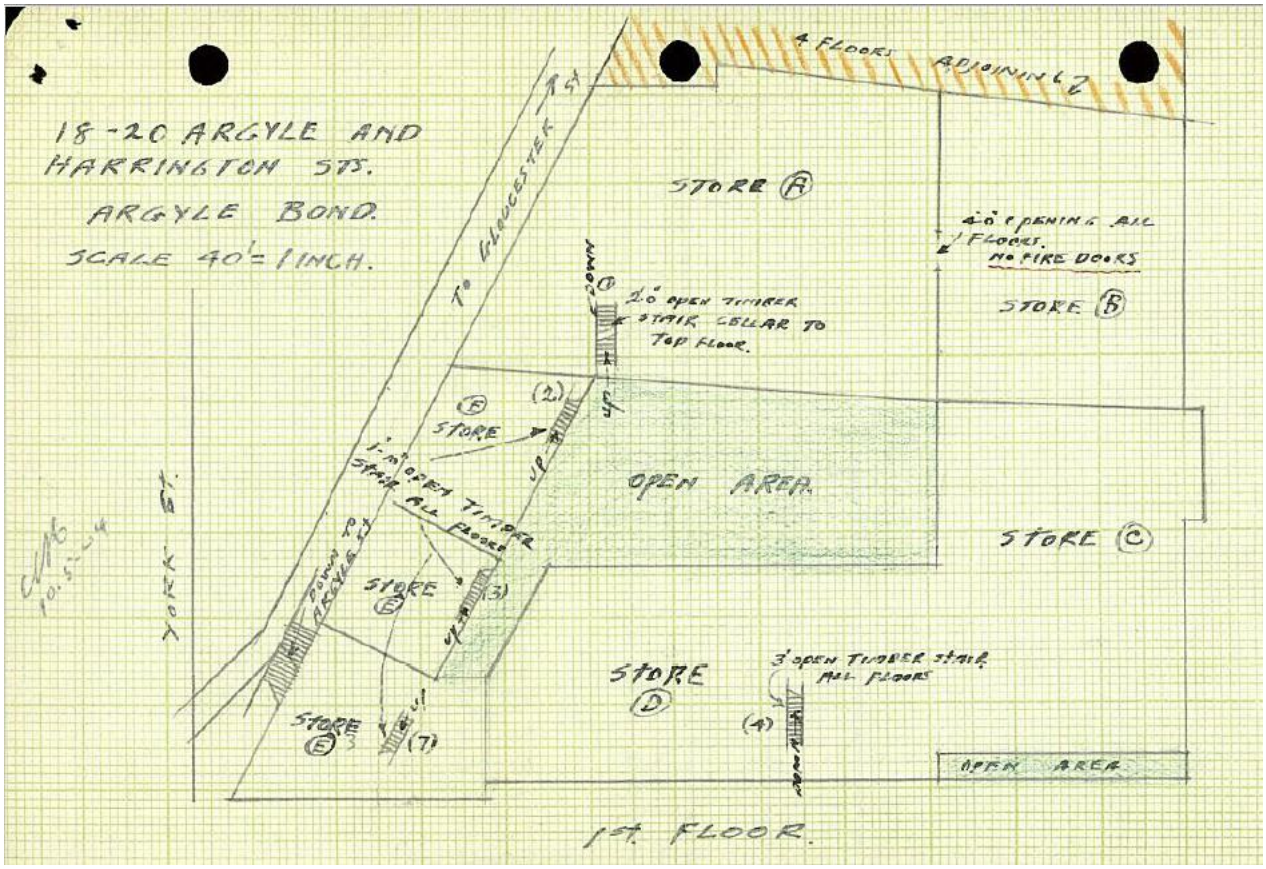


Figure 37: First floor plan by City Architect and Building Surveyor's Department, 1944. (Source: City of Sydney Archives, A-0050778)

In 1944 the City Architect and Building Surveyor's Department carried out a survey of the Argyle Stores as part of a city-wide program. The property was described at this date as a 'very old' brick and stone building with timber floors excepting the cellars, with timber posts and beams'. Stores A, B, C and D had three or two floors and a cellar while store E had four and three floors but no cellar. There were 10 full-time and four casual staff working at the stores. The survey cards included sketch plans (Figure 36 and Figure 37).



Figure 38: Argyle Street entrance passage to Argyle Stores in the aftermath of the 1946 break-in and robbery. (Source: NSW Justice and Police Museum)

By the mid-twentieth century, Thomas was the proprietor of the Hotel Metropole in Bridge Street,[75] and the lease on Argyle Stores was held by his nephew Samuel McMahon, brother of one-time prime minister Sir William (Billy) McMahon and part owner of Australian Rum Distillers Pty Ltd, makers of Bundaberg Rum. The rum was delivered in kegs to Sam McMahon at the Argyle Bond Store, where it was bottled and sold. McMahon is credited with having designed the distinctive square bottle and label of Bundaberg Rum in the late 1950s.[76] Samuel was also credited with introducing the brand's mascot, the polar bear, Bundy R Bear.

Samuel McMahon leased 18/20 Argyle Street (excluding the Cleland Bond at 33 Playfair Street) from the Housing Commission of NSW by deed dated 11 July 1955.[77] In 1962 Samuel

[75] 'Uncle Sues Nephew for Shares', Canberra Times, 12 November 1947.

[76] The National Trust (Queensland Branch) Heritage Icons List 2004 listing for Bundaberg Rum, <http://www.nationaltrustqld.org/files/Tabloid_2_v4.pdf>, viewed 31 October 2008.

[77] NSW Land Registry Services, OST Bk 2472 No 213.

McMahon conveyed his interest as lessee of the property to The Argyle Bond & Free Stores Pty Limited (head lessor).[78] Samuel McMahon was the managing director of the business.

According to Samuel McMahon, he had '92,000ft of perfect cellars [in Argyle Stores]...only 10ft below the ground [and] look at those heavy beams'.[79] He also ran a popular bar known as the Argyle Cellar in addition to his rum bottling business. He operated there until 1976 when the bond store operation ceased, though the Argyle Tavern or a version of this business continued to operate in the complex.

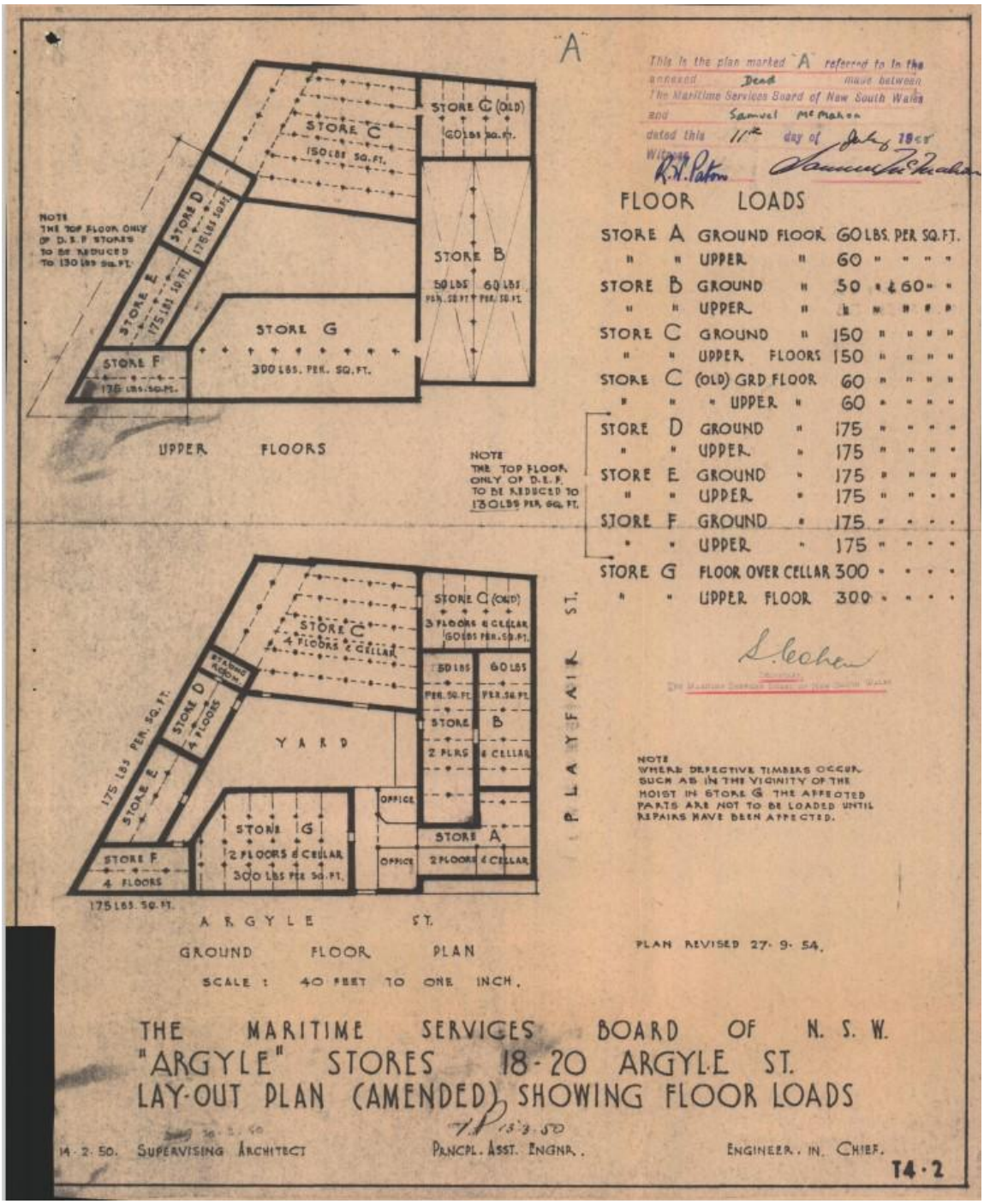


Figure 39: Layout plan (amended) of the Argyle Stores, 18–20 Argyle Street, showing floor loads, February 1950. (Source: SHFA, DOC20 085853 T 54-V1)

[78] NSW Land Registry Services, OST Bk 2644 No 525.

[79] 'The Rocks — End of an Era', Australian Women's Weekly, 10 April 1963, p 11.

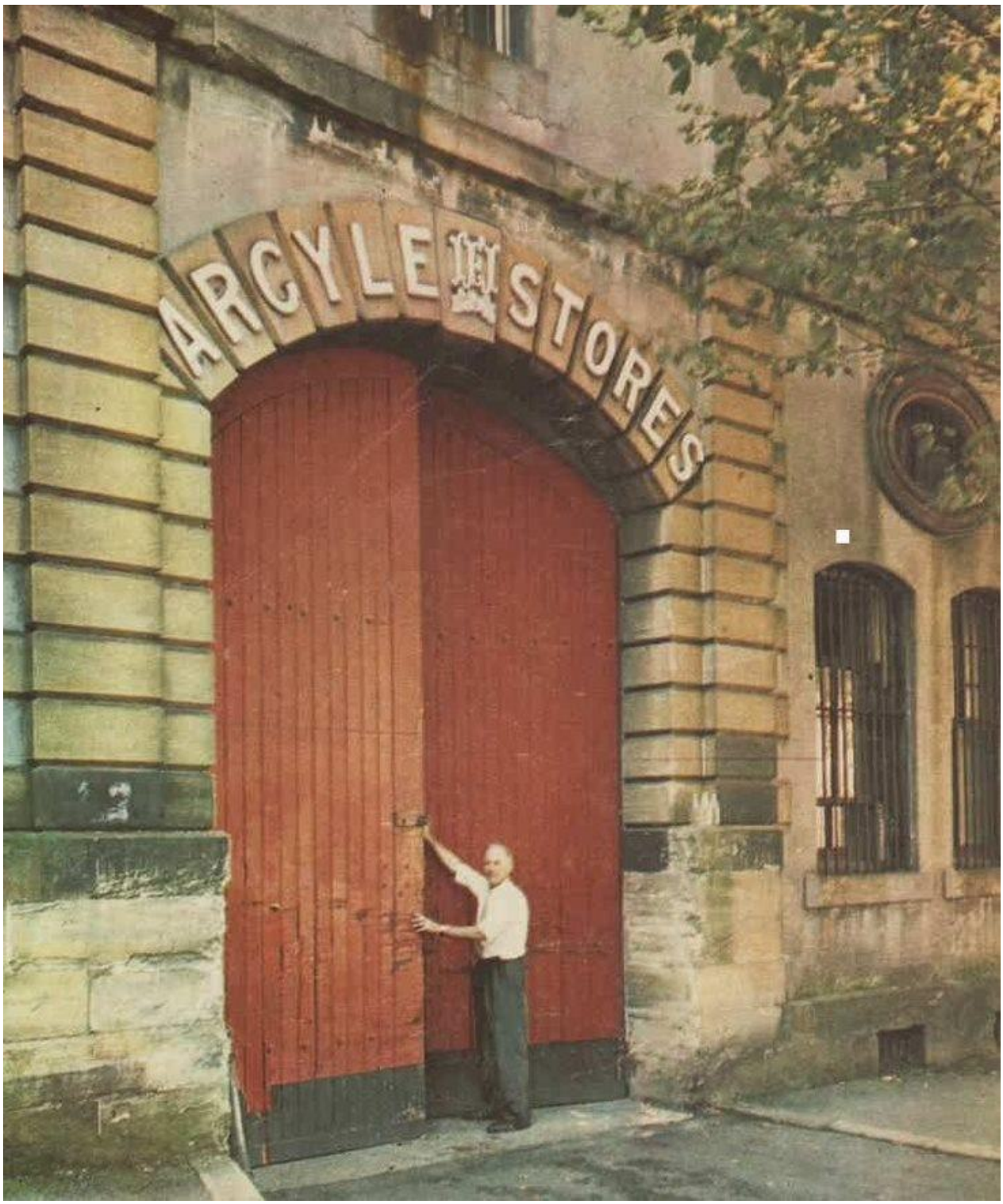


Figure 40: Samuel McMahon closing the cedar doors at the entrance to Argyle Stores, 1963. (Source: Australian Women's Weekly, 10 April 1963)

2.5.2 A New Era

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 re-use 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, including the Argyle, Metcalf, Cleland and Campbell Bond Stores buildings, converted to accommodate specialty shops and restaurants.[80]

Some developments at Argyle Stores in the late 1960s heralded the new approach towards conservation, adaptation and re-use of historic buildings. In 1967 the Argyle Tavern was established in the south wing, while sections of the south and east wings were sub-let and converted for use as offices over the next two years. According to SHFA Records, in September 1970 the Argyle Bond was leased as follows: Argyle Art Centre, Civil & Civic, Argyle Holdings, HE Garroway, Thomas Playfair, Frank Fox & Associates, Specialised Merchandise and Dunphy Bell & Associates. Civil & Civic occupied areas on the ground, first and second floors of the complex.

CC Interiors took up a lease of a portion of the Argyle Stores for its offices in 1968. It occupied space on the first floor of Store 'F' and the ground and first floors of Store 'G' (see Figure 47 and spaces illustrated on floor plans at Figure 49 and Figure 50) and the third floor of Store 'C'. According to Deidre Gunner (now Robertson), of CC Interiors, about March 1968 she met Sam McMahon in the courtyard near his bottling plant and being shown what she termed building 'N', or the South Wing. At the time the ground floor of the south wing was occupied by a film developing studio, accessible from a narrow corridor accessible from Argyle Place. This space could also be accessed from the large timber sliding doors at 18 Argyle Street. The first floor above was previously used as office space and featured a new timber floor believed to have been installed by the Australian Film Company Pty Ltd.

CC Interiors sublet the space from Sam McMahon in 1968 and embarked on a refurbishment of this part of the Argyle Stores. The company removed the developing studies and extensive ventilation system. During renovation works Civil & Civic uncovered an old hydraulic lift operated by a donkey engine in the basement under the ground floor area of CC Interiors (south wing). The water accumulator for the system of hydraulic lifts and hoists was installed in the 1800s by Elevators Pty Ltd. The mechanism was counterweighted by a large, probably wrought iron 'bucket' filled with stone, and featured a large cast iron wheel. Deidre Gunner (now Robertson) supervised the works to the new offices. According to Deidre, the lift and machinery were removed and cut up to make way for a new set of stairs by Sam McMahon, who operated a wine and spirits business in the building.[81]

On the first floor CC Interiors removed the hoist and added full height glass doors inside the existing timber shutter doors of the building. They retained the new timber floors, insulated the existing iron pitched roof, and completed interior fitout and partitions. CC Interiors took occupation of their spaces in August, with the official opening of the offices in October 1968.

Deidre also noted that their renovations included the sandblasting of the timber posts and beams to remove remnant paint, and the painting of brickwork walls. The timber flooring on the upper floor — installed by the previous tenants — was retained. The door to the main entrance of the tenancy on Argyle Street was changed from a sliding door to a pair of swing doors. The courtyard was covered in bitumen and was used to store the crafted bottled for the

[80] Graham Brooks & Associates, Conservation Management Plan, pp 19–20.

[81] Deidre Robertson, pers comms.

Bundaberg bottling plant. At the time the Bond Store remained in operation and the Customs Department regularly visited to check the alcohol level of the barrels of rum stored through the cellars of the complex.



Figure 41: Water accumulator installed by Elevators Pty Ltd in Argyle Stores (south wing basement). Shows the large round cast iron tank at rear with the single piston engine and fly wheel which rose to the underside of the ceiling on the ground floor. (Source: The Link, September–October 1968, p 5)



Figure 42: Main entrance to CC Interiors offices and showroom, 18 Argyle Street, about 1968. The door, originally a sliding leaf, was converted to a pair of hinged doors as part of the office fitout. (Source: Deidre Robertson)



Figure 43: Interior of CC Interiors office, Argyle Stores, 18 Argyle Street, about 1968. (Source: Deidre Robertson)



Figure 44: Interior of CC Interiors office, Argyle Stores, about 1968, showing the showroom floor and conference room in the corner. (Source: Deidre Robertson)



Figure 45: CC Interiors design office, first floor, Argyle Stores. (Source: Deidre Robertson)

Deidre Gunner credits the success of CC Interiors refurbishment of part of the Argyle Stores for inducing other professional offices to take up residence in the complex,

> *Particular[ly] the North wing area, now O, and with a consortium of myself and Architects, Fombertaux, Rice & Handly, Michael Fox & Assoc, Engineers Miller Milston & Ferris, we created the O building for occupation of these Professional Offices, using the same details for fixtures and fittings as CC Interiors had done in the South Wing making the ground floor space available for rent, which was occupied and fitted out later by Mr Peter Brokensha who created an Arts & Crafts Centre, for working artisans' enabling them to display their skills to the public whilst selling.* [82]

In 1969, work began on the creation of the Argyle Arts Centre, a self-funded organisation providing workshop and retail space for artists and craftspeople. Refurbishment and refitting of Argyle Stores for this purpose was undertaken with a view to preserving the original character of the building and included soft internal partitions and security grilles which were invisible when the centre was open. Bitumen laid in the courtyard in 1962 was removed in 1968 by the group undertaking the refurbishment works to Building O, revealing the underlying cobblestones,[83] and the first-floor windows to the southeastern façade may also have been opened at this time.[84]



Figure 46: Playfair Street elevation of Argyle Stores (the former Custom House building or east wing prior to conservation works), 1970s. (Source: SHFA)

[82] Gunner, D, Report on the refurbishing of Argyle Bond Store-South Building-N, 18 Argyle Place, Sydney adapted for reuse by CC Interiors 1968 leased from Mr. Sam McMahon, p 3, SHFA files.

[83] Thorp, Historical Development', p 8.

[84] Thorp, Historical Development', p 8.

In 1971 the SCRA invited proposals from interested parties for the restoration of the Cleland Bond Store and the adjoining terrace, subsequently known as Argyle Terrace (now the Playfair Street Terraces). The successful proposal came from architects Fisher, Jackson and Hudson, who engaged builder Peter Kilmore & Co. for the job. The work began in December 1971 and was completed in February 1973.[85]

ARGYLE BOND AND FREE STORES - 18 - 20 ARGYLE ST. 20th October, 1971

OCCUPANTS OF SECTIONS OF BOND BUILDINGS (BASED ON DETAILS EXTRACTED FROM DRAWINGS IN FILE 69/30033

STORE "A"	STORE "B"	STORE "C"	STORE "D"	STORE "E"	"STORE "F"	STORE "G"
Cellar	Cellar	Cellar				Cellar
Ground Floor Garraway	Ground Floor Garraway	Ground Floor Argyle Arts Centre. Coffee Lounge	Ground Floor	Ground Floor Argyle Holdings Ltd.	Ground Floor Argyle Holdings Ltd.	Ground Floor Civil & Civic
First Floor Frank Fox & Ass	First Floor Frank Fox & Assoc Specialised Merchandise Pty. Ltd.	First Floor Civil & Civic Sub-Leasing Parts. to Fombertaux Rice Connelly Sebert Galleries	First Floor	First Floor Argyle Holdings Ltd.	First Floor Argyle Holdings Ltd. C.C.Interiors	First Floor C.C.Interiors Thos.Playfair
		Second Floor Civil & Civic Sub-Leasing to Miller Mileston & Ferris. & Connelly Kenneth McMahon & Partners	Second Floor Civil & Civic Kenneth Mc Mahon & Partners		Second Floor	
		Third Floor Civil & Civic Sub-Leasing to Dunphy Bell & Assoc. Kenneth McMahon & Partners Pty.Ltd.	Third Floor		Third Floor	

NOTE: The above information is subject to verification. No check has been made of present occupants.

Figure 47: Occupants of sections of the Argyle Stores building, October 1971. (Source: SHFA Files)

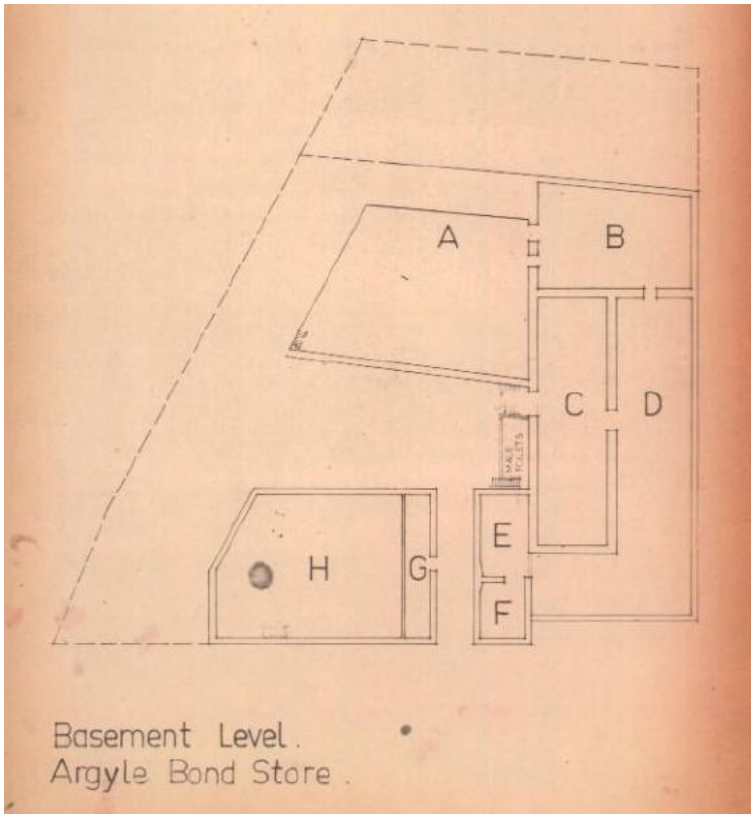


Figure 48: Basement level, Argyle Bond Store, c 1971/72. (Source: SHFA Files)

[85] Thorp, Historical Development', p 8.

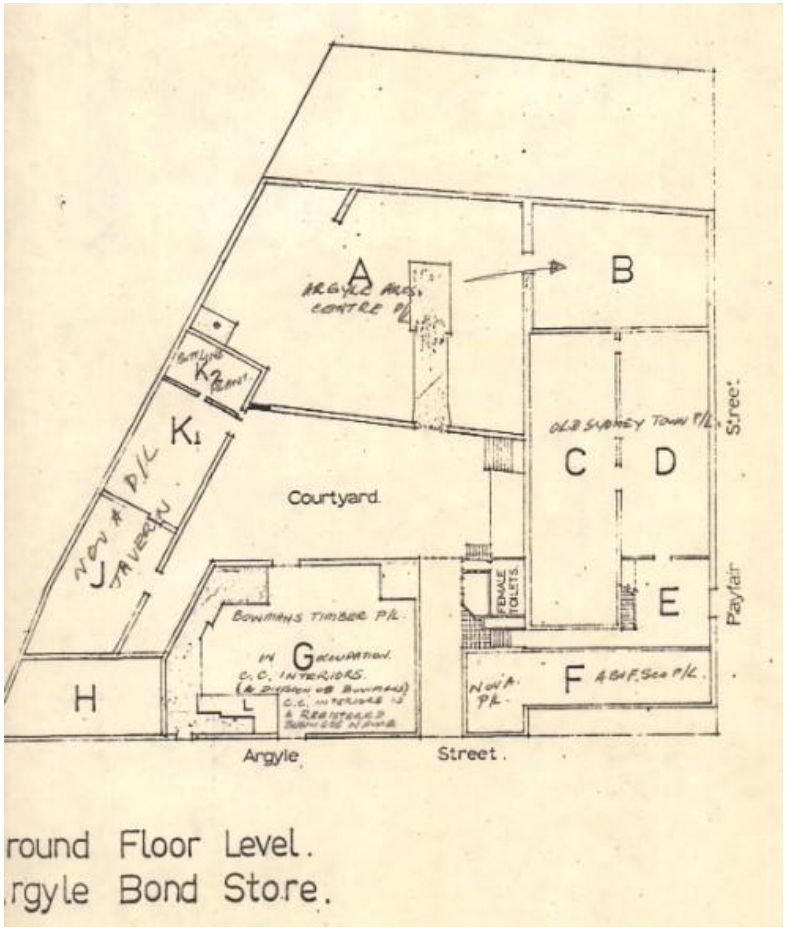


Figure 49: Ground floor level, Argyle Bond Store, c1971/72. Annotated with tenant names. (Source: SHFA Files)

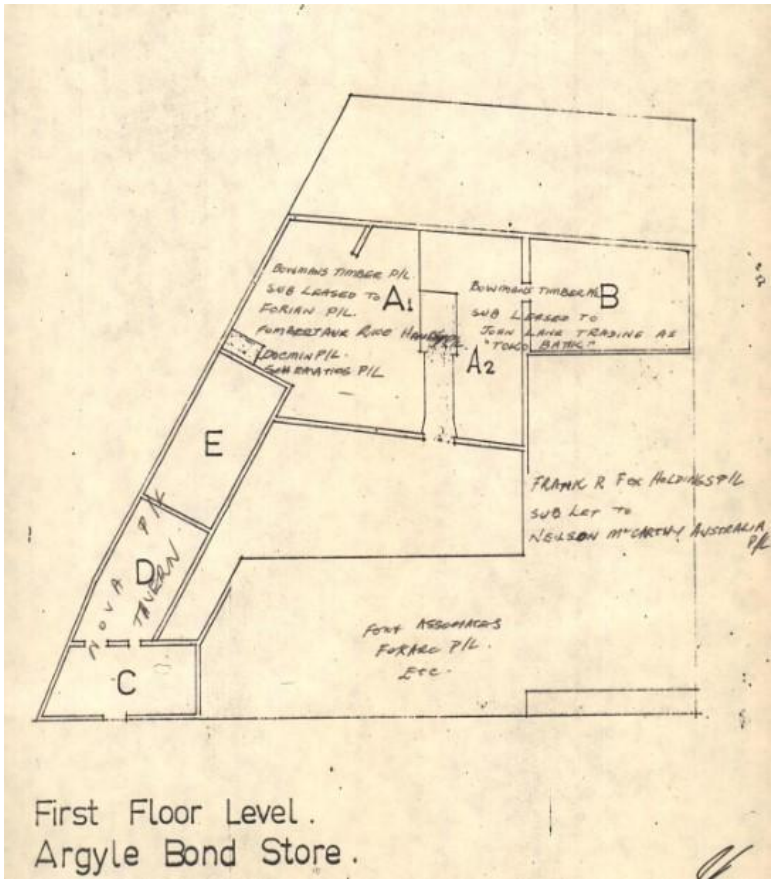


Figure 50: First floor level, Argyle Bond Store, c1971/72. Annotated with tenant names. (Source: SHFA Files)

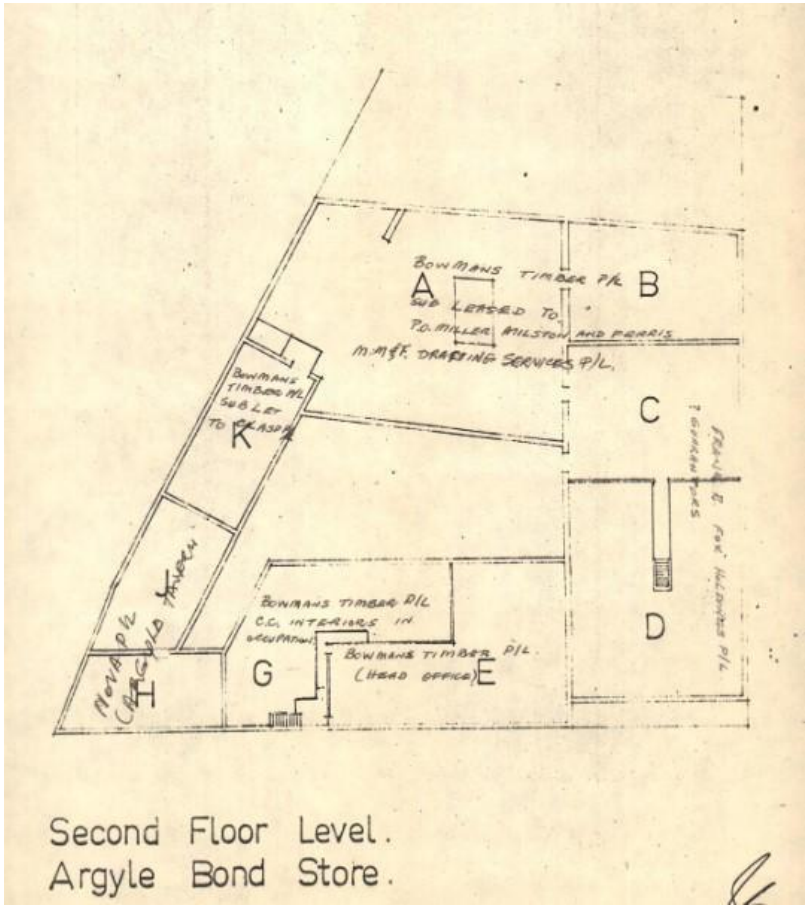


Figure 51: Second floor level, Argyle Bond Store, c1971/72. Annotated with tenant names. (Source: SHFA Files)

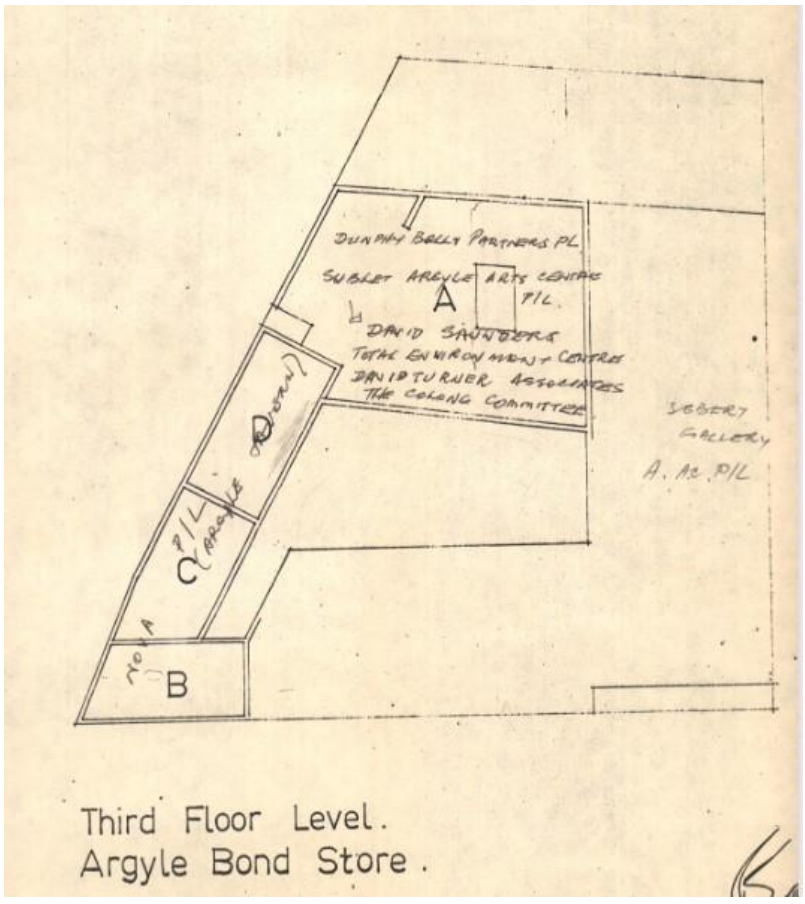


Figure 52: Third floor level, Argyle Bond Store, c1971/72. Annotated with tenant names. (Source: SHFA files)



THE ARGYLE ARTS CENTRE

A place where the past may linger, the creativity of man spring anew

ABOVE: A stagecraft at work. Wolfram Von Hanstein designs superb jewellery and silverware. He is a Dutchman who studied his craft in the United States and arrived in Australia two years ago.

Inset: Stained-glass wall hangings and sculpture are the work of Hazel Sanders, a Scottish-born Churchill Fellowship winner who is promoting the creative use of glass as apart from its use in religious works.

FRANK'S CAFE is a group of leatherworkers who make shirts, handbags, sandals, waistbands, and all types of leatherware. The group also has a workshop in Paddington. They take turns to work at the Arts Centre.

Pictures by KEVIN BROWN and BOB CLARK

In the historic Rocks area of Sydney, artists and craftsmen have found a new home for their wares and an imaginative way of preserving Australian history.

The Argyle Arts Centre is a [illegible] cobble-built [illegible] stone cottages that were in store and yet, behind glass [illegible] and relaxing and operate, and all [illegible] of crafts.

Visitors can browse, watch the artisans at work and buy the finished goods. The Centre is open every day from 10 a.m. to [illegible]

[illegible] Centre has a variety for [illegible] and some have workrooms open to the [illegible] ceramics, [illegible] and early Australian [illegible].

[illegible] opens [illegible] to the [illegible], but until recently were covered only a layer of [illegible] and dark [illegible] or white [illegible] [illegible] as a [illegible] that was [illegible] [illegible] of the old [illegible] today.

The [illegible] are used for the [illegible] of their [illegible] it [illegible] the Argyle Arts Centre and a [illegible] for [illegible].

Continued overleaf

Figure 53: The Argyle Arts Centre. (Source: Australian Women's Weekly, 28 April 1971, p 52a)



THE ARGYLE ARTS CENTRE continued

By JEAN DEBELLE

ABOVE: Lumbering wagon teams once rolled through the stone archway into the Argyle Store, where now many of Sydney's talented craftsmen work, display their wares.

BELOW: Stone masonry, unmatched walls, and the original hardwood beams form the setting for the art gallery. Here, director Lenee Ebert promotes the work of our younger artists.

THE PAST lives again in items displayed in the Argyle museum. In the private collection of Ed and Betty Wright are a penny-farthing bicycle, old documents, a Brown Bess musket, 1780, and convict shackles.

Figure 54: The Argyle Arts Centre. (Source: Australian Women's Weekly, 28 April 1971, p 52b)

Fox and Associates prepared various plans and submitted a development application for works to office tenancies in the building for businesses such as Old Sydney Town Pty Ltd, Argyle Tavern and KE Ney & Partners Pty Ltd. They also prepared plans for paving an area in the courtyard. The offices of Fox and Associates were located on the second floor in area C and D alongside Neilson McCarthy Aust Pty Ltd.

Architects Karl Romandi and Helen de Luis also worked on various projects in the Argyle Stores in the same period, including to the Argyle Cellars in 1973. The offices of Neilson McCarthy Aust Pty Ltd were the subject of a development application in December 1975.

The SCRA served a notice of eviction on the head lessee, The Argyle Bond & Free Stores (Samuel McMahon) in 1974, and also the subtenants, leading to uncertainty about the future of the Argyle Arts Centre.[86] The SCRA claimed that Samuel McMahon and the Argyle Free & Bond Stores Pty Ltd had not maintained the premises in good repair.[87] The matter dragged on for the next two years. Apparently when McMahon's sublease ended in 1976 the SCRA did not renew the lease.

In 1975 and 1976, minor building works were carried out on Argyle Stores, including the upgrading of the courtyard toilet block, the construction of a fire stair on the Playfair Street side of the building, and the creation of a rubbish holding dock.[88] There were also various works carried out to sub-tenancies in 1976. Fombertaux Rice Hanly Pty Ltd lodged a successful application to subdivide its tenancy into two independent premises for itself and Warren Tschannen Design Centre. Also in 1976, the Löwenbräu Keller was established in the east wing of the stores. The following year, electrical reticulation, roofing and drainage were upgraded, as were the toilets and the existing tenancies. Ramps were built between the north wing of Argyle Stores and the Cleland Bond Store, the walls to the central stair were removed, the courtyard was repaved and the ground floor public area, along with the ground floor of the north wing and shops, was refloored.[89]

CC Interiors occupied Argyle Stores until 1977 when Lendlease restructured and CC Interiors was closed. Lendlease sold the lease to Lowebrau Keller owner Mr Haag. The office spaces converted the ground floor into an extension of the existing restaurant.

Between 1978 and 1980 other building work occurred at Argyle and Cleland Bond Stores, including the replacement of stone sills along the Playfair Street façade, the replacement of the roof, and the introduction of new signage to the stores.[90]

In 1985, the SCRA undertook conservation work on the eastern wall of the east wing. The work included reinstating each of the earliest known finishes to the eastern wing, which documentary evidence suggested had been built in four stages.[91] Lime wash was applied to the sandstone of the bottom floor, lime render to the brickwork on the middle floor, and the existing render to the top floor was repaired and repainted to reflect different stages of construction.

[86] 'Stand firm promise by artists', Sydney Morning Herald, 2 October 1974, p 12.

[87] 'Argyle artists given notice', Sydney Morning Herald, 1 October 1974, p 3.

[88] Thorp, Historical Development', p 8.

[89] Thorp, Historical Development', p 8.

[90] Thorp, Historical Development', p 9.

[91] Graham Brooks & Associates, Conservation Management Plan, p 20.



Figure 55: Argyle Stores courtyard looking west towards the east store, 1980s. Note the Whip that ran the hoist in the buildings. (Source: SHFA)

In 1989, it was decided that the Argyle Centre, now 20 years old, needed restyling. The SCRA commissioned architects Orwell & Peter Phillips to prepare a conservation plan for Argyle Stores. The plan, produced in March 1990, recommended that 'all buildings and virtually all site works' be conserved, and that the stores should 'continue to be used for limited commercial and retail purposes' and 'exemplify and reflect all significant periods of its development'.[92]

SCRA's successor, the Sydney Cove Authority (SCA) called for expressions of interest in May 1990 for the occupation and use of areas designated within the Argyle Centre as shown in white on the floor plans (Figure 57, Figure 58, Figure 59 and Figure 60). The subject area included the adjacent Cleland Bond Store. The areas shaded green were subject to long-term leases.

[92] Orwell & Peter Phillips, Outline Conservation Plan, p (i).

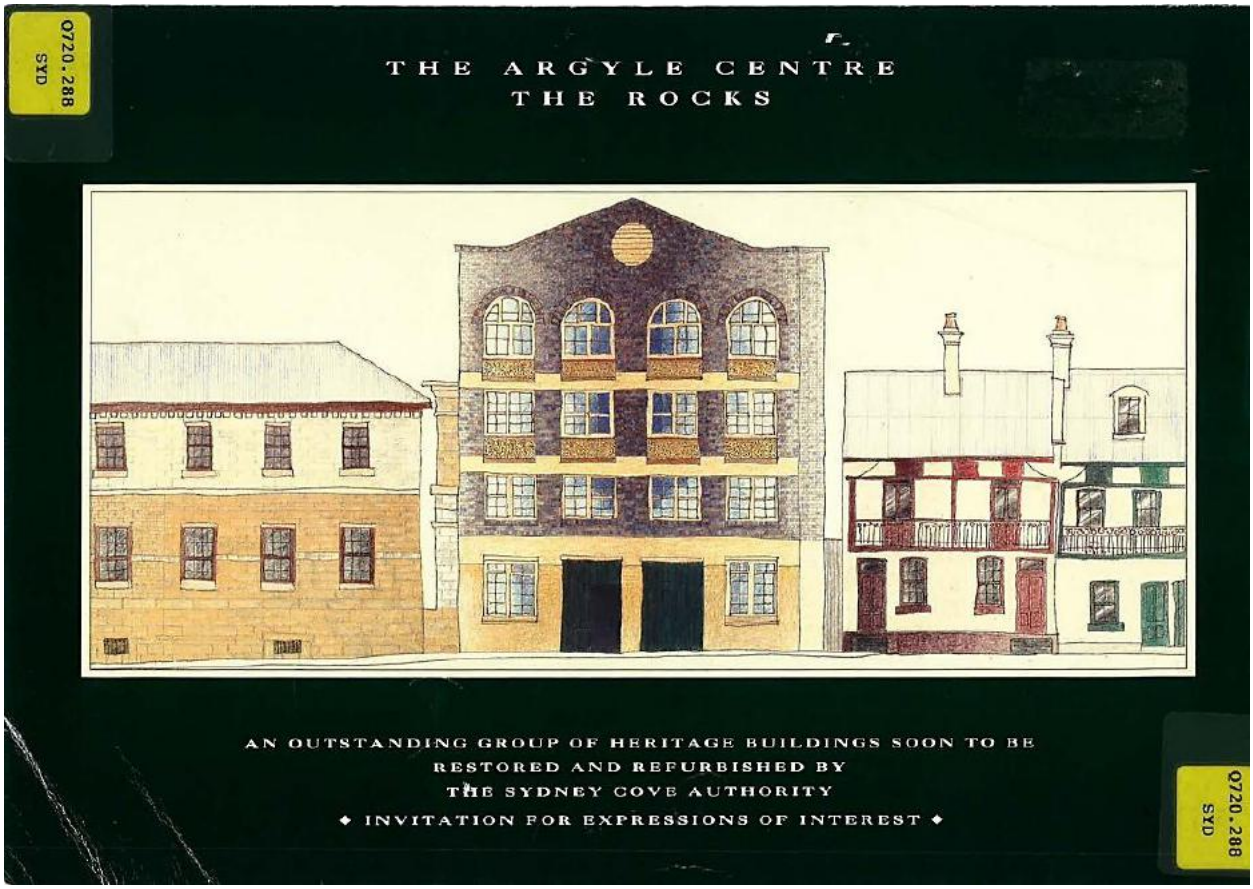


Figure 56: Cover page of Expressions of Interest brochure published by the Sydney Cove Authority, May 1990. (Source: NSW Heritage Library)



Figure 57: Expressions of Interest brochure, ground floor plan, May 1990. (Source: NSW Heritage Library)

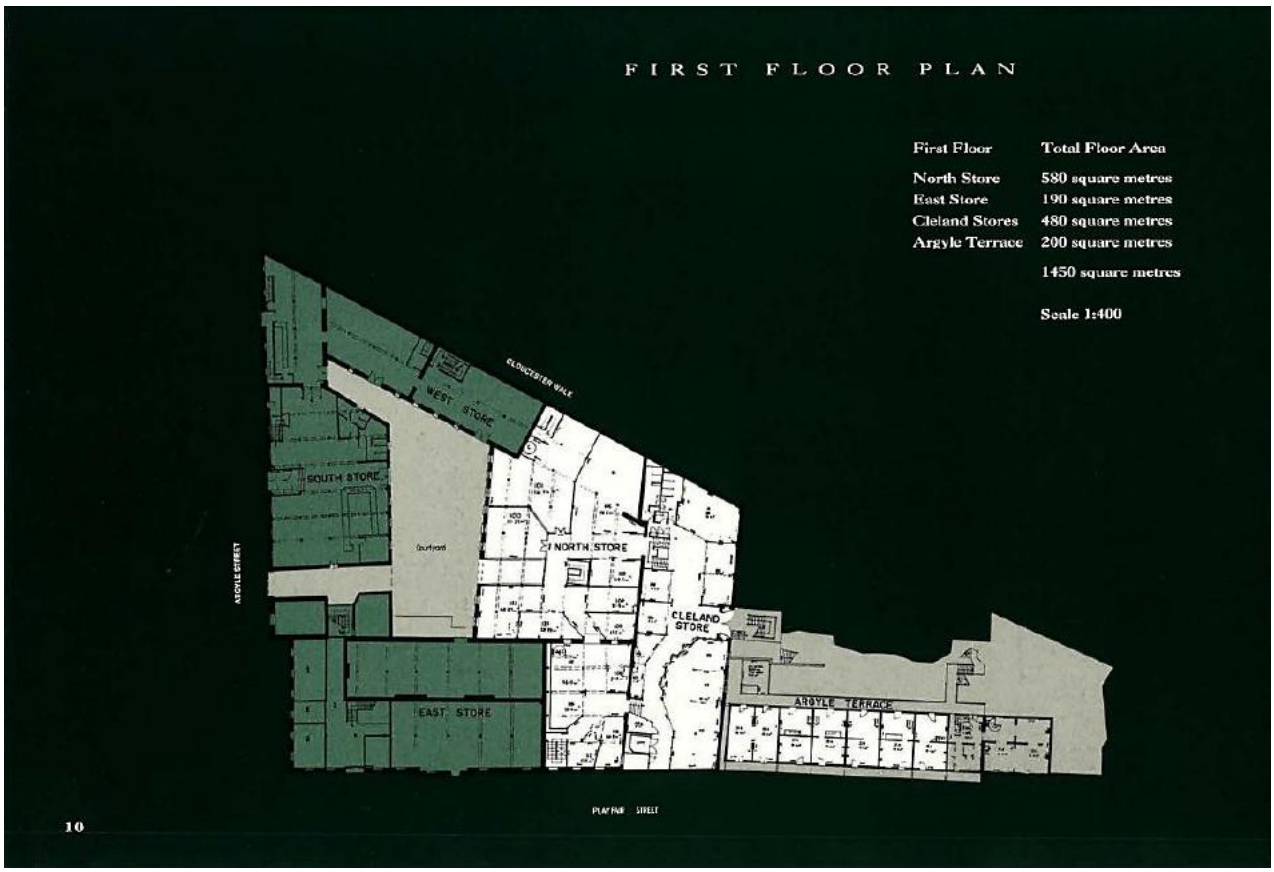


Figure 58: Expressions of Interest brochure, first floor plan, May 1990. (Source: NSW Heritage Library)

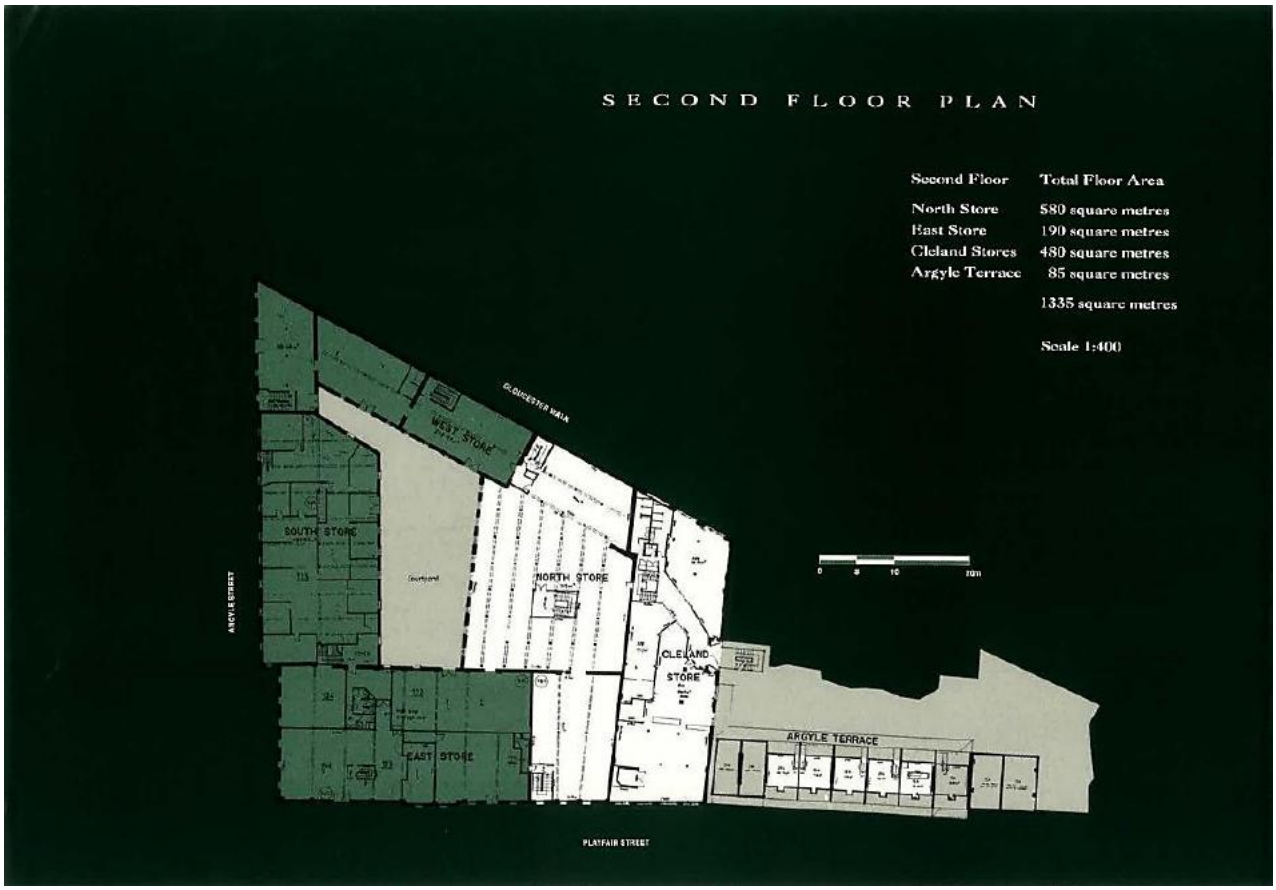


Figure 59: Expressions of Interest brochure, second floor plan, May 1990. (Source: NSW Heritage Library)



Figure 60: Expressions of Interest brochure, third floor plan, May 1990. (Source: NSW Heritage Library)

In accordance with its mandate to create a tasteful and memorable tourist experience in The Rocks, the SCRA decided to limit Argyle Stores to the exhibition and retail of carefully selected, high-quality Australian designed products.[93] In 1993, architects Alan Jack + Cottier were engaged for a $5.5 million project to refurbish the stores. Work included removing much of the existing 1970s fitout to create more open space and show the impressive scale of the stores. The new fitout, in accordance with the prevailing conservation philosophies of the time, was intended to ensure that the original building fabric and evidence of the construction of the stores were displayed, while any new fabric, fixtures and fittings were concealed or visually unobtrusive.[94]

During the new fitout works, subfloor excavation for a lift well and services in the Cleland Store revealed an intact, active sandstone box drain. The drain was cut into the sandstone on an east–west alignment along the foot of the north wall of the Argyle Stores. Archaeological investigation was undertaken to record the feature, which dates to the construction of Unwin's Bonded Store c1828.[95] The drain was covered and cemented over in situ. A section was encased in glass for public viewing. It remains in the foyer of the Cleland Bond Store, although visibility is poor.

The Argyle Centre (rebranded Argyle Department Store) was reopened in November 1995. Over the next two years, additional air conditioning was installed and office spaces within the

[93] Graham Brooks & Associates, Conservation Management Plan, pp 22–23.

[94] Graham Brooks & Associates, Conservation Management Plan, pp 22–23.

[95] Iacono, Nadia, Archaeological Monitoring Report, the Argyle Bonded and Free Stores: Investigation of Sandstone Drain, 1994.

top floors of the east and south wings were refurbished.[96] Alterations to the Löwenbräu Keller were undertaken in 2002 and included upgrading services and air conditioning as well as refurbishing and conserving the basement level by opening significant spaces and exposing the timber and masonry walls.[97]



Figure 61: Glass-covered sandstone box drain below curved staircase, associated with Unwin's Stores. (Source PMNSW 2026)

2.5.3 The Argyle and Cleland Bond Stores 2005

The Argyle Department Store was not a successful commercial venture, so in 2005 the SHFA (now PMNSW) reviewed the Cleland Bond Store and the northern part of the Argyle Stores as part of a proposed overall strategy for revitalising The Rocks. The two buildings were selected for partial conversion to commercial use. SHFA prepared a scope of works for a 'high quality commercial fit-out within two heritage buildings [which] should address the whole of the Cleland Bond Store, the upper two levels of the Argyle Stores north wing and the Ground Floor plus First Floor of the east wing north section'.[98]

The Argyle Stores and Cleland Bond Store buildings were refurbished as part of the upgrading works. The works included: adaptation for Building Code of Australia (BCA) compliance; provision of fire protection and acoustic separation for the Löwenbräu Keller tenancy on the lower levels of the Argyle Stores; a complete strip-out of the existing building fitouts followed

[96] Graham Brooks & Associates, Conservation Management Plan, pp 22–23.
[97] Graham Brooks & Associates, Conservation Management Plan, pp 22–23.
[98] SHFA, Draft Memorandum, Commercial fit-out Cleland Bond Stores and Argyle Stores, The Rocks, undated.

by installation of new lifts, escalators, amenities and services; and restoration of the Argyle Stores Hydraulic Whip. TKD Architects and Kane Constructions were involved in the award-winning project. The ground floor of the Cleland Bond Store was opened up to provide a large open space with a large circular glass foyer used by the commercial tenancies on the floors above. Kane Constructions received an award in the category 'Adaptive Re-use of an Historic Building, up to $5M' at the 2007 Master Builders Association Excellence in Construction Awards. Heritage interpretation was undertaken in conjunction with restoration of the Argyle Stores hydraulic lift.



Figure 62: Level 3 of the north wing of the Argyle Stores following the 2005 refurbishment works. (Source: TKD Architects webpage, https://www.tkda.com.au/projects/argyle-and-cleland-bond-stores/)



Figure 63: Ground floor of the Cleland Bond Store following the 2005 refurbishment works. (Source: TKD Architects webpage, https://www.tkda.com.au/projects/argyle-and-cleland-bond-stores/)

At the same time, the Argyle Tavern was refurbished and a new fit out completed. Under its new name the Argyle bar/nightclub reopened in April 2007 with six bars laid out over two floors.

2.5.4 Works Undertaken since 2009

Since 2007, various fit outs and maintenance/conservation works have been carried out throughout the complex (noted in the following table).

DATE	DESCRIPTION
2009	Alterations to the restaurant on the ground floor of the south wing (element N), including minor works to the courtyard, demolition of an amenities block, exhaust vents, internal partitioning, fireplace restoration, construction of new toilets and other fitouts.[99]
2010	Alterations to the Argyle Cellars in the basement of the former Custom House Building (elements A, B and C, east wing – refer to Figure 12) to convert the space to a new restaurant called 'Argyle Cut'. The application included internal alterations to the Bier Hall and Argyle kitchen, including bar and kitchen upgrades, with associated plant on the roof, and signage.
2015-2017	Upgrades to fire services.

[99] Project: The Red's Room Argyle Stores, Cordell Connect, viewed 13 Dec 2021 https://www.cordellconnect.com.au/public/project/ProjectDetails.aspx?uid=1178847

DATE	DESCRIPTION
2016	New restaurant fitout in the basement of the former Custom House Building (elements A, B and C, east wing), which generally affected only new fabric and included refurbishment of the existing bars and service installations.
2021	Joy Singh Heritage Pty Ltd prepared a Heritage Impact Statement and scope of works for Vivian Sioutas Architecture Pty Ltd for stonework conservation. The works addressed catch-up maintenance, public safety risks and structural stabilisation and prolonged the life of significant building fabric.[100] The works were undertaken incrementally between 2022 and 2025.
2023-2025	Extensive conservation works, including the full replacement of roof sheeting to the southern, western and northern wings, repair and replacement of rainwater goods including box gutters and associated flashings, structural repairs (stone repairs and replacement of some timber elements), seismic strengthening and associated building work.
2024/2025	Upgrades to existing bar and restaurant fit out on the ground floor (element O, north wing), including upgrades to toilet amenities, new freestanding bar in courtyard, and conversion of a storeroom on the ground floor of the south wing into a Whisky Bar (element M).
2025/2026	Partial replacement of the east wing roof sheeting, currently underway and due for completion in late 2026. No date for full replacement of eastern wing roof has been set.

The ground floor fit out accommodates a bar/restaurant in the central courtyard and northern wing (currently Sahtein & Ananas), along with three other restaurants in the surrounding wings, and commercial offices on the floors above.

[100] Joy Singh Heritage Pty Ltd 2021, Heritage Impact Statement Argyle Stores 12–20 Argyle St, The Rocks: Proposed Stonework Conservation.

2.6 Summary of Development of the Site and Building Components

Refer also to the sequence of comparative building plans and comparative images depicted in Section 3.4 (Building Description — Exterior) and Section 3.5 (Building Description — Interior).

DATE	DESCRIPTION
1826–1827	A house and office for Captain John Piper, the colony's Naval Officer, was partially constructed on the present site of the Argyle Stores. Piper's building is today incorporated in the east wing of the complex.
1828–1830	A 'Custom House', comprising a cellar and an administration space, was constructed for the use of the colonial government Customs Department, by Frederick Wright Unwin.
c1830–1835	A northern extension to the Custom House was built by either Unwin or Samuel Terry.
1840–1841	Stores buildings, comprising four floors in stone with slate roofs, were erected to the north, south and west of the Custom House, by FW Unwin. The present outer perimeter of the Argyle Stores complex was established with the erection of these buildings.
By 1845	Council rate assessments indicate that further building work had occurred at the stores, probably the construction of an additional floor to the east wing.
1850s–1860s	Alterations to the stores' basements, including bricking up of windows and raising of the courtyard level, was undertaken as a result of the new road level created along Argyle Street when the Argyle Cut and Princes Street Bridge were built.
1868–1879	A galvanised iron store and shed was erected to the courtyard side of the north wing of the stores.
1877–1878	The buildings comprising the south wing of the complex were demolished and a new three-storey building was constructed in their place, by Isaac Ellis Ives. Ives' initials were carved into the archway of the Argyle Street entrance to the stores at this time. Renovations to the eastern and western walls of the old Custom House building, including the application of imitation stone render to the original painted brickwork, may also have taken place at this time.
1880–1881	A galvanised iron shed in the courtyard was demolished and a new building erected in place of the original north wing. Ives' initials and the date 1881 were carved in the keystone of this new building. The inner (courtyard) perimeter was also established with the erection of this building.
1914	Cleland Bond Store was built on the allotment immediately north of the stores.
1962	Bitumen was laid in the courtyard in 1962.
1967	The south wing of the stores were refurbished internally for use as the Argyle Tavern and for office space above.
1968	CC Interiors (division of Civil and Civic and part of Lend Lease) sublet a portion of the ground and first floors in the south building. The hydraulic left mechanism was removed and replaced with stairs, and spaces were refurbished. Bitumen removed from courtyard revealing cobble stones. Various works to east wing and south wing (18 Argyle Street) for CC Interiors fitout.
1969	Internal refurbishment and refitting of the north and west wings of Argyle Stores for use of the Argyle Arts Centre. Argyle Centre comes under management of Sydney Cove Redevelopment Authority.

DATE	DESCRIPTION
1968–1975	Various internal partitions, fire upgrade works and services upgrades. Sections of the south wing, Ives' Bond Store, were sublet and renovated as professional offices. Refurbishment for professional offices of North Wing carried out by Deidre Gunner (CC Interiors) and architects: Fombertaux, Rice & Handly; Michael Fox & Assoc; and Engineers Miller Milston & Ferris. Similar fixtures and fittings as for CC Interiors fitout of South Wing.
1975–1976	Minor building works were carried out on Argyle Stores, including upgrading of the toilet block, construction of a fire stair on the Playfair Street side of the building, and the creation of a rubbish holding dock. The Löwenbräu Keller was established in the east wing of the stores and electrical reticulation, roofing, drainage and toilets were upgraded. Ramps were built between the north wing of the Argyle Stores and the Cleland Bond Store, walls to the central stair were removed, the courtyard was re-paved and the ground floor public area was re-floored.
1978–1980	The stone sills along the Playfair Street façade of the stores were replaced, and new signage was introduced.
1985	SCRA undertook conservation work on the eastern wall of the east wing, including reinstating each of the earliest known finishes to the eastern wing.
1993–1995	Refurbishment of the stores by architects Alan Jack and Cottier, including the addition of a glass-framed pavilion to the south corner of the east elevation. In subsequent years, additional air conditioning was installed and office space at the top floors of the east and south wings was refurbished.
2002	Alterations to the Löwenbräu Keller included upgrading services and air-conditioning as well as refurbishing and conserving the basement level by opening significant spaces and exposing the timber and masonry walls.
2005–2007	Kane Constructions was awarded a contract to undertake new interior design and fitout including new escalators, amenities and services plus new structural steel sunshade to adjacent Rocks Square. TKD Architects supervised adaptive re-use design of Argyle Stores and Cleland Bond Store for commercial purposes. Cleland Bond Store was opened up to provide open space with a central large circular glass foyer used by commercial tenancies on upper floors.
2008	The eastern wing of the stores was re-roofed and the eastern stone façade underwent structural stabilisation. This included Playfair Street façade repairs.
2009–2021	Various fitouts for tenancies.
2021	A stonework conservation report was prepared.
2023/25	Extensive conservation works, including the full replacement of roof sheeting of southern, western and northern wings, structural repairs (stone repairs and replacement of some timber elements), seismic strengthening and associated building work.
2024/25	Upgrades to existing bar and restaurant fit out on the ground floor (element O, north wing), including upgrades to toilet amenities, new freestanding bar in courtyard, and conversion of a storeroom into a Whisky Bar (element M).
2025	An options assessment was undertaken to determine the most suitable lift location to improve accessibility throughout the Argyle Stores.
2025/2026	Replacement of parts of east wing roof sheeting, currently underway and due for completion in late 2026.

2.7 Analysis of History in Context

The history of Argyle Stores, viewed within the broader historical context of the Argyle Precinct, has been marked by 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 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 Argyle Stores stand, had been established through a series of town grants. The 1830s also saw the rise of the professional and merchant classes, which were responsible for many of the developments in the precinct, including the first part of the Argyle Stores, the Custom House, by the solicitor Frederick Wright Unwin.[101]

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 building of the Argyle Cut and the 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 (Granville) in 1855, further increased traffic and, consequently, business in The Rocks.[102]

The precinct's function as a centre for commerce and trade continued throughout the nineteenth and twentieth centuries, which accounts for the upgrading and enlargement of the Argyle Stores by Isaac Ellis Ives in the late nineteenth century, as well as their uninterrupted occupation by long-term tenants such as the McMahon family.

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 Argyle Stores.

In the 1960s the green bans began to draw attention to buildings in the precinct with heritage significance and in 1968, the SCRA embarked on an extensive program of conservation and redevelopment of significant properties in The Rocks, including the Argyle Stores. The last decades of the twentieth century witnessed the evolution of the conservation philosophies of the SCRA and its successors, the SCA, SHFA and the present PMNSW, and saw shifting approaches to the interpretation of heritage buildings in The Rocks, as reflected in the numerous upgrades made to Argyle Stores between the 1970s and the present day.

[101] Lydon, E C J., Archaeological Monitoring, Unwin's Stores, 77-85 George Street, The Rocks, for the Sydney Cove Authority, 1991, p 12.

[102] Lydon, E C J., Archaeological Monitoring, Unwin's Stores, 77-85 George Street, The Rocks, for the Sydney Cove Authority, 1991, p 12.

2.8 Historic Themes

It was the outbreak of the plague in January 1900 that necessitated an effort to improve the sanitary conditions in affected areas such as The Rocks. A house-to-house recording was undertaken, and notices were issued to buildings that were to be 'cleansed'. The cleansing involved lime washing all ceilings, whitening walls previously whitened, lime washing all cellar, basement and outhouse walls, scrubbing all timberwork, floorboards and floor cloths with a carbolic solution. All sanitary fixtures were flushed with hot water, then carbolic solution, and then dressed with solid disinfectant, lime chloride. All makeshift buildings were condemned, and garbage, ashes and stable bedding removed and destroyed.[103]

The Sydney Harbour Trust and later Maritime Services Board (MSB) were responsible for shipping, wharves and maritime activities. They also assumed responsibility for several residential properties including Argyle Stores. The maritime activities diminished during the 1960s and 1970s leading to a decline in the area's working population and reputation of the area as a slum.[104]

In 1970 the newly formed SCRA promoted the total redevelopment of The Rocks area. Strong local opposition resulted in the formation of The Rocks Residents Group. The local residents also enlisted the support of the NSW Builder's Labourers Federation who imposed a ''Green Ban" on all demolitions in the area.

In 1973 The Rocks Resident Group, along with a group of interested professionals and academics, produced 'The People's Plan', which advocated alternative developments for the area that sought to conserve the historic character and nature of The Rocks.[105] The primary aim was to protect the rights of the residents but also to promote the area as a historic precinct.

In 1988 SCRA became the Sydney Cove Authority (SCA), signifying its change of attitude and philosophy.[106] Its main aim was to adapt buildings worthy of retention, generally for commercial use, and to retain them as viable components of the area. Development sites were identified for associated commercial and leisure uses, such as hotels, bars and restaurants. Argyle Stores was located in an area deemed appropriate for development.

Since the 1980s The Rocks has seen a mix of conservation and re-development for a range of uses with an emphasis on promoting The Rocks as a destination to appeal to local Sydneysiders and, more widely, interstate and international tourists. The Argyle Stores has continued to contribute to the historic character and to leisure in the precinct as a hospitality venue and through its association and use with the adjacent buildings.

[103] Ibid, p 133.

[104] Tropman & Tropman Architects, Argyle Terrace Conservation Plan, (August 1993), p 22.

[105] Historic Houses Trust, Susannah Place 1844, A Museum in the Making, (1993).

[106] Robert Moore Pty Ltd in association with the Historic Houses Trust, Conservation Analysis & Guidelines, (1989), p 14.

2.9 Ability to Represent Historic Themes

AUSTRALIAN HISTORICAL THEMES	NSW HISTORIC THEMES	REPRESENTATION OF HISTORIC THEMES AT ARGYLE STORES
3 Developing local, regional and national economies	Commerce	One of the earliest extant bond store buildings in NSW, Argyle Stores has had a long association with the mercantile history of Sydney and NSW. As the site of commercial trade and other retail activities related to the theme of commerce for more than 170 years, Argyle Stores has been occupied by many individuals of prominence in business and has housed several well-known commercial enterprises. The stores were continuously occupied as bonded warehouses from the 1830s until the late 1960s, from which time most of the stores were adapted for boutique retail use and other commercial uses such as drinking establishments and restaurants. Argyle Stores still operated as a bond store until the 1970s when Sam McMahon operated his Bundaberg Distillery in the complex.
7 Governing	Government and Administration	As the site of the colony's earliest surviving Custom House from 1830 to 1850, and the property of the government since 1903, Argyle Stores has a strong historical association with the colonial and NSW governments. The earliest part of the Argyle Stores complex was built in 1826 as a house for Captain John Piper, the colonial Naval Officer responsible for customs collection, before being leased to the Government Customs Department for use as a Custom House. For more than a century, 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 Argyle Stores. Aspects of the building's history since 1903, particularly government attempts to conserve and re-use the Argyle Stores since the late 1960s, reflect the nature of the activities and the changing priorities of these agencies.
8 Developing Australia's cultural life	Creative endeavour	As the original home of the Argyle Arts Centre, a self-funding arts and crafts collective that was established in the north wing of the stores from 1969, and which remained there until the 1990s, the Argyle Stores has historical associations with creative activity and the production of art and craft work.
9 Marking the phases of life	Leisure	As the former location of the Argyle Cellars and the Argyle Tavern from the late 1960s, and the present location of the Löwenbräu Keller, established in 1976, Argyle Stores has been associated with leisure and recreation for 40 years. In addition, Argyle Stores was for several decades a popular shopping destination for tourists in The Rocks. In 2016, on its fortieth anniversary, the Löwenbräu Keller was rebranded as Munich Brauhaus, The Rocks, under the Rockpool Dining Group.

3

Physical Evidence

This chapter describes the Argyle Stores in detail to provide an understanding of the existing place. The place itself is a good source of information on the changes that have been carried out during its lifetime. The method used in the fabric investigation has been non-intrusive observation.

This chapter builds on the history in the previous section to present an understanding of why, when, and how alterations and changes have been made.

A non-intrusive site investigation of the Argyle Stores was undertaken by the authors of this CMP in February 2022. This included inspection of internal and external spaces and elements as well as the site's surrounds and physical context.

3.1 The Rocks Conservation Area

The site is located within The Rocks Conservation Area. The Rocks is sited on a rocky promontory extending into Sydney Harbour and generally bounded by Sydney Cove/Circular Quay to the east and the southern approach of the Sydney Harbour Bridge to the west. It covers some 21 hectares in area and falls steeply to the east, in a series of sandstone escarpments, giving the important harbour views that enhance the area.

The rocky topography which gave the area its name and provided early building materials, influenced the developing street pattern which is overlaid and traversed by steps and pedestrian walkways and lanes. From the 1970s, conservation in The Rocks has reinforced the diversity of streetscapes, laneways and pedestrian links.

Today the built context is characterised by a mix of residential and commercial buildings ranging from iconic buildings by significant architects, to more humble shops, cottages and terraces, mostly dating from the 19th and 20th centuries. The area has a strong maritime character with warehouses and bond stores remaining from the 1850s to early 1900s, in addition to philanthropic buildings as well as accommodation for seamen. The area also retains a large amount of public open space including Dawes Point Park Tar-Ra, with its Indigenous cultural associations and early contact, colonial fortifications; and archaeological remains in Foundation Park, West Circular Quay, First Fleet Park, the public domain around the Museum of Contemporary Art, Overseas Passenger Terminal, Campbells Cove, Park Hyatt and the Hickson Road Reserve.

The Rocks also contains some late 20th and early 21st Century commercial and residential infill development. It is the overall character and diversity which contributes to the heritage significance of the area.

3.2 Street and Streetscape Description

The Argyle Stores is the largest and most prominent building in the heart of the Rocks precinct. Its architectural character, scale and materiality is consistent with the 19th-century character of the precinct.

The Argyle Stores is located in the heart of The Rocks at the intersection of Argyle and Playfair Streets. Argyle Street is the principal street running east-west through The Rocks, connecting the two sides of the peninsular. It is a tree lined street that rises steeply from the shores of Circular Quay in the east, to the ridge on the western edge of The Rocks. Two and three storey masonry buildings, built directly onto the street building alignment, define the scale, form and character of the streetscape. The Argyle Stores, which stands prominently on the corner of Argyle and Playfair Streets is a major contributor to this streetscape (Figure 64).

West of the Argyle Stores is the Argyle Cut, which has been cut through the natural bedrock to enable Argyle Street to extend through to Miller's Point beyond. The approach roads to the Sydney Harbour Bridge and Cumberland Street bridge over the top of Argyle Street and the Argyle Cut to the west of the Argyle Stores (Figure 64). The Argyle Steps, located immediately adjacent to the west wing of the Argyle Stores, extend up between the stores and the Argyle Cut. They connect Argyle Street to Gloucester Walk, which runs along the western boundary of the Argyle Stores at roof level, and Cumberland Street above. The Argyle Steps allow the close relationship between the Argyles Stores and the bedrock that forms its foundations to be clearly appreciated. The stone walls of the Argyle Stores, the wall and gateway to the Argyle Steps and the cut rockface of the Argyle Cut merge to create a long continuous wall along the northern side of Argyle Street, which extends through to Miller's Point beyond (Figure 65). Development on the southern side of the street is of similar scale to the north side and also contributes to the strongly defined edges of the street.

To the east, Argyle Street falls towards George Street and Circular Quay providing views to the harbour. The buildings to the east of the Argyle Stores are more diverse in type (including shops, pubs and warehouses), form and architectural style, but they maintain the strong street alignment and the consistent two to three storey building height. The eastern portion of the street has been closed to vehicular traffic and is used for outdoor dining.

Playfair Street, which runs north from Argyle Street along the eastern side of the Argyle Stores, includes warehouses and terrace houses (Figure 66). Again, the buildings are built to the street, although the verandahs on the terrace houses to the north of the Cleland Bond Stores, immediately adjacent to the Argyle Stores, break the solid wall that contains the street. The street, which opens out at its northern end, has been converted to a key pedestrian thoroughfare with outdoor seating and tables (Figure 67). It connects local lanes and courtyards, which are an essential feature of the local streetscape, to Argyle Street in the south and George Street North to the north.

Buildings in the vicinity of the Argyle Stores mostly date from the nineteenth and early twentieth centuries, but these are interspersed with contemporary buildings designed to be sympathetic with the local character and scale of the precinct. The buildings generally accommodate hospitality, retail and commercial uses.



Figure 64: Looking west along Argyle Street past the Argyle Stores towards the Argyle Cut. Source: PMNSW 2026.



Figure 65: Looking east along Argyle Street towards George Street and Circular Quay. The entrance archway to the Argyle Steps (left) sits immediately adjacent to the west wing of the Argyle Stores.



Figure 66: Looking north along the Playfair Street pedestrian throughfare. The Argyle Stores is on the left.



Figure 67: Argyle Stores at the corner of Argyle and Playfair streets — looking north along Playfair Street. Source: PMNSW 2026.

3.3 Views and Vistas

The Burra Charter states that retaining an appropriate visual setting, views and vistas for the place contributes to the heritage significance of the place.

This section analyses the setting and establishes key views and vistas to and from the Argyle Stores that are shown in Figure 68.

3.3.1 Key Views of the Argyle Stores

The Argyle Stores forms an integral and important part of The Rocks streetscape and is a landmark on the corner of Argyle Street and Playfair Street. It occupies a key position at the junction of the principal streets within the Heart of the Rocks.

Views of the Argyle Stores' main south elevation from Argyle Street are mostly oblique, although the southeastern corner of the building is prominent on the corner of Playfair Street in views looking up the hill from the east (view 5).

The Argyle Stores is also prominent in views from the south along Harrington Street, with the south elevation the Argyle Stores' east wing terminating the vista (view 4).

There are good views of the main elevation, however, from the Clocktower building directly opposite (view 3).

The building frames views looking east down Argyle Street from the Argyle Cut (view 2).

Views of the Argyle Stores from Playfair Street are oblique (view 6).

The Argyle Stores roofscape is prominent in views from the higher vantage points of Cumberland Street, Gloucester Walk and the rooftop terrace of the Glenmore Hotel, 96 Cumberland Street (view 1). The view from Gloucester Walk is constrained by the adjacent Cleland Bond Stores, immediately to the north of the Argyle Stores (view 7). Views over the Argyle Stores roofs from Gloucester Walk and the Cumberland Street Bridge provide insight into the steep underlying topography of the Rocks. Views from the Argyle Steps and from Gloucester walk give insight into the underlying geology of The Rocks (view 8).

Figure 68 illustrates the view catchment and key views of the Argyle Stores. Key views are illustrated in Figure 69 - Figure 76.

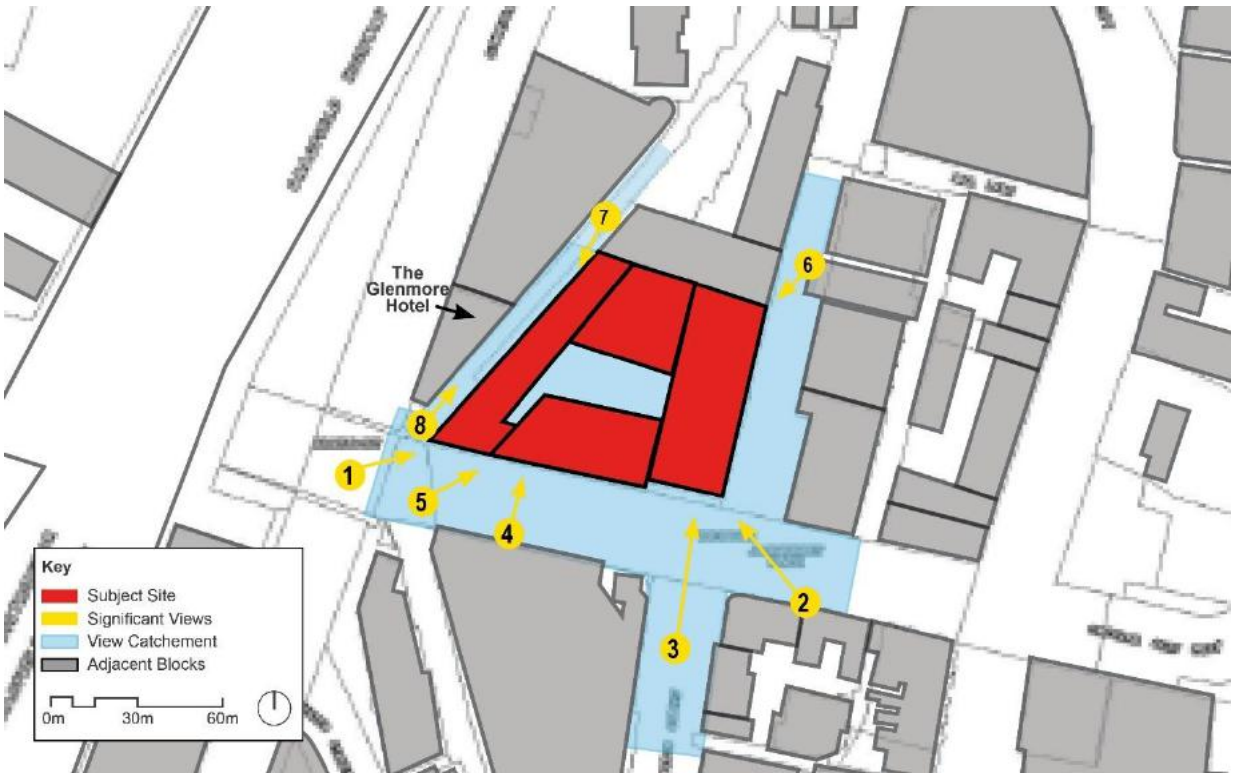


Figure 68: Argyle Stores, showing the view catchment and key views. (Source: GML Heritage 2022)



Figure 69: View 1— looking northeast over the argyle stores roof from the Cumberland Street bridge at the top of the Argyle Steps.



Figure 70: View 2— looking northeast towards the argyle stores at ground level from the Argyle Cut.



Figure 71: View 3—looking at Argyle Stores from the Clocktower building opposite on Argyle Street, providing a good view of the main elevation.



Figure 72: View 4—looking north toward Argyle Stores from Harrington Street. Argyle Stores closes the vista at the north end of the street.



Figure 73: View 5—looking northwest towards the Argyle Stores from Argyle Street. The building is prominent at the corner with Playfair Street. (Source: PMNSW 2026)



Figure 74: View 6—looking south along Playfair Street towards the Argyle Stores. There is an oblique view of the east elevation.



Figure 75: View 7—looking south along Gloucester Walk, towards the roof of the Argyle Stores.

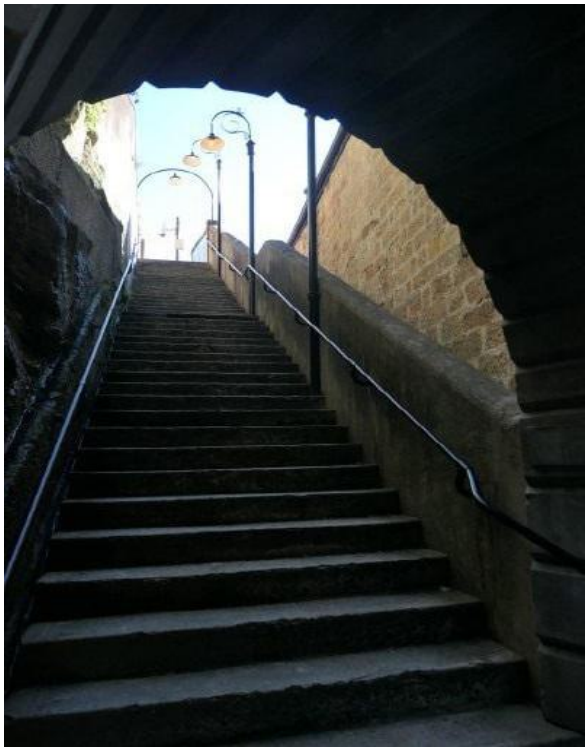


Figure 76: View 8—looking north up the Argyle Steps with the Argyle Stores on the right and the cut rockface on the left.

3.4 Building Description — Exterior

3.4.1 Generally

Argyle Stores is a complex of nineteenth-century warehouse buildings centred on an internal courtyard.

The complex comprises several buildings, each two, three or four storeys in height, with their external walls built directly onto the property boundaries. With the exception of a small area at the southeastern corner of the site, there are no setbacks from the surrounding streets. The variation in number of storeys is accommodated by the fall of the land. In general, there is a consistent parapet/eaves line running around the outside of the complex, resulting in the buildings presenting as a solid block, despite the variations in their detailing.

The stores were built in several stages between 1826 and 1881. The earliest phase (the east wing) included the first custom house and bonded stores. Each phase of development is clearly reflected in the varying materiality, construction and architectural detailing of the various building elements. Refer to Figure 79 and Figure 80 for identification of the building wings and building elements.

External walls consist of face stonework, painted stone and brickwork, rendered and painted masonry and face brickwork. Different parts of the building display characteristics of the Georgian Colonial style and early Victorian style, although all are vernacular in their design and construction. Window fenestration is regular and rhythmic in arrangement across each part, and generally consists of timber-framed, double-hung windows. Former warehouse openings are a feature of the elevations, many of which retain a timber hoisting beam at the top.

The Argyle Stores main (south) elevation faces Argyle Street and its secondary (east) elevation faces Playfair Street.



Figure 77: Western and Central Portions of the main south elevation of the Argyle Stores. (Source: PMNSW 2026)



Figure 78: The Argyle Stores at the corner of Argyle and Playfair streets. (Source: PMNSW 2026)

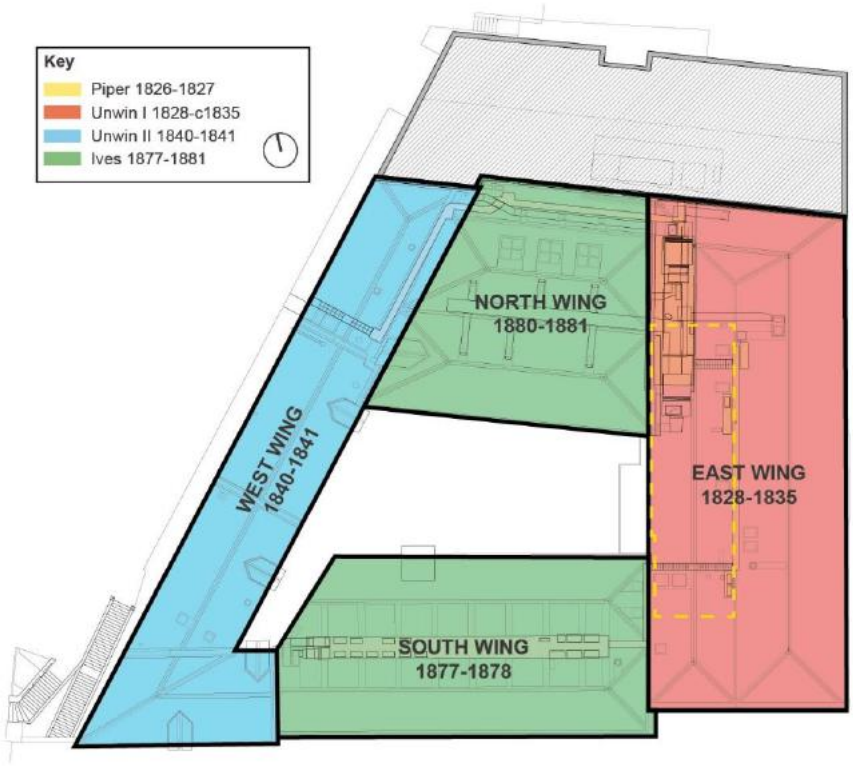


Figure 79: Roof plan showing configurations of buildings on the site. (Source: PMNSW with GML overlay)

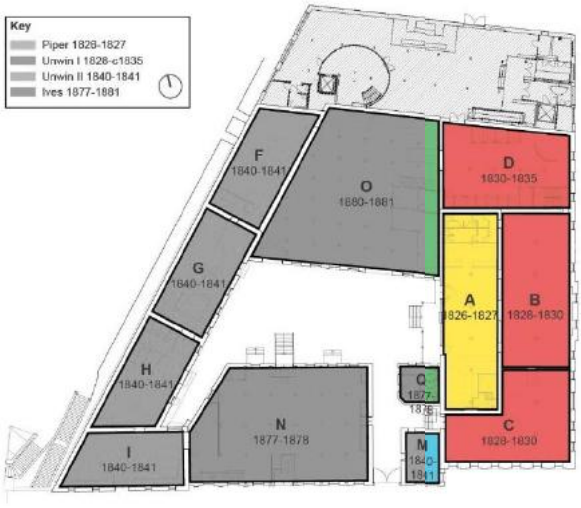


Figure 80: Ground floor plan showing configurations of building elements on the site. (Source: PMNSW with GML overlay)

A description of each of the Argyle Stores' four wings, roof and courtyard follows. A detailed assessment of the date of elements of fabric is included in Appendix A.

3.4.2 East Wing Exterior — Elements A, B, C and D

The east wing, built between 1826 and 1835, has three elevations: the south elevation facing Argyle Street, the east elevation facing Playfair Street and the west elevation facing the Argyle Stores central courtyard. The wing abuts the Cleland Bond Store on its north side.



East Wing — South Elevation

The east wing's south elevation to Argyle Street comprises a two-storey sandstone façade with half a basement. The façade is divided into six window bays by attached piers featuring simplified Doric style capitals. It has an entablature at first floor level with triangular and curved pediments. A simple string course separates the two floors. The dressed sandstone façade has uniform coursing (approximately 300mm), except for the entablature and string courses. The timber-framed windows are vertical sliding with multipaned sashes. The basement and ground floor windows have metal security bars on the exterior. This façade is set back from the Argyle Street boundary. A strip of flagstones marks the boundary where there was once a wall enclosing the yard in front of the building.

East Wing — East Elevation

The east elevation faces Playfair Street. It consists of a three-storey stone and brick façade which can be divided into three sections. The central bay projects forward. The southern bay is symmetrical, with two windows arranged on either side of the central loading bay openings at each level. The northern bay is not symmetrical and appears to have been built in two stages. The southern portion is symmetrical with windows arranged either side of the central loading bays. Arched windows to the basement level have been blocked up. The northern portion has a rhythmic arrangement of windows only.

The basement storey is a composite of roughly squared stone laid in uneven courses with limewash finish. The windows in this level have been blocked up or partially blocked up due to the raising of the ground level in the mid-nineteenth century. The middle level is mostly of face brickwork, laid in a rough English bond, with limewash finish. The northern portion of the elevation is stone laid in uneven courses. The upper floor, set above a string course, is rendered masonry marked out in ashlar and finished in a lighter coloured limewash.

The timber-framed windows are in different classes, mostly multipaned with either vertical sliding or double-hung sashes. They have splayed brick heads. The two former loading bay openings have timber hoisting beams over them. Their original timber warehouse doors are missing. These have been replaced with glazed doors. One of the openings has been bricked up. Gutters are concealed behind timber boxed eaves with a brick dentil course below. The central bay has a raised parapet with moulded coping.

At the south end of the façade a contemporary glazed steel pavilion has been added, which houses part of the current restaurant seating area.

East Wing — West Elevation

The west elevation, facing the central courtyard, is two storeys with a sunken area at basement level. Walls are rendered masonry, with a string course at the first floor level. A timber posted verandah opens onto the courtyard at the ground floor. Steel-framed stairs lead from the courtyard to the ground floor verandah and stone steps down to the basement.

East Wing — Roof

The roof over the east wing consists of two parallel gables running north–south and with hips at their north and south ends. There is a central box gutter as well as box gutters running behind the parapets and against the Cleland Bond Stores wall at the northern end.

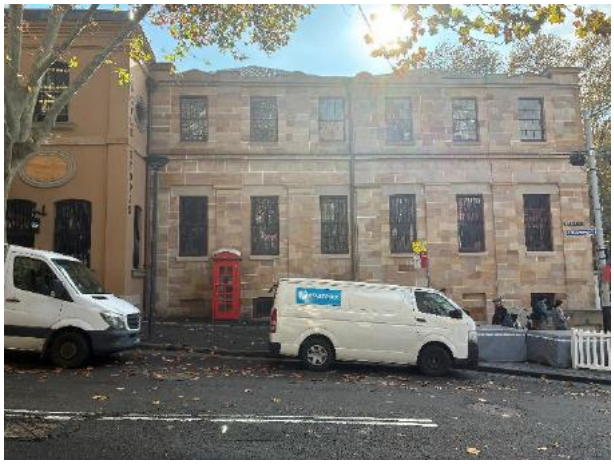


Figure 81: East wing — south elevation facing Argyle Street (element c). (Source: PMNSW 2026)



Figure 82: East wing — southern portion of east elevation (Element C). (Source: PMNSW 2026)



Figure 83: East wing — central portion of east elevation (Element B).



Figure 84: East wing — south end of northern portion of east elevation (Element B).

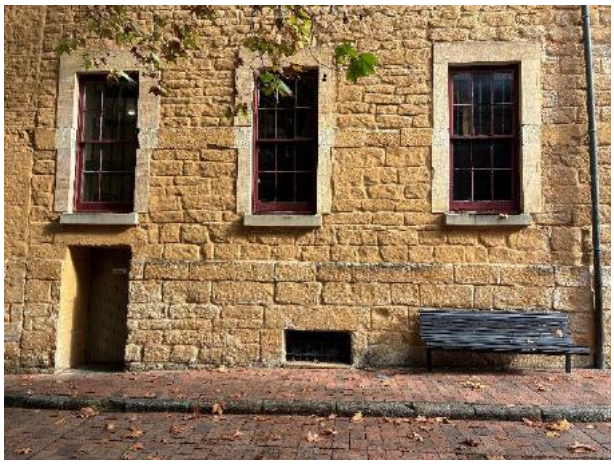


Figure 85: East wing — north end of northern portion of east elevation (Element D). (Source: PMNSW 2026)



Figure 86: East wing — northern portion of east elevation (Element D). Detail at junction with Cleland Bond Store indicates the north elevation may have been detailed differently from the east elevation. (Source: PMNSW 2026)



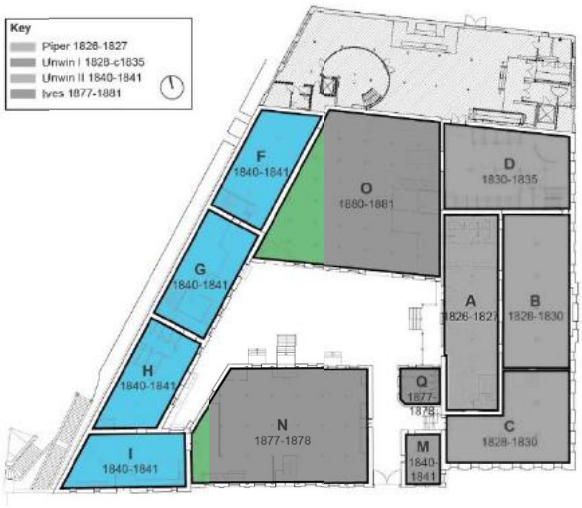
Figure 87: East wing — west elevation showing verandah providing access to the middle level and warehouse door opening extending through all floor levels (Element A). (Source: PMNSW 2026)



Figure 88: Typical window detail, east wing.

3.4.3 West Wing Exterior (Elements F, G, H and I)

The west wing constructed 1840–41, has four storeys, including an attic floor that extends into its hipped and gabled roofs. Its walls are made of roughly coursed stone ashlar which has a sparrow pecked texture.



West Wing — South Elevation

The south elevation is roughly symmetrical — it has a central warehouse opening with six small rectangular windows on each side (across three storeys). The former warehouse opening extends through all storeys and is surmounted by a gable that projects through the roof and a timber hoisting beam. The timber-framed windows have plain stone sills and lintels, and metal security grilles installed on the outside. There are no eaves. The timber fascia board and eaves gutter sit close to the face of the wall.

West Wing — West Elevation

The west elevation faces the Argyle Stairs and the face of a high stone cutting below Gloucester Walk. The elevation consists of a wall constructed of coursed sparrow pecked stone ashlar. There are no windows or other features. A small structure housing an emergency exit door project through the roof and connects to the adjacent Gloucester Walk via a small bridge.

West Wing — East Elevation

The east elevation, facing the courtyard, matches the south elevation in its architecture, detailing and materiality. The east elevation is four storeys high and features two warehouse loading bay openings that extend up through all floors, as well as regularly spaced windows matching those on the south elevation. At the south end of the elevation the wall returns to face north — this wall also features a former loading bay opening. All three of the loading bay openings have the same gable roof detail as on the south elevation, with a hoisting beam and gable at the top.

West Wing — Roof

The roof is gabled in form and runs north–south with a return along the southern boundary. Stone capped party walls extend up through the roof between each of the building elements (F, G, H and I). Roofs are clad in corrugated metal sheeting.

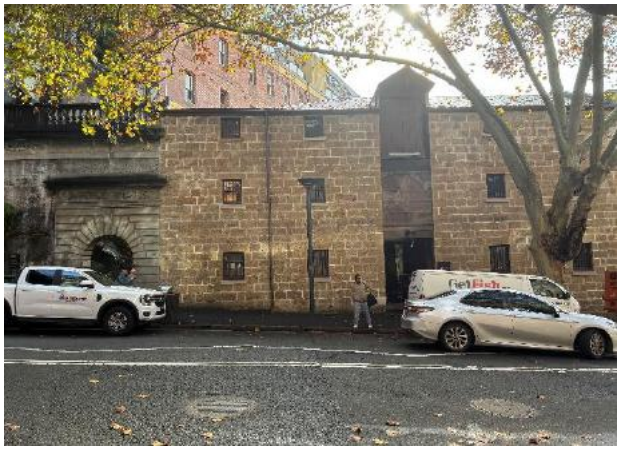


Figure 89: West wing — south elevation. (Source: PMNSW 2026)



Figure 90: West wing — east elevation. (Source: PMNSW 2026)

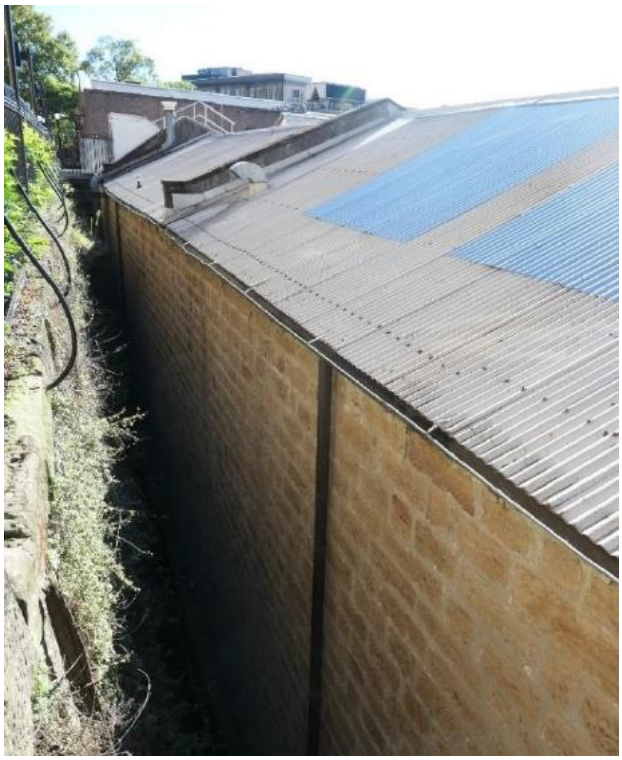


Figure 91: West wing — part of west elevation.

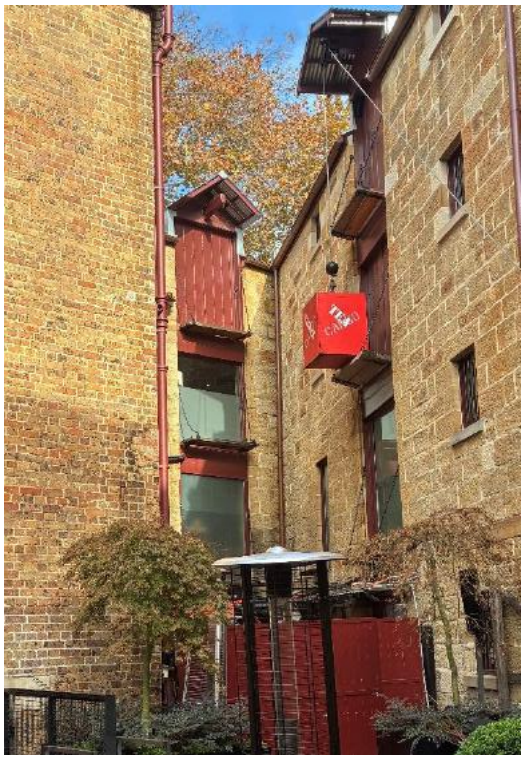
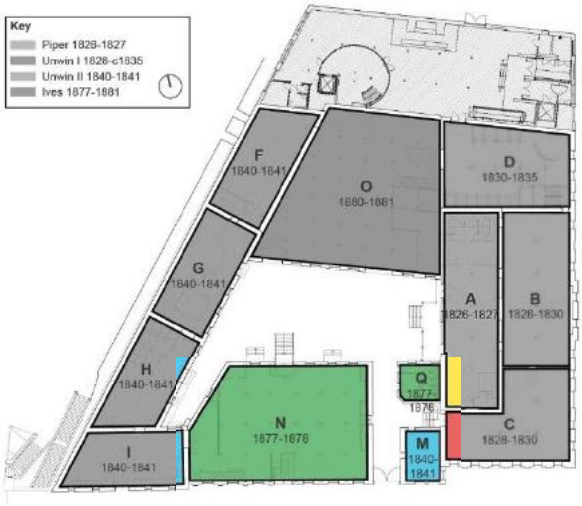


Figure 92: West wing — wall return at the south end of the east elevation. (Source: PMNSW 2026)

3.4.4 South Wing Exterior (Elements M, N and Q)

The south wing, built in two stages between 1840 and 1881, is a two-storey mid-Victorian building with basement. Its south elevation is the main street frontage of the Argyle Stores and includes the main entrance to the complex.



South Wing — South Elevation

The south elevation has a two-storey rendered and painted masonry façade on a stone base. There are ashlar markings in the render, and attached pilasters divide the rendered façade into nine bays. A flat sandstone string course extends across the façade approximating the level of the upper floor. The continuous flat parapet features rendered cornice mouldings. The main arched entrance has sandstone dressings around the opening. Raised lettering spells out 'Argle Stores'. Ives' insignia is carved into the keystone of the arch. A second arched opening of the same size has rendered surrounds. It forms the entrance directly into Element N. The elevation has large double-hung timber-framed windows with arched lintels and simple sandstone sills. Element M, the oldest part, is identified by a lunette window above the ground floor windows. A second lunette window exists at the upper floor level on the return bay, abutting the east wing.

South Wing — North Elevation

The north elevation, facing the courtyard, consists of two storeys and a basement. Stairs lead from the courtyard level down to the basement and contemporary stairs also lead up to the ground floor level. The elevation is of face brickwork laid in English bond. The lintel to the main opening from Argyle Street has a flat timber lintel carved to replicate stonework with a keystone. The large windows have arched brickwork lintels and simple sandstone sills. The timber-framed double-hung windows have metal security grilles to the outside. The two doors to the basement level have arched brickwork lintels and doors are timber boarded joinery doors. The ground floor entrance is located within a former warehouse opening that extends through two storeys — the upper floor of the opening is infilled with contemporary glazing and is surmounted by a projecting section of roofing.

South Wing — Arched Thoroughfare from Argyle Street through to the Courtyard

A thoroughfare extends through the south wing between Argyle Street and the courtyard and is used jointly by service vehicles and pedestrians. It is a high-ceilinged space of a width originally suited to carriages. Its floor is stone paved with mortared joints (matching the courtyard) and the soffit is the exposed timber structure of the floor that extends over the thoroughfare.

To the west side of the thoroughfare are elements M and Q. The walls of Element M, at the southern end of the tunnel, are of rendered masonry set on a painted sandstone base. The walls of elements Q and N are of English bond brickwork on a sandstone base. A modern timber and steel stair is located in the space between elements M and Q.

The southern entrance to Argyle Street has a pair of large arched timber doors, which are fixed back against the walls. There are no doors to the northern (courtyard) end.

South Wing — Roof

Two parallel hipped roofs run east–west with a box gutter between. The roof is clad in corrugated sheet metal.



Figure 93: South wing — west end of south elevation with secondary entrance into Element N. (Source: PMNSW 2026)



Figure 94: South wing — east end of south elevation with main entrance into complex (Element N). (Source: PMNSW 2026)



Figure 95: South wing — eastern return of south elevation (Element N). (Source: PMNSW 2026)



Figure 96: South wing — detail of main building entrance on the south elevation.



Figure 97: South wing — walkway from Argyle Street, looking south. (Source: PMNSW 2026)



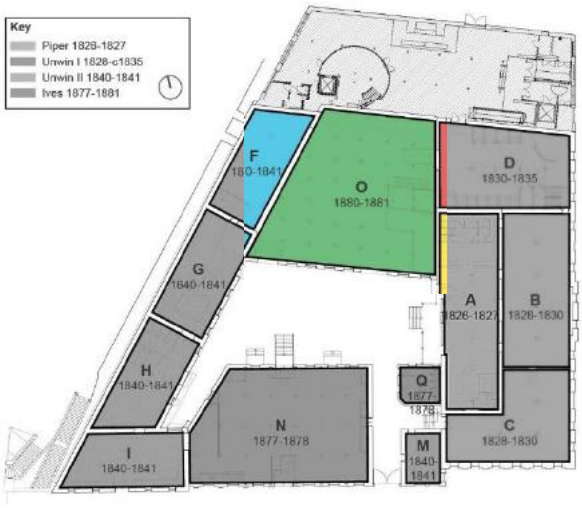
Figure 98: South wing — east end of north elevation with archway through to Argyle Street. (Source: PMNSW 2026)



Figure 99: South wing — west end of north elevation. (Source: PMNSW 2026)

3.4.5 North Wing Exterior (Element O)

The north wing (Element O) is a four-storey (plus basement) is mid-Victorian, built 1880–1881. It has a south (courtyard) elevation only, as it abuts other buildings on its east, west and north sides.



North Wing — South Elevation

The courtyard wall of the north wing is built of face brickwork in English bond. The elevation is divided into 10 bays of arched window openings with stone sills. A large two-storey-high arched entrance is framed in dressed sandstone quoins. The bricks are cream coloured. Timber-framed double-hung windows are of a matching size and detail, and all have external metal security bars. Window openings have arched brickwork lintels and stone sills. The keystone of the entrance arch has raised lettering: 'IVES 1881'.

North Wing — Roof

The roof consists of two parallel hipped roofs running east–west with a box gutter down the middle, as well as between these roofs and those of the adjoining buildings and against the Cleland Bond Stores wall to the north.



Figure 100: North wing — south elevation. (Source: PMNSW 2026)



Figure 101: North wing — south elevation detail of main entrance with gas light over arched entrance. (Source: PMNSW 2026)

3.4.6 Roof Generally

The roofs of all wings are timber-framed and clad in corrugated metal sheeting. Roof forms are hipped and/or gabled, per their original form. The roofs have eaves gutters, with the exception of the Argyle Street (south) elevation of the east and south wings, which have parapet gutters. The south, north and east wings also have central box gutters running along the length of each wing, between the roofs. Plant and equipment are generally located on platforms within the roof valleys above the box gutters, where it is concealed from view from ground level. Contemporary metal stairs and access platforms on top of the roofing provide access for maintenance. Skylights flush with the roof surface are located on the north-facing slope of the north wing roof and in the internal slopes of the east wing roof. On the west wing, stone parapets project through the roof, these being extensions of the walls between the elements.



Figure 102: View over the roof of the Argyle Stores from the Glenmore Hotel (looking east).

3.4.7 Courtyard

The courtyard is a paved unroofed space at the centre of the complex. Enclosed on all sides by the Argyle Stores' wings, the floor is finished with stone flagging laid in stretcher bond with mortared joints.

At the east end of the courtyard, there is a lower area that provides entry to the basement level of the east wing. This area reflects the former ground levels on the site. Public toilets have been erected in the area, and a verandah has been built over them to provide access to the middle level of the east wing.

Within the courtyard, adjacent to the west wing, is a remnant piece of equipment relating to the former warehouse use of the place — the hydraulic whip.

Within the courtyard are tables and benches, plants in pots, umbrellas and an external bar. Strings of lights criss-cross the space.

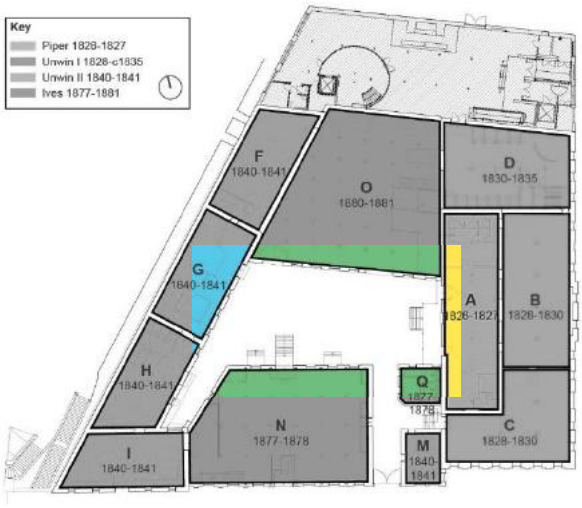




Figure 103: looking east across the courtyard. (Source: PMNSW 2026)



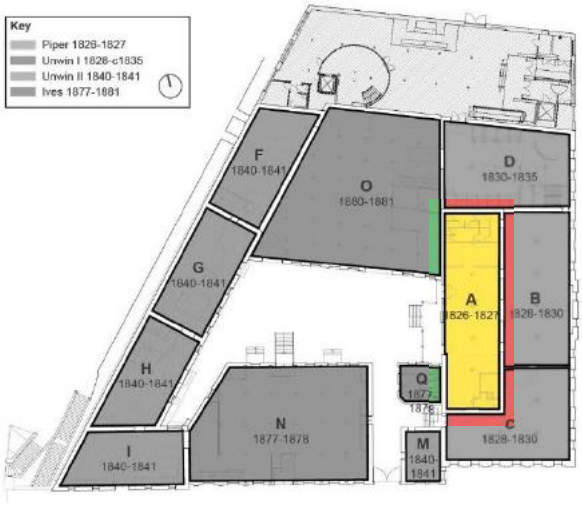
Figure 104: looking west across the courtyard towards the west wing and hydraulic whip. (Source: PMNSW 2026)

3.5 Building Description — Interior

3.5.1 East Wing Interior

The east wing is the earliest of the Argyle Stores' wings. Element A was the first to be constructed in 1826. Elements B, C and D were added within 10 years. Elements B, C and D wrap around Element A on three sides. Stone walls separate the elements at basement level and brick walls separate them at higher levels. Elements A, B, C and D are built of similar materials but are clearly distinguishable in their character and detailing. Evidence remains of subsequent alterations and additions made over time.

Element A (Basement and Ground Floor)



Element A has two storeys and a basement.

The basement level warehouse space is occupied by a bar. Toilets are accessed through a large stone arch leading to the basement of Element O. Element A and Element B are interconnected through the two brick arches in the eastern wall and form the same tenancy.

The basement is primarily of stone construction. The walls are very thick, with large relieving arches prominent in the east and west walls. Two of these arches have been opened up (evidenced by the brickwork) to provide access through to Element B. The southern arch appears to have been part of a fireplace arrangement. Smaller arched recesses sit on either side of the main arch and three flues rise up through the wall. A single row of unequally spaced large square section timber posts runs down the centre of the space. Some may have been moved to facilitate fitout and use of the space. The ceiling is the exposed underside of hardwood flooring above, with the joists and beams clearly visible. The flooring throughout is brick. A pair of timber warehouse doors leads to a set of stone stairs up to the courtyard to the west. There are no windows at this level.

No clear evidence of the internal layout of Piper's original house has survived, only the rectangular form defined by the external walls of Element A.

The ground floor of Element A contains a restaurant/bar. It also appears to have been used as a warehouse space.

At ground level, the walls are of brick construction. In the east wall, archways exist above the arched openings in the basement walls below. The central arch is open through to Element B, whereas the northern and southern arches are filled with brickwork. Rectangular openings with substantial timber lintels above provide access through these walls to Element B (the openings appear to be original). In the western wall, a pair of contemporary frameless glass doors sit inside a pair of timber-framed double warehouse doors at the northern end of the space and a single timber barn door at the southern end of the space. Iron bars are fitted above the doors within the frames of the warehouse door openings. The doors lead to a verandah on the western side of Element A.

The walls are limewashed/painted. Ceilings are high with exposed joists and beams in the same configuration as at basement level. Air conditioning ductwork is suspended from the ceiling. The timber posts are circular in section. Timber flooring runs throughout, covered in

the kitchen spaces (southern end of the floor) with a non-slip membrane. The bathroom floors (northern end of floor) are tiled.

There is no level 1 in this element. For a description of level 2, refer to elements A, B and C (level 2), below.



Figure 105: Element A — basement level, bar (looking north).



Figure 106: Element A — basement level, bar (looking south).

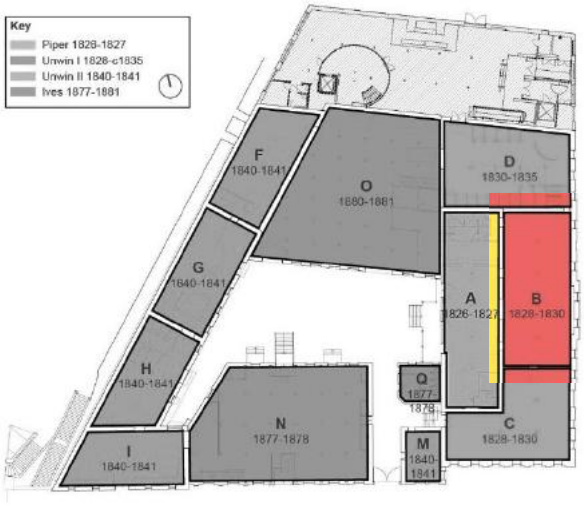


Figure 107: Element A — ground floor, restaurant (looking south).



Figure 108: Element A — ground floor, restaurant (looking east).

Element B (Basement and Ground Floor)



The basement level of Element B currently contains a restaurant dining area and kitchen. Element B connects to Element A to the west and Element D to the north. At basement level the main entrance is via Playfair Street.

Entrance to the basement level venue is through a late twentieth / early twenty-first century steel and glass addition to the Playfair Street (east) façade of the building. A set of glass doors provide access to stairs down into the basement of Element B. A pair of large sliding timber warehouse doors hang against the internal walls on either side of the opening but are not in use. An arched opening in the north wall provides access through to the basement of Element D and archways in the west wall provide access to Element A.

The walls are generally of unpainted stone construction, with the exception of the middle portion of the east wall which features a section of brickwork with three arched recesses. These recesses may have been associated with fireplaces (unknown). They are set within a projecting bay located at the centre of the east elevation of Block B. High level window openings in the east wall are fitted with illuminated images. The windows appear to have been partially or wholly blocked up. Flooring is brick paved. Ceilings are low throughout the basement and feature exposed timber joists and beams. Ply sheeting is fitted between the joists. The whole ceiling is painted black. The beams are supported on large square section timber posts set on stone pad footings. The posts are unevenly spaced in a row down the centre of the room. A battened timber partition with a timber door encloses a small room adjacent to the entry steps.

The ground floor level is used as a restaurant and bar. Access to the ground floor level is provided via Elements A and C, which form part of the same tenancy.

The space has tall ceilings with exposed timber joists, beams and posts with the underside of timber flooring visible above. The east wall is of limewashed brick and hosts six openings. One opening, a former warehouse door, has been bricked up. Another former warehouse door opening has a pair of timber-framed glass doors with a fixed transom light above. The remaining openings contain timber-framed double-hung multipaned sash windows. One window retains timber reveal linings. A timber plate runs around the walls above the window. Its purpose is unknown.

The west wall is part stone and part brick. With the exception of the large central archway, the northern and southern archways that are features of the wall inside Element A are not evident in the Element B side of the wall. Shallow brick arches sit atop the timber lintels over the openings between the two elements.

At the north end of the room a contemporary fire door leads to fire stairs located in Element D. At the south end a brick arch with a single, wide timber warehouse door leads to Element C. There is timber flooring throughout.



Figure 109: Building B — basement level.



Figure 110: Building B — basement level.



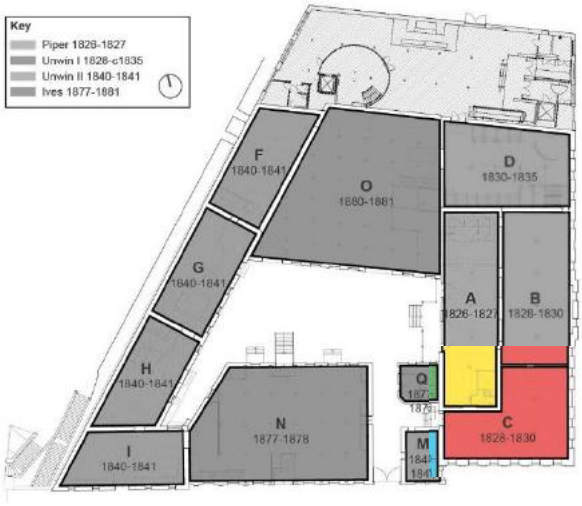
Figure 111: Building B — ground floor, looking east.



Figure 112: Building B — ground floor, looking southwest.

There is no level 1 in this element. For a description of level 2, refer to Element A, B and C (level 2), below.

Element C (Basement and Ground Floor)



The basement level of Element C currently consists of back-of-house (BOH) hospitality services. A fire-rated switch room occupies the southeast corner, the south wall of which is stone, the west wall brick, the east wall plastered, and the north wall lined with plasterboard. The floor is concrete and the ceiling fire-rated plasterboard. Adjoining the switch room is a large commercial kitchen which services the bar and restaurant in the basement of Element B. The kitchen has a contemporary fitout, including stainless steel benches and linings and contemporary food preparation equipment. It has a non-slip membrane to the floor with coved skirting and set plaster ceilings. Commercial extractors duct out to street level on Argyle Street via grilled stone openings.

The ground floor of Element C accommodates a bar. Access to the ground floor level is provided via a set of concrete stairs located in the thoroughfare between elements M and Q. A steel stair extends up to the floor above.

The floors on this level are timber, consisting of wide boards, which appear to be largely original. An accessible timber ramp built into the floor rises to a doorway that provides access to Element B. Walls are face brick on the north and east sides of the space, and coursed stonework makes up the south wall. It appears all were previously plastered, but the plaster has been removed. The eastern wall is showing signs of delamination (separation between the brick skins) particularly around the windows. Ceilings are high, and the exposed timber joists, beams and underside of timber flooring above are visible. Large square section timber posts are dressed, with stop chamfered corners and moulded plates above to support the beams.

The finish in this space was originally much higher quality than in other parts of the building, indicating its former use as offices rather than as a warehouse space. Timber-framed double-hung sash windows have had their timber reveal linings (and possibly architraves and sill boards) removed. Nine windows in total wrap around the east and south sides of the space.

On the west side of the space a pair of large timber warehouse doors provide access from the stairs into the space. On the east side a single warehouse door opening has been infilled with a single fixed glass panel. A pair of ledged, braced and sheeted warehouse doors are set against the wall on either side of the opening. The doorway connecting Element C to Element B has a wide single leaf timber warehouse door beneath an exposed hardwood lintel and brick relieving arch.

There is no level 1 in this element.



Figure 113: Element C — basement level, commercial kitchen.



Figure 114: Element C — ground floor bar, looking east, showing timber floor.



Figure 115: Window openings in the eastern brick wall (left) and southern stone wall (right). The brickwork and stonework are very rough and not designed to be seen. The fixings for reveal linings are evident.

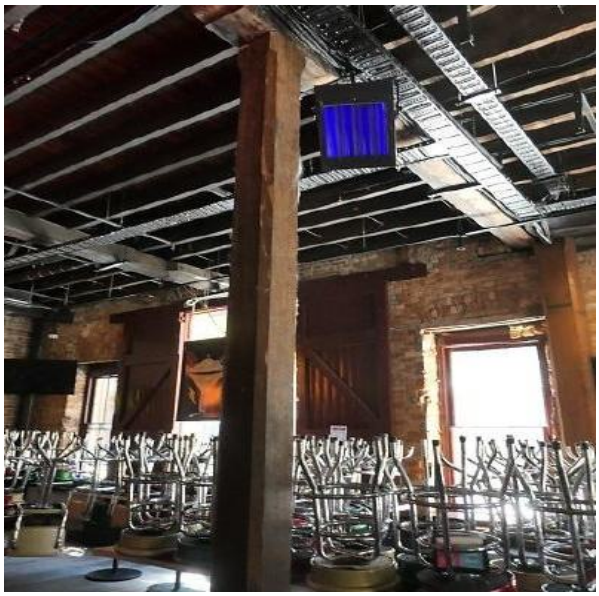


Figure 116: Post and beam detail. The eastern warehouse doors are visible behind.

Elements A, B and C (Level 2)

Level 2 is an early addition to the top of elements A, B and C.

Level 2 is used as office space across the entire floorplate of elements A, B and C. Individual office tenancies are separated internally by both framed and sheeted walls and glazed, steel-framed partitions.

The timber floors are sagging, particularly in the space over Element A. They are carpeted in some spaces. Raked ceilings are lined with sheeting material and the timber roof trusses and beams are exposed to view. The trusses are of very light timber construction and are supported by a row of large timber posts that run north–south down the centre of the floor. Secondary steel beams have been added to stabilise the roof structure in Element B where posts have been removed.

Timber-framed double-hung windows with multipaned sashes exist in the east, south and west walls. A pair of timber framed, braced and sheeted warehouse doors in the west wall open inwards. Timber glazed doors replace the warehouse doors in the east wall.



Figure 117: Element C level 2 office tenancy.



Figure 118: Element B level 2 office tenancy, east wall.



Figure 119: Element A, level 2, office tenancy showing exposed roof trusses.



Figure 120: Element B, level 2, office tenancy. Steel beams have been added to help stabilise the roof.

Element D (Basement, Ground Floor, Level 1 and Level 2)

The basement level of Element D contains the overflow of the restaurant located in Element B. The spaces are connected by a brick archway in the south wall. Element D has stone walls laid as ashlar. The north wall is built off the natural rock shelf. A row of circular timber posts with head beams supports the beams above. The ceiling is low and the timber joists, beams and underside of timber flooring above are exposed. In one location, additional steel posts have been added to provide secondary support to the overhead structure. Conduits, ducts and cabling are exposed on the ceiling. There is one window opening with bars at this level. The floor is brick paved.

A fire isolated stairway exists in the southeast corner of Element D and extends up through all levels of the building.

The ground floor is accessed via Element O (Argyle Tavern) and comprises a suite of early twenty-first century unisex toilet facilities. Original stone walls have been painted/limewashed. The original internal structure consists of timber posts supporting rough-hewn beams and joists. The ceiling is the exposed underside of the timber floor above. The bathroom consists of freestanding elements, including raised timber (floating) floor, plasterboard, laminate and glass partitioning, wall tiling, fixtures and fittings (urinals, basins, toilets etc). A large square opening with a substantial timber lintel above is the main thoroughfare through to Element O. Two small window openings with iron bars exist on either side of this opening. Two timber-framed double-hung windows exist in the east wall. A pair of timber doors in the north wall provide fire egress from Element D through to the neighbouring Cleland Bond Stores.

Element D also connects to Element O (Argyle Tavern) on level 1. The floor is timber boarded. Face sandstone blockwork is exposed on the western wall, and the north wall consists of painted brickwork. The original timber posts and beams (all unpainted) are intact. The ceiling comprises the exposed underside of the flooring and floor framing of the level above.

Level 2 of Element D comprises offices and connects to level 2 offices in Element O through a wide opening in the common wall. Floors are polished timber boards. Perimeter walls are painted brickwork. Original posts and timber roof trusses are exposed. Ceilings are raked, some lined with set plasterboard and others showing the underside of timber sarking boards. A contemporary office fitout overlays the space and includes framed and glazed partitions.



Figure 121: Element D — basement level.



Figure 122: Element D — basement level.



Figure 123: Element D — ground floor toilets.



Figure 124: Element D — ground floor toilets.



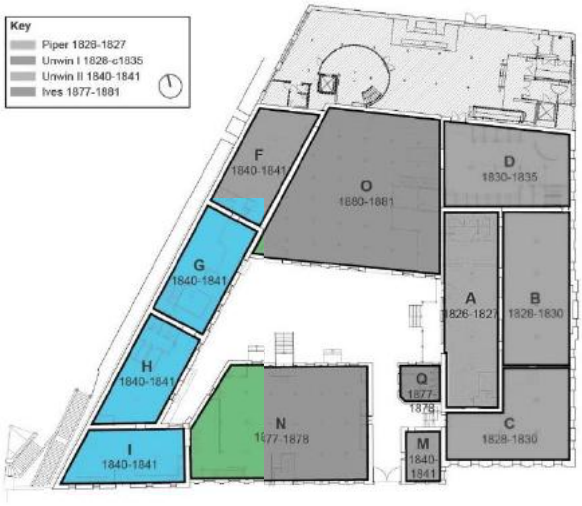
Figure 125: Element D level 1.



Figure 126: Element D level 2.

3.5.2 West Wing Interior

Elements G, H and I



Note: Element F has been described as part of the north wing.

The west wing was built in the 1840s. Elements G, H and I share a common materiality, architectural character and detailing. The elements within the wing are divided by sandstone walls, but openings within the walls provide access between them.

The basement level of elements G, H and I is occupied by a commercial kitchen and associated facilities. It has a concrete floor and set plaster ceilings. The kitchen fitout includes cool rooms, stainless steel benches and linings, and contemporary food preparation equipment. Within the basement level of Element G is a garbage store with concrete floor, arched off-form concrete soffit and rendered walls.

The interior of the west wing, on the ground floor and level 2, features exposed original fabric including face sandstone walls (external walls and walls between elements) and heavy rough-hewn timber columns and beams. Timber-framed floors are topped with contemporary sheet flooring suited to the use of the space. The framing and underside of the floor above typically form the ceiling, but in some areas — above bars or within toilets — a suspended ceiling has been erected. The original open plan of each element remains mostly legible despite the insertion of modern facilities — bars, toilets and stairs. Level 2 of Element G, which houses staff amenities, is most impacted by modern insertions.

The timber roof framing is exposed within the roof space (level 3). This level houses plant and equipment. Level 3 has a timber sheet floor and there is no applied ceiling — the underside of the roof sarking is visible. Sandstone walls have remnant paint finishes in areas.



Figure 127: basement level of element G has been fitted out as a commercial kitchen.



Figure 128: the garbage room in the basement of element G with off-form concrete ceiling.



Figure 129: the dining area on the ground level of Element H retains the sandstone walls, timber columns, beams and floorboards.



Figure 130: the storage space on the ground level of Element G with timber and wire mesh partitions and original sandstone walls.



Figure 131: level 2 of Element I showing sandstone walls and exposed timber ceiling structure.



Figure 132: level 2 of Element H retains sandstone walls, timber ceiling and floorboards.



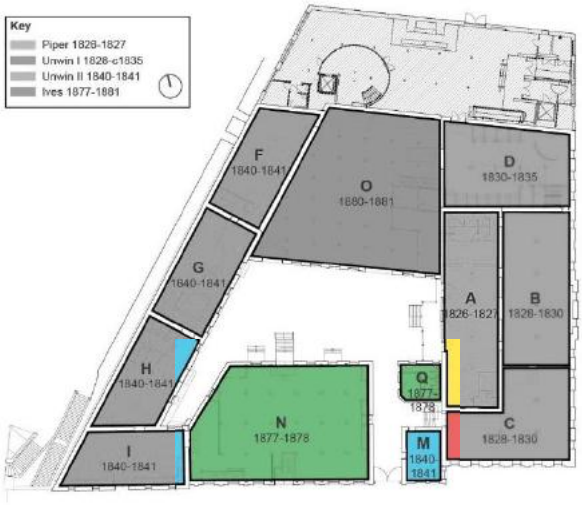
Figure 133: level 3 of Element I. the character of the space is similar for level 3 of elements g and h.



Figure 134: detail of remnant paint to the sandstone wall in level 3, Element G.

3.5.3 South Wing Interior

Elements M, N and Q



Element M was built in the 1840s, and elements N and Q in the 1870s.

Elements M and N have three floor levels—basement, ground floor and level 2. On level 2 elements M, N and Q are merged. The covered walkway that connects Argyle Street to the courtyard is located in the south wing, but has been described as part of the south wing exterior.

The basement and ground floor levels of Element N are occupied by a restaurant and bar. These spaces retain a nineteenth-century industrial character but with an overlay of contemporary furnishings. The original open plan spaces remain largely intact but with minor modern insertions (toilets, kitchen and the like). External walls are both face sandstone and brickwork in the basement, but on the ground floor walls are face brickwork. All floors are finished with contemporary floor sheeting / carpet. The original heavy timber beams and columns and the floor framing / underside of the timber flooring above are exposed and unpainted.

The Element M basement, a single room with a cool room built within it, is used as a kitchen store. It has brick and stone walls and quarry tiles on the floors. The ceiling is the exposed framing and underside of the timber floor above. The ground floor of Element M is an office/storeroom and is the only space in the complex with original wall linings intact. It has a timber boarded floor, timber boarded wall and ceiling linings. It also has original half glazed timber panelled doors and original moulded architraves, skirting and cornice. Walls, ceilings, doors and trims are painted.

The Element Q basement is used as a kitchen scullery area attached to the kitchen in the basement of Element C. It has a quarry tile floor and the walls are lined with ceramic tiles. Heavy timber beams are exposed on the ceiling, which is lined with sheeting material. The fitout includes stainless steel benches and shelving.

Level 2 (elements M, N and Q merged) consists of one large space with smaller rooms partitioned off at its perimeter. It is used as a commercial tenancy. It has painted brick walls and timber sheeting over the floors. The raked ceilings are lined with flat sheets (probably plasterboard) and the exposed timber roof trusses are painted. Heavy timber columns and

beams run through the centre of the space and are painted. Internal partition walls are framed with plasterboard linings. The eastern wall (within the southeast room) was part of the original western external wall of Element C, and consists of rendered masonry with ashlar markings, sandstone and brickwork, all paint finished.



Figure 135: Element M — basement level — cool room and kitchen storage.

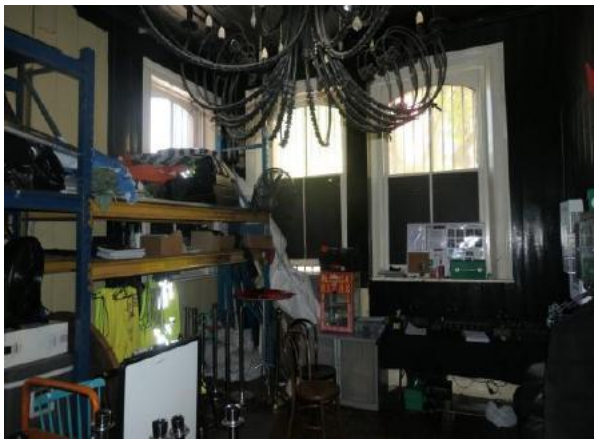


Figure 136: Element M — the windows within the ground floor level room — security office.



Figure 137: Element N — basement level bar area.



Figure 138: Element N — basement level, south wall.



Figure 139: Element N — ground floor restaurant.



Figure 140: Building N — ground floor open kitchen within the restaurant.



Figure 141: Element N — detail of timber post with timber column head with curved edge detail.



Figure 142: Element N — level 2 main space looking west.



Figure 143: Level 2 — south wing, detail of east wall which includes painted sandstone.

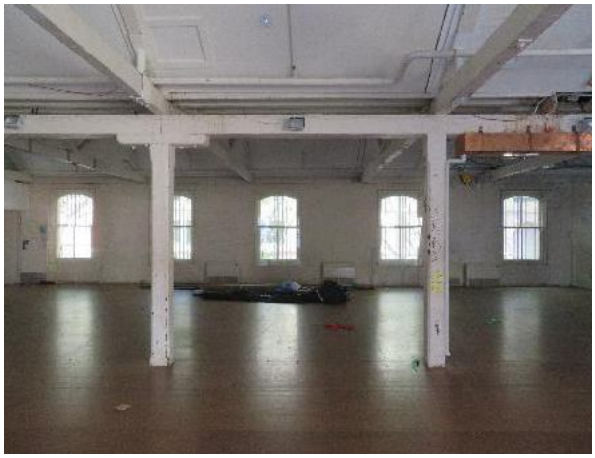
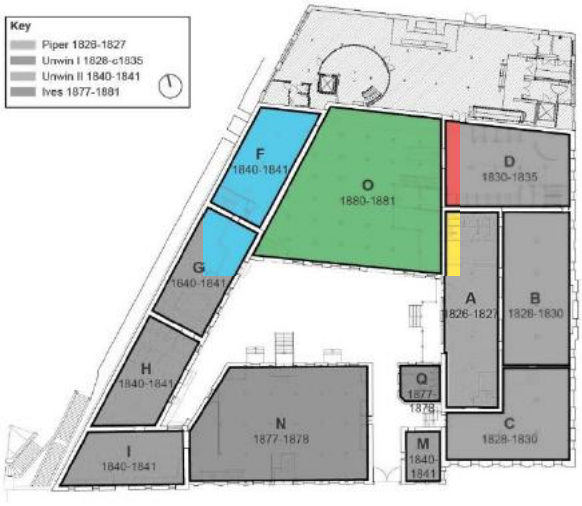


Figure 144: Element N — level 2 main space looking south.

3.5.4 North Wing Interior

Element O (Element F also included)



The north wing (Element O) was built in the 1880s. It has five levels: basement, ground floor and levels 1–3. Element F (part of the 1840s west wing) has four levels: ground floor and levels 1–3. There is no basement level. Element F forms a single large space with Element O on ground floor level, levels 1 and 2.

The basement of Element O is used for storage, toilets and utilities (e.g. switch room) for the restaurants and bars within the north and east wings. The main space has a concrete floor and toilet areas have brick paved floors. The north, east and west perimeter walls are sandstone block, in some areas lined with sheeting on framing. The south wall is cut sandstone bedrock. The original open space is subdivided into smaller spaces by non-original walls. Walls within the toilets are tiled. The original timber beams and columns are painted. Ceilings are set plasterboard. Toilet fittings and fixtures are contemporary.

The ground floor and level 1 of elements O and F are occupied by a tavern. Floors are corked timber boards. Ceilings consist of the exposed timber framing and floorboards of the floor above. The east, west and north walls are face sandstone. The south wall of Element O is brickwork. Original massive timber columns and beams are unpainted. In Element O a void in the level 1 floor aligns with the two-storey arched entrance and the former carriageway that ran through the building from the central courtyard to the site on the northern side of the north wing (now Cleland Bond Stores).

A contemporary office fitout overlays the original nineteenth-century interiors of levels 2 and 3. Both floors consist of open office space with a number of small rooms partitioned off at the perimeter. Internal partitions are framed construction with plasterboard linings. Timber flooring has been laid over the original timber floorboards. The original massive timber columns and beams, mostly unpainted, remain intact. The columns are stop chamfered, and some have timber heads with curved ends.

On level 2, the ceiling comprises the exposed floor framing and floorboards of the floor above. The north and west perimeter walls are painted stone, the east wall to Element D is rendered with ashlar markings and the south wall is painted brickwork.

On level 3 the twin hipped roof form with central box gutter is legible. The timber roof structure is exposed and is the raking underside of the original timber roof sarking boards. All of the timberwork is unpainted. Contemporary skylights have been installed in the northern part of the ceiling. The north wall is painted sandstone to a height of 1800mm with brickwork above. The east wall is painted brick with painted render to a nominal height of 400mm at the base. The south wall is painted brickwork, but sandstone sills are unpainted. The west wall is mostly a framed and sheeted wall, although remnants remain of the original wall — painted stone and brick.



Figure 145: Building O — basement level. (Source: PMNSW 2026)



Figure 146: Building O — basement level. (Source: PMNSW 2026)

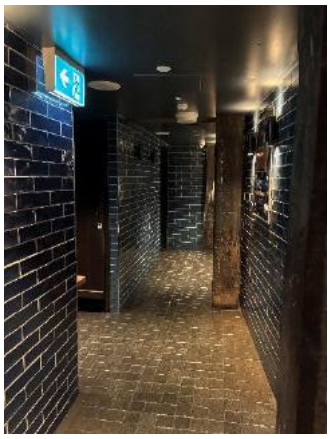


Figure 147: Building O — basement level. (Source: PMNSW 2026)



Figure 148: Building O — ground floor. (Source: PMNSW 2026)



Figure 149: Building O — ground floor. (Source: PMNSW 2026)



Figure 150: Building O — level 1. (Source: PMNSW 2026)



Figure 151: Building O — level 1. (Source: PMNSW 2026)



Figure 152: Building O — level 2. (Source: PMNSW 2026)



Figure 153: Building O — level 2. (Source: PMNSW 2026)



Figure 154: Building O — level 3. (Source: PMNSW 2026)

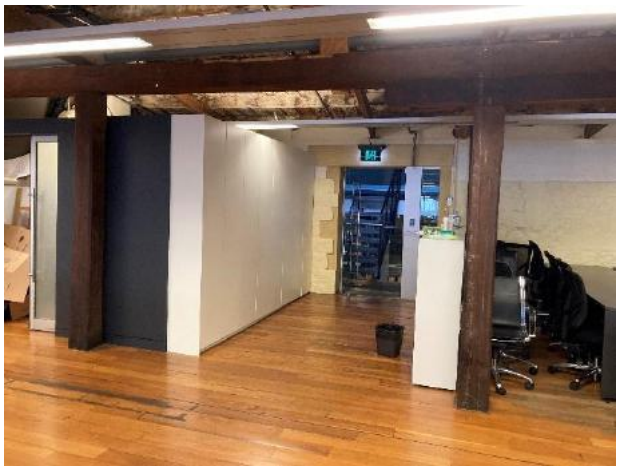


Figure 155: Building O — level 3. (Source: PMNSW 2026)

3.6 Assessment of Archaeological Potential

The archaeological potential of the site was briefly assessed in The Rocks and Millers Point Archaeological Management Plan in 1991. Management recommendations are included in the PMNSW s170 Heritage and Conservation Register for this site.

The s170 listing states:

> *Although the ground levels of Argyle Stores have been changed on several occasions over the 19th and 20th centuries, thus resulting in a low potential of sub-surface archaeological remains, parts of the building fabric itself is of such age (1820s) to yield significant information on the history of development in The Rocks.*

The SHR listing for the site (Item 01544, listed in 2002) includes the following assessment of archaeological research potential, taken from the 1990 Orwell & Peter Phillips CMP.[107]

> *The Argyle Stores include substantial remains of one the earliest surviving commercial buildings in Sydney, dating from c1826. The complex contains the earliest surviving building occupied for use as a Customs House from 1830 until 1850. Despite numerous alterations, the buildings retain much of the fabric of their major phases of development and use as commercial stores, including the hydraulic hoist. The stores are rare in their ability to demonstrate changing warehouse design and construction from the early 19th to early 20th century.*

The overall archaeological potential of Argyle Stores was assessed as low as part of the 2008 Clive Lucas Stapleton & Partners Pty Ltd CMP.

The site of Argyle Stores is identified in the Map of Archaeological Resources in The Rocks (in Appendix C of 2010 The Rocks Heritage Management Plan) as an area of archaeological sensitivity.

As the archaeological assessment for Argyle Stores contained in these documents was very brief, a more detailed assessment is included below.

3.6.1 Baseline Archaeological Assessment

Below Ground

The use of the site prior to the c1820s, as part of the grounds of Sydney's first hospital, is unlikely to have left any distinctive archaeological traces, particularly considering the impacts of groundworks associated with the construction of the later stores. In 1826, construction had commenced on a new house and office for Captain Piper, now incorporated into the east wing of the current stores (Element A). The building was completed by Unwin in 1829, and expanded to the east, south and north (elements B, C and D) between c1828 and 1835. The construction of the basement levels of the east wing, the 'New Custom House', would likely have removed any earlier archaeological remains in these areas.

Early depictions of The Rocks suggest the hospital grounds extended upslope, and the western half of the study area appears to lie largely outside the hospital gardens (i.e. Figure 157). There is no evidence to suggest any substantiative development of this part of the site

[107] NSW State Heritage Register, Item No. https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5053139

prior to the construction of Unwin's Bonded Stores (elements E, F, G, H, I, J, K, L and M), c1840–41. Extensive quarrying was undertaken on site, as evidenced by the existing rockface along Gloucester Walk, presumably for construction of the Argyle Stores' west wing and as part of excavation works for the Argyle Cut in the 1840s. Excavation for the cut resulted in a new road level along Argyle Street, and necessitated alterations to the basements of the stores, including bricking up of windows, and the raising of the courtyard level. The extent of these alterations, particularly within the east wing cellars, is unknown. It is noted that the existing 'basement' level of the west wing (elements F, G, H and I) is level with the cobblestone courtyard. The cobblestones were revealed in 1969 underlying the 1962 bitumen surface, and presumably date to the late nineteenth century.

From 1876, substantial alterations to the property were made under the ownership of Ives, including the demolition of the southern (elements J, K and L) and northern (Element E) wings, and the construction of new stores here (elements N, O and Q). The construction of the northern stores in the 1880s (Element O) purportedly required the excavation of 'hundreds of tons of stone' for the basement.[108] These works would have removed any earlier remains within the footprint of the northern stores, including any evidence of the c1840 store (Element E) and the galvanised shed erected here (1868–1879). The cobblestone pavement likely dates to this period, or if earlier, would have undergone some modification following Ives' additions. A small enclosure, comprising an L-shaped sandstone wall, was installed at the southern end of the east wing (abutting Element C) in the c1880s.[109] Its function is unknown. The walls of the enclosure had been reduced to a 'low wall' by the 1940s, and a line of sandstone blocks associated with this wall is still visible in the pavement today (Figure 156). The wall was demolished and the area infilled in the c1970s.

From the 1970s Argyle Stores ceased to operate as bonded stores. Extensive restorations and some minor building works, including upgrading of services, were undertaken between c1970 and c1995 and likely impacted on the potential archaeological resource.

At least some of the stores were constructed directly overlying or cut into the sandstone bedrock, reducing the potential for subsurface archaeological remains in the footprints of the extant stores. There is, however, the potential for evidence associated with the construction of the stores, including evidence of quarrying and cuts in the bedrock. There is nil to low potential for archaeological remains associated with demolished stores and other buildings. These are largely within the footprint of later stores that would have impacted on the remains of earlier structures.

Existing underground services, including several access pits, run throughout the Argyle Stores courtyard. Surviving archaeological deposits in these areas can expect to have localised disturbance. There is some potential for earlier (pre-1880s) yard surfaces and evidence of early drainage systems underlying the courtyard cobblestones, as demonstrated by the results of excavations within the neighbouring Cleland Bond site.[110] These excavations identified a c1839–40 sandstone cut drain, running the length of the northernmost wing of Unwin's Bonded Stores and connected to a sump in Playfair Street. Artefacts were occasionally observed across the Cleland Bond site and interpreted as rubbish deposited on

[108] 'Mr. I E Ives' Bonded Stores', Sydney Morning Herald, 9 January 1882, p 6, Trove, National Library of Australia, viewed 23 March 2022 <http://nla.gov.au/nla.news-article13502631>.

[109] First visible on Dove's 1880 plan, City of Sydney Archives.

[110] Iacono, Nadia, 'Archaeological Monitoring Report, the Argyle Bonded and Free Stores: Investigation of Sandstone Drain', 1994.

the surface of the open yard. Bedrock was observed predominantly c300–400mm below the current surface level. Similar isolated artefacts could survive at Argyle Stores. There is a moderate potential for earlier surfaces (asphalt/flagging) underlying the bitumen footpath within the small enclosure abutting Element C. This area is situated outside the SHR curtilage, however, has been incorporated into this assessment.



Figure 156: Remnant stonework from the wall that formed an enclosure at the southern end of the east wing.

Above Ground

Since 1995, the interior spaces of Argyle Stores have been substantially modified. Floors, including basement surfaces, have been replaced in the majority of stores, although original hardwood flooring is preserved in elements C and O/F. It is unknown whether the basement floors were originally stone flagging or timber. However, it is possible that earlier surfaces or other archaeological deposits may survive under the c1970–c1990s basement levels. Most ceilings are exposed joist and beams with limited potential for archaeological deposits in these areas.

There is, therefore, some potential for underfloor deposits or isolated artefacts at Argyle Stores, particularly within elements C and O/F. These would have been subject to considerable disturbance.

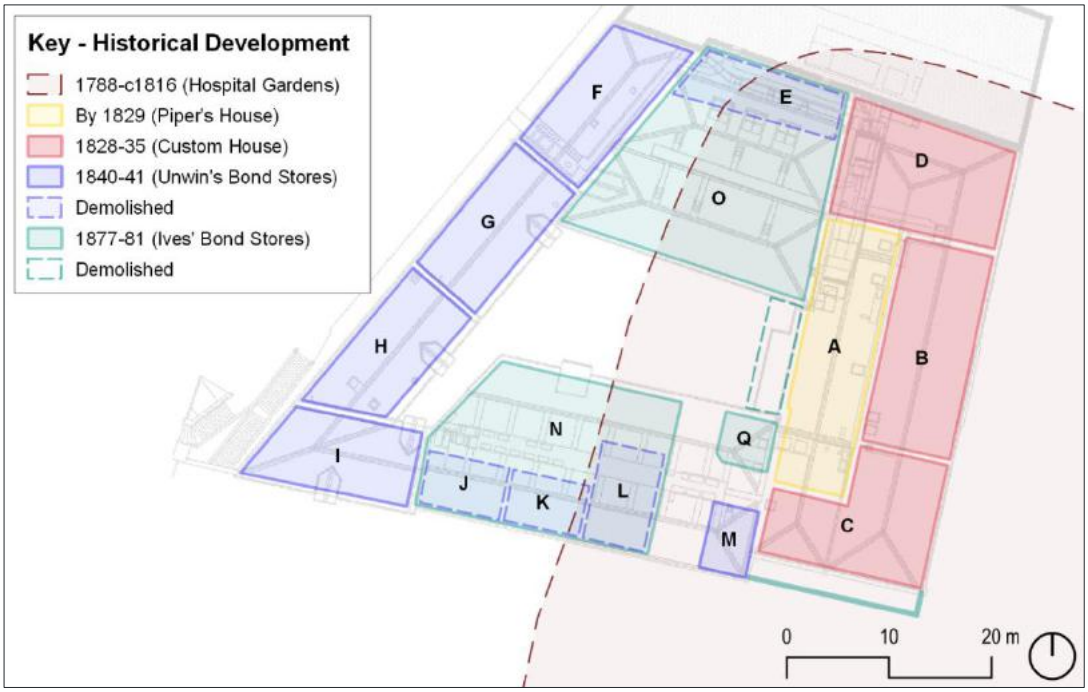


Figure 157: Plan showing the sequence of historical development at Argyle Stores. (Source: PMNSW with ML overlay)

3.6.2 Summary of Archaeological Potential

The overall historical archaeological potential for the Argyle Stores is considered low. Due to the manipulation of the landscape, it is not known if subsurface deposits exist that relate to pre-European Aboriginal occupation of the area.

The historical archaeological potential for Argyle Stores is presented below in Figure 158. Across the site there is an anticipated:

- Moderate archaeological potential for:
  - Former surfaces (asphalt/flagging) within the small enclosure abutting Element C.
- Low archaeological potential for:
  - Remains associated with the construction of the Argyle Stores from c1826–1881, including evidence of quarrying and cuts in the bedrock.
  - Nineteenth-century yard surfaces, including isolated artefacts/artefact scatters, and evidence of early drainage systems underlying the courtyard cobblestone surface.
  - Archaeological deposits or isolated artefacts below floors, including basements.
- Nil to low potential for:
  - Features and deposits associated with early land clearance and cultivation within the hospital grounds, such as plough and hoe marks, and fossil pollens.
  - Archaeological remains associated with demolished stores and other buildings. These were predominantly situated in areas with subsequent impacts.

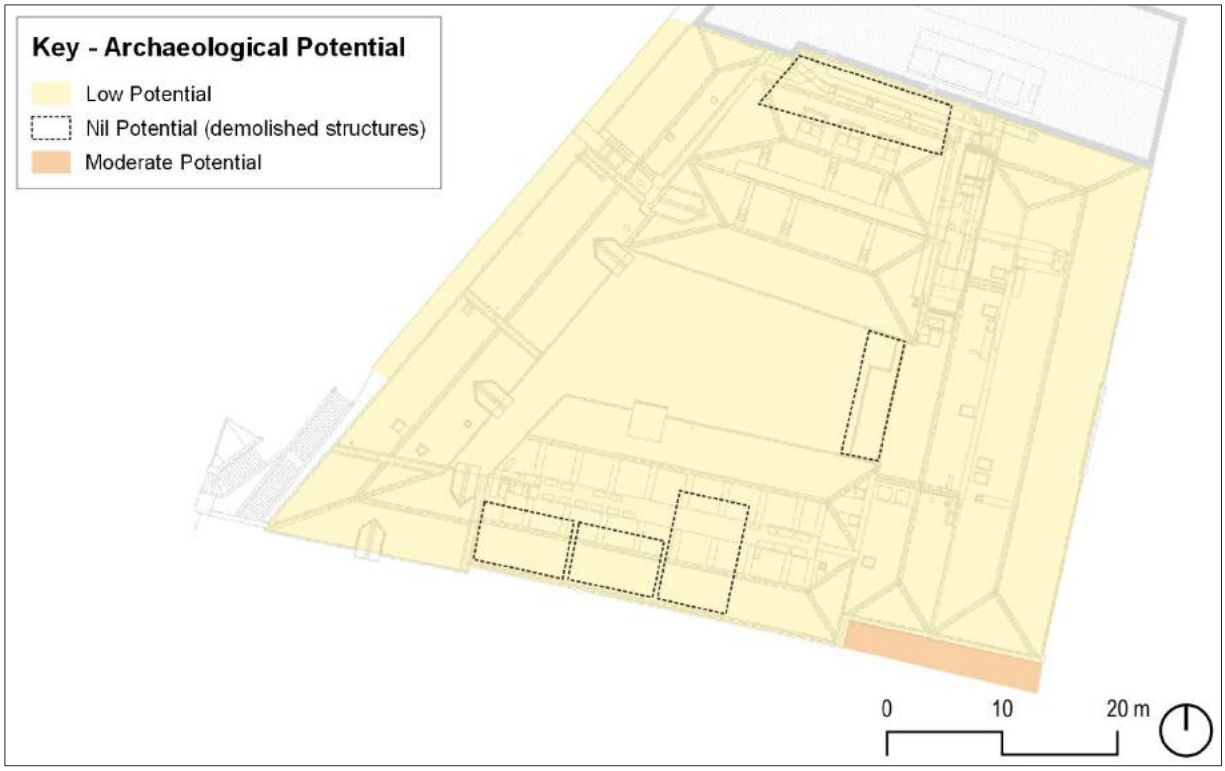


Figure 158: Archaeological Zoning Plan for the Argyle Stores. (Source: PMNSW with GML overlay)

3.7 Movable Heritage

One item of movable heritage associated with the Argyle Stores was identified, as follows.

3.7.1 Hydraulic Whip

Within the courtyard, adjacent to Block G, is a hydraulic whip dated from 1885. According to the interpretive panel adjacent the hydraulic whip was used to lift goods into the building and lower them from the upper levels. The whip was made by Tannett Walker of Leeds, United Kingdom, and installed by Isaac Ellis Ives, the manager of the Argyle Bonded and Free Stores (and the mayor of Sydney from 1897 to 1898). The pump and accumulator, and the gas engine to power them were located in the basement of the south wing; however, the hydraulic whip is the only item that remains. It was briefly removed from the wall in August 2007 for conservation works and placed back in September.[111]

[111] Gibson. J, 2007, Argyle Stores – Hydraulic Whip Conservation, Newsletter of the Australasian Society for Historical Archaeology Inc. Vol 37. No.3, p.4 [accessed via https://www.asha.org.au/pdf/newsletters/ASHANewsletter37-3_2007.pdf]



Figure 159: Hydraulic whip within the courtyard.



Figure 160: Detail of hydraulic whip. Label reads 'Tannett Walker & Co., 1885, Leeds'. (Source: Oriel Building Services, 2007)

4

Assessment of Cultural Significance

4.1 Comparative Analysis

The comparative analysis below first considers the Argyle Stores as part of The Rocks and more generally in Sydney, then specifically as a surviving example of a nineteenth-century bond store or warehouse.

4.1.1 Bond Stores and warehouses in the Rocks and close to Circular Quay

From c1810 the waterfront was extensively developed. Warehouses and bond stores were prevalent in nineteenth-century Sydney as a result of the city's importance as a port. Many were built in The Rocks, close to the wharves. There are several extant examples of warehouses and bond stores from both the nineteenth and early twentieth centuries in The Rocks and close to Circular Quay. These include:

- Argyle Stores (Argyle Street, The Rocks) — built 1827¬1881;
- Union Bond Store (47 George Street, The Rocks) — built 1840–1841 (Figure 165);
- Campbell's Stores (7–27 Circular Quay West, The Rocks) — built 1850–1861 (Figure 166);
- Bulletin Place warehouses (6-8, 10-14 and 16-18 Bulletin Place, Sydney) — built c1880 (Figure 161 - Figure 164)
- The ASN Co. Building (1–5 Hickson Road, The Rocks) — built 1884 (Figure 167);
- Metcalfe Bond Stores (68–84 George Street, The Rocks) — built 1912, 1916;
- Cleland Bond Stores (Playfair Street, The Rocks) — built 1914; and
- Lawson House (212–218 Cumberland Street, The Rocks) — built c1924.

The buildings listed above, all of which are listed on the NSW State Heritage Register, make an important contribution to the character of The Rocks and contribute to an understanding of the historical development of the precinct. Characteristically these buildings have several storeys, large footprints, walls of sandstone or masonry, and an internal structure of heavy timber posts and beams (for the earliest buildings) or cast iron columns and beams (later buildings).

The earliest buildings of the Argyle Stores (east wing) predate the other surviving warehouse buildings in The Rocks and around Circular Quay.

Early warehouses from the period 1840 to 1860 (including the west wing of Argyle Stores) were utilitarian buildings built in sandstone with rough timber posts and beams and no decoration. The southern façade of the east wing of the Argyles Stores, built by Unwin c1828–1830, is unusual as it has a formal classical façade to Argyle Street, reflecting the importance of the Custom House's administrative offices located within this portion of the building. Consideration of building aesthetics gained importance over time. Decorative elements were introduced to the main elevations by Unwin in the 1840s and Ives by the 1870s. Decorative features included the addition of pilasters, moulded sills, string courses, cornices, parapets and dentils, and the use of sandstone coins to the Argyle Stores' main entrance arch on Argyle Street (1877–78).

4.1.2 Bond Stores and Warehouses Constructed in the nineteenth century

Examples of bond stores and warehouse structures still exist around Circular Quay include a number of small warehouses in Bulletin Place (c1880).

Bulletin Place, Sydney

Three former bond stores sit side by side on Bulletin Place, Sydney (6–8, 10–14 and 16–18 Bulletin Place). As a group of former nineteenth-century warehouse buildings, they are comparable to the Argyle Stores. All three were built pre-1880, although exact dates of construction are not known. Like the Argyle Stores, the three abutting buildings have contrasting architectural styles, but are united through scale and similar fenestration patterns.

The three-storey former warehouse at 6–8 Bulletin Place, built before 1880, has a rendered and painted façade marked out as ashlar (Figure 161). The façade features four-paned timber double-hung windows with painted stone sills, horizontal bands with decorative elements marking each floor level, and a parapet also with applied decoration. The building's scale and simple, rhythmic fenestration pattern mirrors that of the adjacent building (10–14 Bulletin Place), but the rendered finish and applied decoration suggest the building was built later than its neighbour or perhaps was updated at a later date to suit changing architectural tastes. The building's main elevation is similar in style to the main (Argyle Street) elevation of the south wing of Argyle Stores, but with more elaborate detailing.

The building at 10–14 Bulletin Place, also built before 1880, is also a three-storey former warehouse (Figure 162). The main painted brick façade has little decoration. Windows consist of timber multipaned double-hung windows with flat segmental arched heads and sandstone sills. A central arched opening forms the main building entrance. The unrendered walls and simple detailing is similar to the courtyard elevation of the south wing of the Argyle Stores.

Neither of these two buildings (6–8 and 10–14 Bulletin Place) has stacked warehouse door openings or remnant cathead beams as are characteristic of many nineteenth and early twentieth-century warehouse buildings, and externally the buildings are not readily identifiable as former nineteenth-century warehouses. This is not true, however, of the adjacent former warehouse building at 16–18 Bulletin Place. This four-storey building, built 1850s–1880s, features two stacked warehouse door openings with sliding timber warehouse doors, chained footplates and cathead hoist beams. The main façade has face brickwork of cream-coloured bricks, similar to those used on the north wing of the Argyle Stores. Windows have flat segmental arched heads with coloured limewash finish, sandstone sills, and metal grilles on all but the top floor. Internally the original heavy timber structure remains intact.

By comparison, the Argyle Stores' wings date from the early to mid-nineteenth century, with the differing construction periods clearly legible through their materiality and structural detailing (Figure 163). All wings are clearly legible as former warehouse buildings and include stacked warehouse openings, many of which have cathead beams and chained loading aprons (Figure 164).

Although conservation works have been undertaken at the Argyle Stores, the integrity of the buildings has been better preserved than at Bulletin Place, where it is not always clear what elements are original or introduced (especially at 6–8 Bulletin Place).

It is the central courtyard of the Argyle Stores that is its most distinctive and unique feature and differentiates it from the Bulletin Place warehouses. The courtyard unites all wings into a single entity and makes the complex more than simply a grouping of buildings such as exists on Bulletin Place.



Figure 161: The former bond store at 6–8 Bulletin Place.



Figure 162: The former bond store at 10–14 Bulletin Place.



Figure 163: Part of the elevation of the former bond store at 16–18 Bulletin Place.



Figure 164: Detail of the elevation of 16–18 Bulletin Place.

4.1.3 Surviving Bond Stores and Warehouses in The Rocks from the nineteenth and early twentieth century

Union Bond Store

The Union Bond Store (47 George Street, The Rocks) was built 1840–1841, making it comparable to the Argyle Stores' west wing in age. It is a three-storey face sandstone building with an attic. The main façade is symmetrical with a central doorway. Windows to the front elevation are timber framed with multipaned double-hung (or vertical sliding) sashes, but on the side elevation they are similar in size to the small windows of the Argyle Stores' west wing. The side elevation has a stacked warehouse opening with cathead beam and chained loading aprons. Designed by architect John Bibb, the main elevation has a refined Regency style which contrasts with the utilitarian style of the Argyle Stores' west wing. This may reflect the use of the Union Bond building as offices as well as a store. The building's former use as a warehouse

is not evident from the main elevation but is clear from the side elevation which has similar characteristics to the west wing of the Argyle Stores.

Campbell's Stores

Campbell's Stores (7–27 Circular Quay West, The Rocks) was built 1850–1861, placing it chronologically between the Argyle Stores' west and south wings. Campbell's Stores is a good example of a mid-nineteenth century warehouse building, and the only remaining warehouse of its type on the harbour foreshore. Like the Argyle Stores, it was restored in the 1970s. Also like the Argyle Stores, the building's large-scale footprint, warehouse doors, cathead beams and chained footplates clearly demonstrate its former warehouse use.

The building is a coherent entity made up of repetitive gabled bays, with consistent use of sandstone (original lower levels of the building) and brick (third floor 1880s addition). Although the third floor is legible as a later addition Campbell's Stores remains clearly legible as a building of the mid-nineteenth century. By contrast, the Argyle Stores presents as a group of buildings built through many phases: the architecture of each wing speaks of a different period of development from the 1820s through to the 1880s.

Campbell's Stores is prominent from the water and has strong landmark qualities. Argyle Stores, on the other hand, has a more urban context and does not have the same landmark qualities. However, the Argyle Stores is prominent on its corner site contributing to the streetscape of Argyle and Playfair streets and the urban fabric of the Rocks. It invites a sense of exploration and discovery. Both buildings are legible as former warehouse structures, yet each has a distinctive form and character.

ASN Co. Building

The ASN Co. Building (1–5 Hickson Road, The Rocks) was built in 1884, three years after the Argyle Stores' final (north) wing was completed. Like the Argyle Stores, it was built with a structure of massive timber posts and beams. Its former use as a warehouse is evident through its stacked warehouse openings, cathead beams and chained floor plates. Its scale presents as a grand edifice to Circular Quay West.

The multistorey building is far grander in scale than the Argyle Stores and features distinctive Dutch-Anglo detailing. Although the building is physically divided into a number of bays it was designed and built as a single entity. This is a key difference between the ASN Co. Building and the Argyle Stores, which was built in several stages over more than fifty years. The ASN Co. Building represents the wealth and prosperity of the shipping industry at the time of its construction, whereas the Argyle Stores, with its wings built at different times, represents change and development over time.



Figure 165: Union Bond Store.



Figure 166: Campbell's Stores.



Figure 167: The ASN Co. Building

4.1.4 Surviving Bonded Stores and Warehouses in The Rocks with Potential Archaeological Resources

The Argyle Stores and its site are significant within a small group of early traditional warehouse buildings within central Sydney, typically constructed of load-bearing stone or brick masonry walls, with internal timber structures (floors, columns, beams). From this group, there are few comparative bonded stores/warehouse sites within The Rocks with potential or known archaeological resources.

Union Bond Stores

The Union Bond Stores were largely constructed directly onto the sandstone bedrock, reducing the potential for subsurface archaeological remains. The overall potential of the site is low, largely structural and/or associated with the construction of the stores. There is, however, a high potential for subsurface archaeological remains associated with the demolished twin warehouse site situated on the southern side of Atherden Street (49 George Street).

Campbell's Stores

Archaeological monitoring of geotechnical testing was undertaken at Campbell's Stores by Austral Archaeology in 2010.[112] The monitoring program revealed archaeological deposits, particularly within the eastern side of the building, associated with the occupation of the site prior to the construction of the extant Campbell's Stores, including:

- crushed sandstone fill associated with demolition of earlier phases of the stores; and
- construction fill and foundation trenches associated with the extant buildings.

[112] Austral Archaeology Pty Ltd '1611V1_ Campbell's Stores, 9-27 Circular Quay West, Sydney NSW, Aboriginal Due Diligence and Historical Archaeological Assessment, Bore-Hole Monitoring Results, Statement of Heritage Impact and Research Design', 2017.

The interior of the Campbell's Stores building complex (bays 1 to 11) had been subject to a high level of disturbance from recent redevelopment. This development is anticipated to have destroyed any historical archaeology material associated with earlier phases of Campbell's Stores in these areas.

ASN Co. Building

Archaeological investigations were undertaken in the footpath of Hickson Road adjacent to the northwestern corner of the former ASN Co. Building by Wendy Thorp in 1991.[113] The excavations revealed up to three courses of bluestone cobble surface and three sandstone blocks likely to have formed an entrance to the building. The original ground surface had been removed, or eroded, and fill introduced to level a slope in the area. Across the site, there is an overall low potential for remains associated with early European occupation and with use by Robert Campbell and his family home, Wharf House. There is a moderate potential for surviving remains associated with the construction and occupation of the former ASN Co. Building, from 1884.

Metcalfe Bond Stores

Archaeological monitoring was undertaken at the Metcalfe Bond Stores in 1994, during the demolition of a 1953 petrol station. The monitoring program revealed fuel tanks cut into the bedrock and car hoist foundations that had removed all previous archaeological remains. The potential for archaeological relics associated with Robert Campbell's garden of the nineteenth century is limited by later quarrying and excavation works. However, sections of quarried rockface and a rough faced ashlar retaining wall remain in the basements of the buildings along the George Street frontage and sections of these elements may date to the 1880s or earlier.[114]

Cleland Bond Stores

The Cleland Bond Stores were constructed in 1914 in the vacant land north of Argyle Stores, operating as part of the Dingle & Co Bonded & Free Stores. Subfloor excavations were undertaken by the SCA at the Cleland Bond Stores site between 1993 and 1994 as part of services upgrades and lift installation.[115] Excavations revealed a sandstone cut drain running against the wall of Unwin's Bonded Stores (the north end of the east wing of the Argyle Stores), presumably contemporary with this construction. Artefacts were occasionally observed across the Cleland Bond Stores site and interpreted as rubbish deposited on the surface of the open yard that predated the stores. There was no evidence of the stable which occupied the site c1874–77, or of any structural features other than the drain.

[113] Wendy Thorp 1991

[114] SHFA, 2016, 'Metcalfe Bond Stores', http://www.shfa.nsw.gov.au/sydney-About_us-Heritage_role-Heritage_and_Conservation_Register.htm&objectid=84

[115] Iacono, Nadia, 'Archaeological Monitoring Report, the Argyle Bonded and Free Stores: Investigation of Sandstone Drain', 1994; Johnson, Wayne, 'Archaeological Excavations of Foundation Park and the Cleland Store, The Rocks, Sydney', 1996.

4.1.5 Archaeology relating to the First Colonial Hospital Gardens

Unwin's Bonded Stores & Samson's Cottage — First Hospital Gardens

Unwin's Bonded Stores and Samson's Cottage comprise a row of 1840s sandstone commercial buildings and residences, fronting George Street. The properties sit on land originally situated within the grounds of Sydney's first hospital, downhill (east) of Argyle Stores. Archaeological excavations and monitoring were undertaken at both sites in 1990–91.[116] There was no identified archaeological remains that predated the construction of Unwin's Bonded Stores. Massive sandstone construction had cut into bedrock, with sandstone retaining walls built directly onto bedrock.

Comparatively, excavations at Samson's Cottage revealed substantial evidence predating the construction of the cottage. Analysis of the soil profile suggested that cultivation, involving some sort of raking, had been carried out on the site. These deposits were interpreted as evidence of cultivation at the hospital's gardens. Extensive excavation and earthworks preceding the construction of these properties was also observed.

4.1.6 Summary of Comparative Analysis

The Argyle Stores is the oldest bonded stores in The Rocks and in the area around Circular Quay.

The stores are unique in several ways:

- The Argyle Stores is the only warehouse complex to incorporate a customs office.
- The layout of the Argyle Stores varies from other warehouse developments in that it is irregular in plan. With the exception of the west wing, it does not comprise a row of warehouses, divided into regular parallel bays, separated by solid masonry walls. It is rather a collection of buildings that have been built around the edges of its site. Each fits the irregular shape of the portion of the site on which it is located.
- The Argyle Stores is unusual in that it comprises a complex of warehouse buildings built over a long period of time (more than 50 years), each building being unique in its design and construction, yet unified through scale and placement around a central courtyard. Most of the other warehouse complexes in The Rocks were built as a single build (e.g. Union Bond and ASN Co) or with additions added within a short period of time after the initial completion and in a style consistent with the original design (e.g. top level of the Campbell's Stores added).
- The Argyle Stores' central courtyard is unique.
- The buildings of the Argyle Stores are relatively plain in their design and detailing, although decorative elements have been used on later phases of development reflecting changes in architectural taste over the nineteenth century. The exception to this is the southern façade of the east wing of the Argyle Stores, which reflects the importance of the use of the building as the Customs House. The main façade of the Union Bond Store is also formal, reflecting its office use, but less decorative than the southern façade of

[116] Lydon, E.C.J, 'Archaeological Investigation, Samsons Cottage, Kendall Lane, The Rocks, Sydney', 1992; Lydon, E.C.J, Archaeological Monitoring, Unwins Stores, 77-85 George Street, The Rocks, Sydney', 1992.

the Argyle Stores. The ASN Co., which was built sixty years later than the Argyle Stores, also has more decorative detailing to its office component.

- The former warehouse use of the Argyle Stores remains clearly evident despite adaptation of its buildings to other uses.

The Argyle Store is comparable to the other bond stores and warehouses in The Rocks and in the vicinity of Circular Quay in the following ways:

- The Argyle Stores is typical of other early warehouse developments in The Rocks:
  - it is two to four storeys in height and occupies a large footprint.
  - it has solid masonry external walls
  - it has an internal timber structure, consisting of large, dimensioned posts and beams and timber floor plates.
  - the internal spaces are open, and the internal structure is exposed to view.
  - Window fenestration is regular.
- It retains is traditional warehouse features:
  - Large arched entranceway
  - Stacked warehouse openings (although some doors have been replaced with glazed elements), with cathead beams and pulleys over and chained / hinged loading aprons at the foot of each opening.
- In most of the comparative sites, the mechanisms associated with warehouse functions including cathead beams, chained loading aprons and pulleys have been reinstated or interpreted. Argyle Stores has prominent examples of this displayed in the courtyard, in the hydraulic whip and suspended tea crate. This allows the buildings' original purpose to be read, despite their adaptation over the years.

4.2 Assessment of Significance

4.2.1 Historical Significance

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 item meets this criterion at State level.

The historical significance of the Argyle Stores is demonstrated by:

- The *evidence* embedded in the place of *significant human activity* — the collection of buildings that comprise the Argyle Stores, and the site on which they stand, provide physical evidence of the development and activities that have taken place on the site since 1826, when construction commenced. The complex, which includes the oldest extant warehouse building in The Rocks and NSW, was expanded in stages from 1826 to 1881 to reach its current configuration comprising a series of warehouse buildings of different ages arranged around a central courtyard. Despite numerous later modifications, including those completed to adapt the buildings to retail, commercial and hospitality uses, the building complex still retains much of its original fabric and form and the former warehouse and bonded store use is still clearly evident. The conservation of the buildings has conserved the evidence of these past activities.
- The *associations* of the place with a *significant historical phase* — that of the initial invasion and colonisation of Sydney Cove (Warrane) in the late 1700s, which included establishment of a convict settlement, the first colonial hospital and early nineteenth-century port facilities with associated storage, warehousing and residential facilities. The Argyle Stores is located on the site of the former colonial hospital gardens and the buildings that have been built on the site since the hospital closed (primarily warehousing) have supported the expansion and growth of the new settlement and its economic activities.
- The *associations* of the place with *a significant historical phase* — that of transferring land from the Crown to the private sector through grants. The Argyle Stores site is located on one of the earliest land grants in the new colony. From the time of first British settlement, all land in Australia was claimed and owned by the Crown. The land grant alienated the land from the Crown to create a private land holding. Through this process the freehold of the land on which the Argyle Stores stands were granted to John Piper in 1826. The walls of the east wing of the Argyle Stores (Element A) were constructed by Piper for his own residence, although this was never completed.
- The *associations* of the place with a *significant historical phase* — that associated with the growth of the colony through maritime trade. As port facilities were established and developed through the nineteenth century, The Rocks precinct and the colony grew, with associated warehousing, commercial, government, institutional and residential development. Much of this development survives in the vicinity of the Argyle Stores — along George Street, Argyle Street, Hickson Road, Playfair Street and Atherden Street.
- The *associations* of the place with *a significant historical phase* — that of The Rocks' early to mid-nineteenth century development as a commercial precinct centred on shipping and associated trade. The Argyle Stores provides physical evidence of Sydney's early warehouse developments. The stores were built in numerous stages from 1826 and 1881.

The use of the site for bonded stores and warehousing reflects the historical development of The Rocks as Sydney's primary nineteenth-century commercial and maritime district. This is materially evidenced in the physical fabric of the Argyle Stores complex's various phases of construction.

- The *associations* of the place with a *significant activity* — that of the colonial administration's collection of customs on imported goods arriving through the port. The east wing of the Argyle Stores (elements A, B and C) was used as Sydney's first Custom House (from 1830 to 1850) and included stores, administrative offices, and a basement. The basement and stores, which originally formed part of John Piper's unfinished residence (Element A), remain within the existing complex. Some evidence of the offices also survives, although the internal walls and linings have been removed.
- The *maintaining* of a *continuing historical activity* in The Rocks — that of providing warehousing and commercial trade facilities to support the port and other commercial enterprises located in The Rocks. The Argyle Stores are the oldest extant collection of bond stores in The Rocks (construction commencing in 1826). They continued in operation as warehouses and bond stores for almost 150 years from the 1820s through to the 1970s. They have since been adapted to new uses.
- The *associations* of the place with a *significant historical phase* — that of the early twentieth-century mass resumptions and demolitions of private property in The Rocks in response to the outbreak of the bubonic plague. These demolitions also facilitated the NSW Government's expansion of the port along the edge of Sydney Harbour. As bond stores/warehouse, the Argyle Stores escaped the widespread demolitions in The Rocks and survives as evidence of the importance of warehousing/bond stores to trade in the precinct. The Argyle Stores were resumed by the NSW Government in 1903 and have remained in use for commercial purposes, administered by the Sydney Harbour Trust in 1909 and subsequent authorities.
- The *associations* of the place with a *significant historical phase* — that of the redevelopment of The Rocks by the newly formed Sydney Cove Redevelopment Authority (SCRA)- founded in 1970 - following the decline of the maritime trade in the latter part of the twentieth century. In response to protests by the National Trust of Australia and the local community and the green bans implemented the Builders Labourers Federation to prevent further demolitions in The Rocks; alternative forms of development were proposed to support conservation of The Rocks' historic character. The Argyle Stores became an icon of the 1960s and 1970s conservation movement as it was the first property in The Rocks to be conserved and adapted by SCRA to a new commercial use, which included offices, a tavern and the Argyle Centre, an arts and crafts retail centre. The buildings have continued to accommodate hospitality and commercial office use, including the headquarters of the Bell Shakespeare Theatre Company. The Argyle Stores provide evidence of contemporary conservation ethics and ideas.

4.2.2 Historical Association

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).

This item meets this criterion at a State level.

The associational significance of the Argyle Stores is demonstrated by:

- The place's association with significant persons, including Robert Campbell, George Atherden and Thomas Playfair, who were all, during the nineteenth century, important local businessmen and property developers whose commercial activities shaped the immediate townscape around the site including the general alignments of streets and property boundaries.
- The place's association with Frederick Wright Unwin, a noted local barrister, merchant and developer, who had extensive landholdings in Melbourne and Sydney, especially in The Rocks. Unwin built the first stores and customs house in 1827–30 on the site of John Piper's incomplete house (east wing). Unwin later extended the stores to the north, west and south of the original buildings, establishing the outer perimeter of the existing stores complex and the central service yard. The place became known as Unwin's Bonded Stores. Unwin developed several other sites within The Rocks, including Unwin's Stores on George Street which bears his name, thereby contributing to the built form and character of the precinct. Unwin owned the bonded stores from 1827 (his first arrival in the colony) to 1831 and then from 1838 to 1853 (his death).
- The place's association with Robert, Edwin and Frederick Tooth, three brothers whose partnership, established in 1853, became Tooth & Co., one of Australia's oldest companies (listed on the Stock Exchange in 1861) and Australia's largest brewer (late nineteenth century and most of the twentieth century). Robert Tooth was a member of the Legislative Assembly (1858–1860) and served as a director of the Bank of NSW (1850s–1860s) and of the Colonial Sugar Refining Company (1855–1863). He also built two of Sydney's largest houses — Cranbrook and The Swifts. The Tooth Brothers purchased Argyle Stores in 1854, occupied the north and west wings and part of the east wing from 1858 and the whole complex from 1861. The brothers imported beer, wine and spirits to supply to the Australian market, as there was a great demand, particularly during the gold rush years, and Australian beer was not popular until the 1880s. They sold the store in 1876.
- The place's association with Isaac Ellis Ives, brewer, member of the NSW Legislative Assembly (1885–1889), and alderman of the City of Sydney (1893–98), serving as mayor between 1896 and 1897. Isaac Ellis Ives (1839–1906) owned the Argyle Stores from 1876 until government resumption in 1903. He was responsible for the construction of the north and south wings of the Argyle Stores.
- Although the place was owned at various times by a number of individuals prominent in The Rocks in their time, including John Piper, Samuel Terry and Mary Reibey, these associations are not considered to be special or particularly strong.

4.2.3 Aesthetic Values

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).

This item meets the criterion at State level.

The aesthetic significance of the Argyle Stores is demonstrated by:

- The important contribution the building complex makes to the streetscape and character of The Rocks, particularly the streetscapes of Argyle Street and Playfair Street.
- The cohesiveness of the building group, which comprises vernacular buildings from several different periods (Colonial/Georgian and Victorian) — Whilst different in their detailing, the building group presents a consistency of scale (three to four floors), built form (masonry walls built to the boundaries, hipped and gabled roof forms), materiality (stone, brick and rendered walls marked as ashlar) and fenestration (regular pattern of windows across the façades). They also include common warehouse features — stacked loading bays with large timber doors, footplates, cathead beams and gabled roofs above.
- The inclusion of simple, but elegant architectural features — brick and sandstone detailing (splayed brick heads to the windows in elements B, C and D; classical detailing to the southern stone façade of Element C, replicated on the southern rendered façade of Element N, including attached pilasters, string courses and pediments; stone quoins to the two-storey arched carriageway entrances through elements N and O; oval windows in the south and east elevations of Element M); and the timber joinery used throughout (multipaned vertical sliding or double hung sash windows; and large framed, braced and sheeted warehouse doors).
- The building's original timber structure — the heavy posts, beams, exposed floor structure and roof trusses are key to the aesthetic qualities of the warehouse interiors and reflect the former industrial use of the buildings.
- The courtyard at the centre of the complex — the courtyard has aesthetic value as an urban space through its size, scale, materiality and through the architectural qualities of the buildings that form its perimeter.

4.2.4 Social Values

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.

This item meets the criterion at State level.

The social significance of the Argyle Stores is demonstrated by:

- The Argyle Stores' iconic status as an early example of the 1970s conservation movement, which continues to be supported by the local and broader community in Australia.
- Its continued careful conservation and adaptation to uses that make the place accessible to the public — the Argyle Stores demonstrates the cultural importance to the general community of conserving historic places for current and future generations to enjoy. Conserved and adapted as the Argyle Centre, the complex was one of the

Sydney Cove Redevelopment Authority's key conservation and restoration projects of the 1970s. It continues to be managed and made accessible by PMNSW.

- Its long-term use as a hospitality venue — the Argyle Stores has social significance to the generations of Sydneysiders and visitors who have visited Argyle Stores to socialise, eat and drink. The Argyle Stores has been tenanted by several restaurants and bars from the late twentieth century, one of which has operated from the site for more than 40 years; food and beverage offerings have operated from the east wing since 1976. The Argyle Tavern operated from the south wing from 1967 and has continued to operate from the north since 2007.

4.2.5 Research Values

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).

This item meets this criterion at State level.

The research significance of the Argyle Stores is demonstrated by:

- Its historic building fabric and the built form of the complex — the fabric, some of which dates to the 1820s, has the potential to yield information on construction techniques and materials used in the early nineteenth century. The form of the complex with its stacked warehouse openings, cathead beams, large openings to allow for horses and carts, and the hydraulic whip in the courtyard have potential to yield information about the methods of operation of bond stores and warehouses in the nineteenth and early twentieth centuries.
- The potential historical archaeological resource of the site — archaeological remains associated with the construction of the Argyle Stores from c1826 to 1881, including evidence of quarrying, have the potential to help inform our understanding of how the British adapted to and modified the natural landscape. Surviving artefact-bearing deposits, including isolated artefacts and underfloor deposits, as well as within deposits underlying the cobblestone courtyard, could help address research questions pertaining to the use and operations of the Custom House / bonded stores / warehousing throughout the nineteenth and twentieth centuries. The surviving archaeological resource is anticipated as largely structural and/or constructional. These types of remains have limited research potential, yet owing to their association with Argyle Stores would be of State significance for their research potential.

4.2.6 Rarity

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).

The item meets this criterion at the State level.

The rarity of the Argyle Stores is demonstrated by:

- The site containing one of the oldest buildings in The Rocks, with construction commencing in 1826 — the first portion of the east wing is a rare structure surviving from the 1820s.

- The site containing Sydney's first custom house (located within in the east wing).
- The site containing the oldest extant bond stores in The Rocks (east wing).
- Its intactness as a complex of bond store buildings, built over a period of 55 years — each building is distinct, reflecting its period of construction, but combined they create a cohesive group that reflects evolutionary changes in warehouse design and construction from the 1820s through to the 1880s. Each building in the group has a high degree of integrity and is clearly distinguishable from its neighbours.
- Its overall site layout with each building being arranged around a central courtyard, which is accessed via a carriageway which passes through buildings that form the south wing from Argyle Street — this is a rare arrangement for a warehouse complex in The Rocks and in Sydney.
- As the first successful project undertaken by the Sydney Cove Redevelopment Authority which involved conservation and adaptation of a group of heritage buildings in The Rocks rather than replacing them with new buildings — the project was promoted as an alternative form of development in The Rocks following the decline in maritime trade.
- The hydraulic whip, located in the courtyard — this is a rare example of this type of equipment from the 1880s.

4.2.7 Representativeness

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 item meets this criterion at State level.

The representativeness of the Argyle Stores is demonstrated by:

- Its intactness as a nineteenth-century warehouse complex — its open plan internal spaces, stacked warehouse doors, cathead beams and large door openings are characteristic of this building typology.
- The diverse range of warehouse buildings that comprise the Argyle Stores complex — each building is different, being constructed at different times from the 1820s and the 1880s. The group demonstrates the development of warehouse design and construction during the nineteenth century.
- Its conservation and adaptation since the 1960s demonstrate the evolution of conservation principles, approaches and processes over the last 50 years.

4.3 Statement of Significance

The Argyle Stores is of historical significance at State level. As part of the early development of The Rocks, it is associated with the colonisation of Sydney Cove (Warrane) following the initial invasion in the late eighteenth century. The complex includes the earliest surviving building used as a customs house in Sydney (1826), with the remainder of the complex developed over the following 55-year period.

The use of the site for bonded stores/warehousing reflects the historical development of The Rocks as Sydney's primary nineteenth-century commercial and maritime district, materially evidenced in the physical fabric of the Argyle Stores complex's phases of construction.

The Argyle Stores survives as evidence of a bond store/warehouse that escaped widespread demolition in The Rocks. It has since been administered by the Sydney Harbour Trust and subsequent authorities, and continuously used for commercial purposes. The Argyle Stores reflects the significant human activity of valuing evidence of the past, in this case through the conservation of the building as a former bond store and warehouse.

The Argyle Stores has significant historical associations at a Local level with Frederick Wright Unwin (barrister, merchant and local property developer) and Isaac Ellis Ives (brewer and politician), and at a State level with Robert, Edwin and Frederick Tooth (co-founders of Tooth & Co., Australia's largest brewer in the nineteenth and twentieth centuries).

The Argyle Stores has aesthetic significance at State and Local levels. It makes an important contribution to the streetscape and character of The Rocks. It's simple, mostly unadorned architecture has high aesthetic value. The courtyard at the centre of the complex has aesthetic value as an urban space through its size, scale and the architectural qualities and materiality of the buildings that form its perimeter. Internally the building's original timber structure — heavy posts, beams and trusses — are key aesthetic features and reflect the former industrial use of the place.

The Argyle Stores has research significance at State and Local levels. Built between the 1820s and 1880s, the complex has the potential to yield information on construction techniques and materials used in the early nineteenth century. The form of the complex, with its stacked warehouse openings, cathead beams, large openings to allow for horses and carts, and the hydraulic whip in the courtyard, has potential to yield information about the methods of operation of bond stores and warehouses in the nineteenth and early twentieth centuries. The archaeological resource of the site has the potential to contribute to our understanding of the early development of The Rocks, and to provide information regarding the use and operations of the Custom House and bonded warehousing.

The Argyle Stores has State and Local significance for its rarity as a nineteenth-century warehouse complex built over a period of some 55 years with distinct, clearly legible phases of development, and for its courtyard, which is rare in this building type. Element A

in the east wing is rare as a structure dating from the 1820s. The hydraulic whip in the courtyard is a rare example of this type of equipment from the 1880s.

The Argyle Stores has State and Local significance as a good representative example of an intact nineteenth-century warehouse complex. Its large footprint, open plan internal spaces, stacked warehouse doors, cathead beams and large door openings are characteristic of this building typology.

The Argyle Stores has social significance at a Local level as a popular hospitality venue since the 1970s. The conservation of the complex that began in the 1960s demonstrates the cultural importance to the general community of conservation of historic places.

4.4 Heritage Curtilage, Views and Setting

Heritage curtilage means 'the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. The SHR curtilage for the Argyle Stores corresponds to the lot boundary and encompasses the physical extent of the place. Defining a wider heritage curtilage that considers the setting and views to the Argyle Stores would help conserve not only the physical fabric of the Argyle Stores, but aspects of its setting that contribute to its significance.

In establishing the heritage curtilage of a place, relevant factors should be taken into consideration including historical land subdivision patterns; archaeological features; visual, physical, historical and functional links with important features in the area; and its setting, views and landmark qualities. 'Setting' is the area around a place, which may include visual catchment.

To define the heritage curtilage of a place, several questions need to be addressed. These questions are outlined in Heritage Curtilages, prepared by the Department of Urban Affairs and Planning and the NSW Heritage Office (now Heritage NSW), as follows:

- *has the significance of the original relationship of the heritage item to its site and locality been conserved?*
- *has an adequate setting for the heritage item been provided, enabling its heritage significance to be maintained?*
- *have adequate visual catchments or corridors been provided to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationship?*
- *are buffer areas required to screen the heritage item from visually unsympathetic development or to provide protection from vibration, traffic noise, pollution or vandalism?*

Although the Burra Charter does not use the term 'curtilage', Article 8, Setting, states that:

> *Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationship are not appropriate.*

4.4.1 State Heritage Register Curtilage

The current SHR curtilage for the Argyle Stores (shown in Figure 10) extends to the current property boundaries (DP 264098, Lot 9). However, it does not include the area to the immediate south of the east wing (lot 10), which was enclosed by a wall and used as part of the stores complex during the nineteenth and early twentieth centuries. This part of the site, outlined in red on Figure 168, has some archaeological potential and should be included in the Argyle Stores heritage curtilage.

4.4.2 Retention of Visual Curtilage

The visual curtilage of a place defines the views and vistas through which the significance of the place may be appreciated. Several significant views were identified in Section 3.3.

The key views of the building are:

- the views of the main (south façade) from Argyle Street from the east, south and west (from the Argyle Cut and the Cumberland Street Bridge);
- the view of the south elevation of the east wing from Harrington Street;
- the view of the eastern elevation from Playfair Street; and
- the view over the roof of the complex from Gloucester Walk, Cumberland Street Bridge and the Glenmore Hotel.

4.4.3 Expanded Setting

An expanded setting is an area surrounding the SHR heritage curtilage where key views and the visual setting of the heritage item should be retained. Part of the significance of the Argyle Stores lies in its contribution to the streetscapes of Argyle Street and Playfair Street, and this is reflected in an expanded setting for the Argyle Stores (Figure 168 - shown in yellow). Development or change within the expanded setting should carefully consider and avoid adversely impacting on the Argyle Stores and views to the complex. It includes the Cleland Bond Stores that are historically (and physically) linked to the Argyle Stores.

Figure 168 also identifies the area immediately to the south of the east wing, which used to lie within the site boundaries and should be considered as part of the Argyle Stores site.[117]

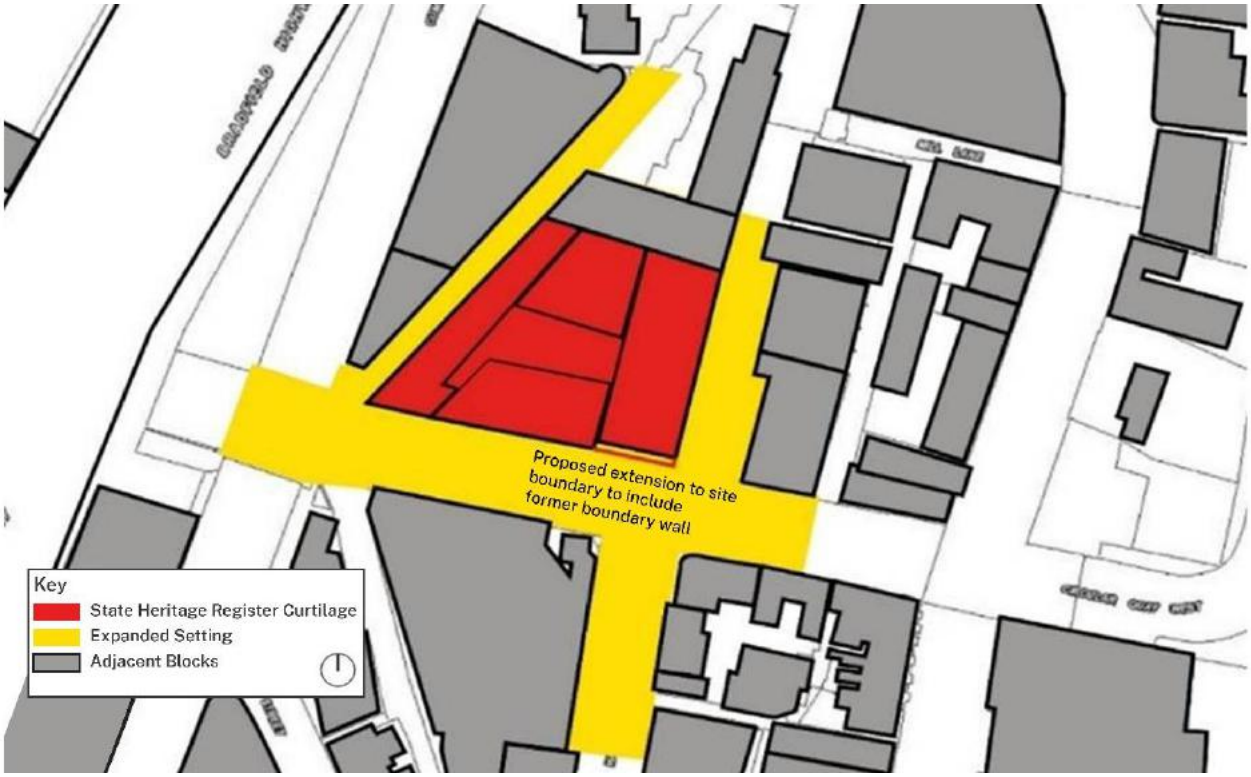


Figure 168: Recommended SHR curtilage and expanded heritage curtilage (or setting). Note that the text reads "Proposed extension to the site boundary to include former boundary wall"

[117] Heritage Curtilages, by Heritage Office Department of Urban Affairs and Planning, 1996, https://heritagensw.intersearch.com.au/heritagenswjspui/retrieve/72c8c9d1-4659-46e5-afd7-74541d4ea19d/H04282%20-%20HERI.pdf, accessed 16/03/22

5

Grading of Significance

5.1 Basis of Assessment

Grading of the building elements, fabric and spaces provides the basis for their assessment and understanding of their contribution of the overall significance of the place; and also, the degree to which the significance of the element would be diminished if removed or altered.

The basis of assessment considers a number of factors, including:

- Original design quality
- Degree of intactness and general condition
- Relative age and authenticity (original, replaced)
- 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 used to assess individual building elements, fabric and spaces for the Argyle Stores.

This is a valuable planning tool as it provides a consistent approach to managing different elements. The various grades of significance (exceptional, high, moderate, little, intrusive) generate differing requirements for their retention and conservation.

Good conservation practice encourages that:

- Building elements, fabric and spaces that retain integrity and make a greater or defining contribution to significance should generally be left intact or only changed with the greatest care and respect.
- Change and upgrading should be focussed on those areas or components which make a lesser contribution to significance.

Exceptional Significance

Building elements, fabric and spaces of exceptional significance make the greatest direct contribution to the place's significance. Exceptionally significant fabric refers to rare or outstanding original elements, fabric and spaces of particular historic and aesthetic value, and unaltered original elements and features.

Fabric and elements identified as being of Exceptional significance should be retained and conserved in situ. Any work, which affects the fabric or external appearance of these elements, should be confined to *Preservation, Restoration and Reconstruction* as defined by *The Burra Charter*.

High Significance

Building elements fabric and spaces of high significance make an important contribution to the place's significance and is likely to include much of the extant fabric from the early phases of construction, and many reconstructed early or original elements wherever these make an important contribution to the significance of the item. Some of these elements and fabric may not be in good condition and may include elements and fabric that have been altered or created as part of a generally sympathetic alteration to the building.

Fabric and elements identified as being of High significance should also generally be retained, restored and conserved in situ, subject to other relevant factors including technological feasibility of proposed works.

Minor intervention, including *Adaptation* and *Alteration* as defined by *The Burra Charter* is permissible, provided that the level of significance of each element and fabric is retained; with the aim being to retain original fabric and not obscure it, giving preference to changes which are reversible and removable.

Moderate Significance

Building elements, fabric and spaces of moderate significance are supportive of the overall significance of the place and have some heritage value, but do not make a key contribution to that significance. This also includes elements and features which were originally of higher significance, but have been compromised by later, less significant modifications, or elements that have deteriorated beyond repair and cannot be reconstructed in a technologically feasible manner.

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

Little Significance

Building elements, fabric or spaces assessed as being of little significance are generally not regarded as essential to the significance of a place, often fulfilling a functional role. Both retention and removal are acceptable options, depending on the element. Any major interventions to the place should be confined to areas of little significance where possible.

Intrusive

Building elements, fabric and spaces that are intrusive adversely affect or impact on the significance of the place or have been created without respect for the intangible values of the place. Removal of elements and fabric in this category would positively impact the overall heritage value of the place.

Elements, fabric or spaces identified as Intrusive can reduce or obscure the overall significance of the place, despite their role as illustrators of the site's progressive development. The preferred option is for their removal, conversion to a more compatible form, or replacement in a way which helps to retain the overall significance of the place. These works should avoid damaging adjacent fabric of significance. These items need not be addressed immediately.

5.1.1 Building Elements, Fabric and Spaces Condition Assessment

In assessing building elements, fabric and spaces the fabric condition also needs to be considered. This CMP uses the following condition ratings:

CONDITION RATING	DESCRIPTION
Excellent	Building element or fabric has no defects. Condition and appearance are as new.
Good	Building element or fabric exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes, but does not require major maintenance. No major defects exist.
Fair	Building element or fabric is in average condition. Deteriorated surfaces require attention. Services are functional but require attention. Deferred maintenance work exists.
Poor	Building element or fabric has deteriorated badly. Serious structural problems exist. General appearance is poor with eroded protective coatings. Elements are defective, services are frequently failing, and a significant number of major defects exist.
Very Poor	Building element or fabric has failed. It is not operational and is unfit for occupancy or normal use.

5.2 Gradings of Significant Elements

This section should be read in conjunction with Section 5.1– Basis for Assessment. The coloured diagrams in Section 5.2 should be read in conjunction with the tables of significant elements in Section 5.3, as the tables provide greater detail. Should there be any question as to the significance of an element, Section 5.3 should be consulted.

The key to the colours used for the grading of significance diagrams is as follows:

- Exceptional
- High
- Moderate
- Little
- Intrusive

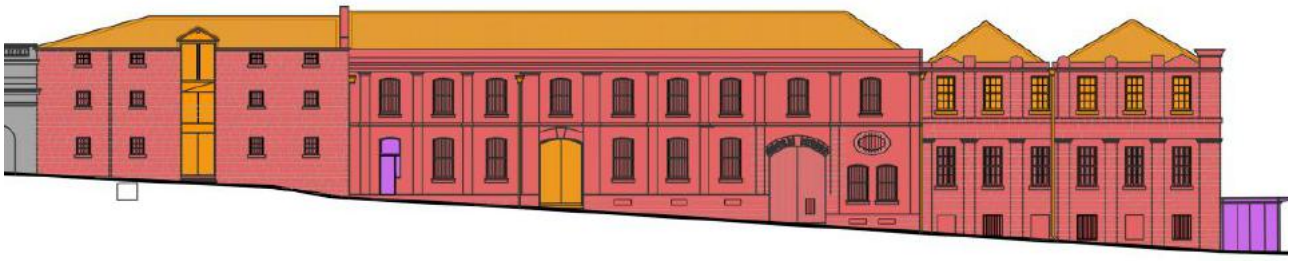


Figure 169: South (Argyle Street) elevation. Note: the roof forms are of exceptional significance, but the roof sheeting is of low significance. (Source: TKD Architects with GML overlay 2022).



Figure 170: East (Playfair Street) elevation. Note: the roof forms are of exceptional significance, but the roof sheeting is of low significance. (Source: TKD Architects with GML overlay 2022)

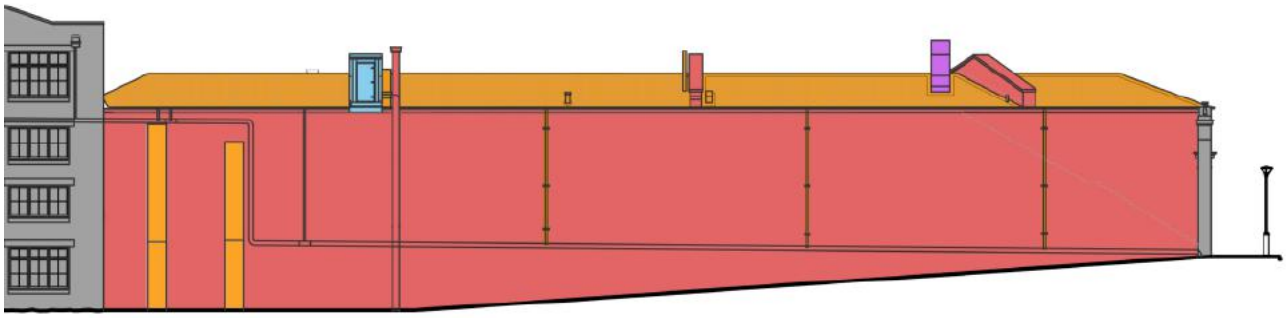


Figure 171: West elevation. Note: the roof forms are of exceptional significance, but the roof sheeting is of low significance. (Source: TKD Architects with GML overlay 2022)

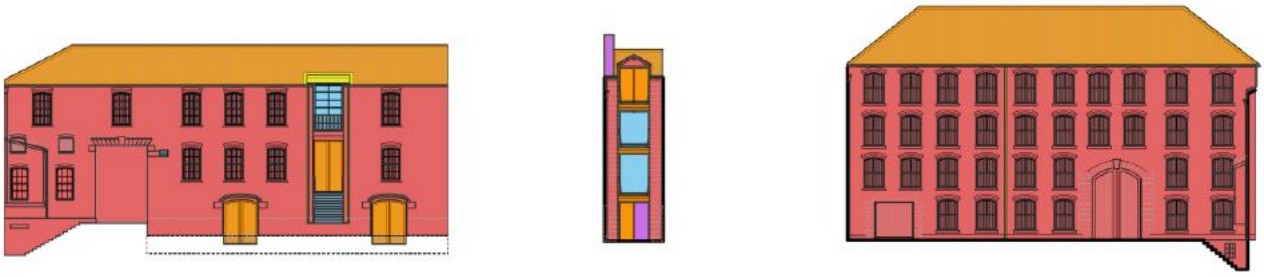


Figure 172: Courtyard elevations. from left to right: north elevation of south wing, north elevation of Element I, and south elevation of north wing. Note: the roof forms are of exceptional significance, but the roof sheeting is of low significance. (Source: TKD Architects with GML overlay 2022)

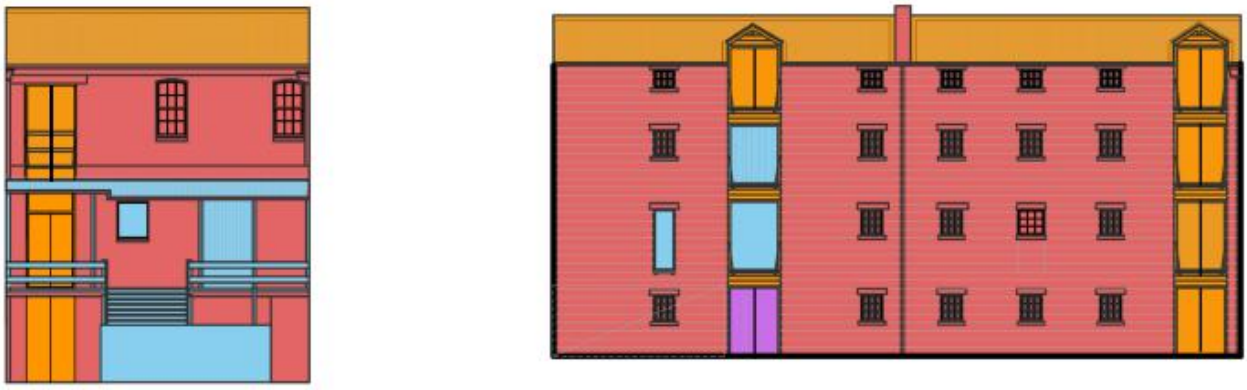


Figure 173: Courtyard elevations: west elevation of east wing (left), and east elevation of west wing (right). Note: the roof forms are of exceptional significance, but the roof sheeting is of low significance. (Source: TKD Architects with GML overlay 2022)

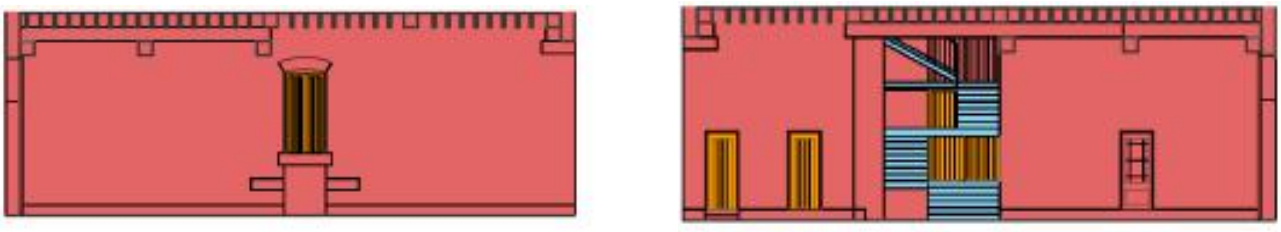


Figure 174: Elevations of the thoroughfare between Argyle Street and the courtyard. West elevation (left) and east elevation (right). (Source: TKD Architects with GML overlay 2022)

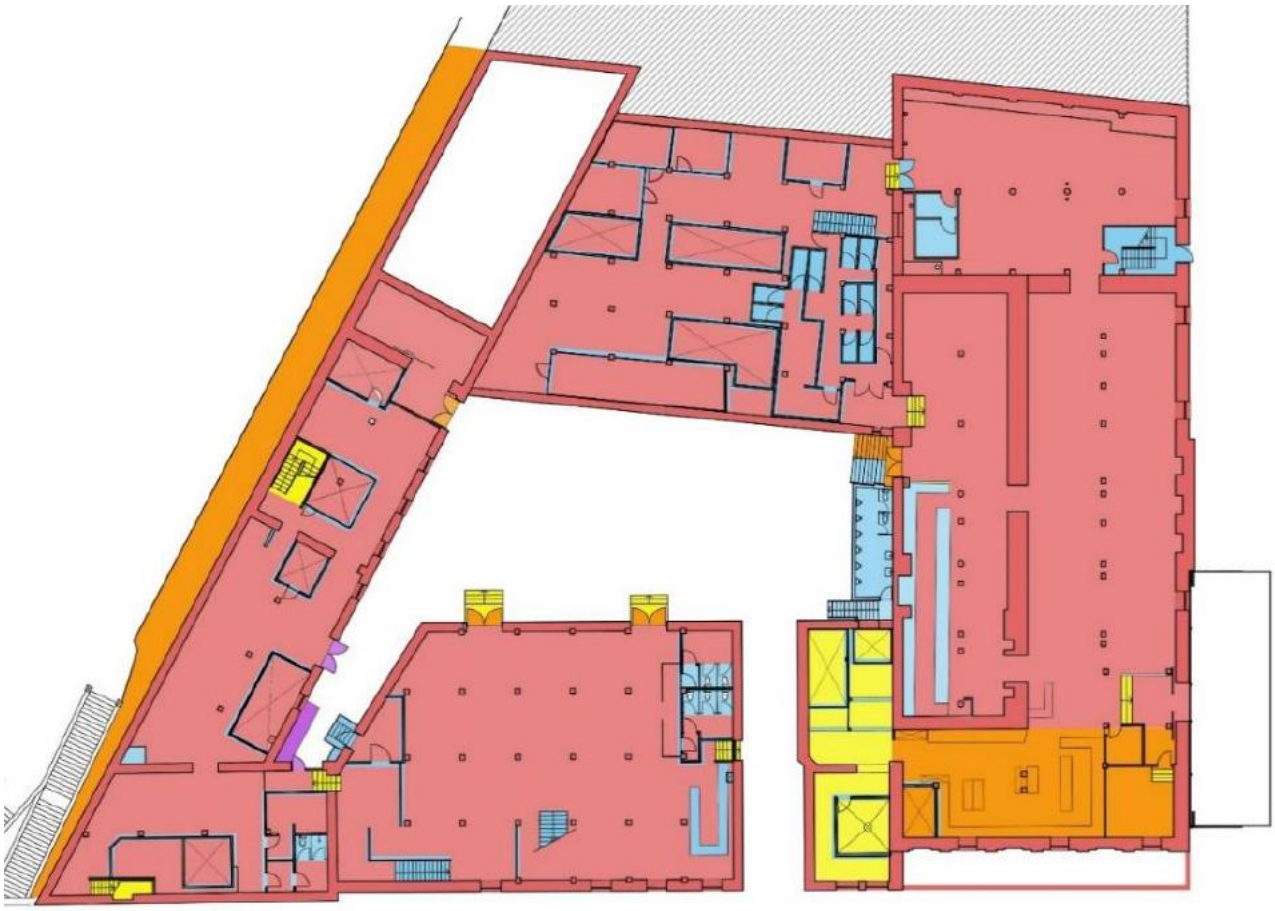


Figure 175: Basement floor plan. The grey hatched area to the north is the neighbouring Cleland Bond Store through which access is provided to the Argyles Stores. It is not part of the Argyle Stores. (Source: TKD Architects with GML overlay 2022)

Exceptional
High
Moderate
Little
Intrusive



Figure 176: Ground floor plan. The grey hatched area to the north is the neighbouring Cleland Bond Store through which access is provided to the Argyle Stores. It is not part of the Argyle Stores. (Source: TKD Architects with GML overlay 2022)

Exceptional
High
Moderate
Little
Intrusive

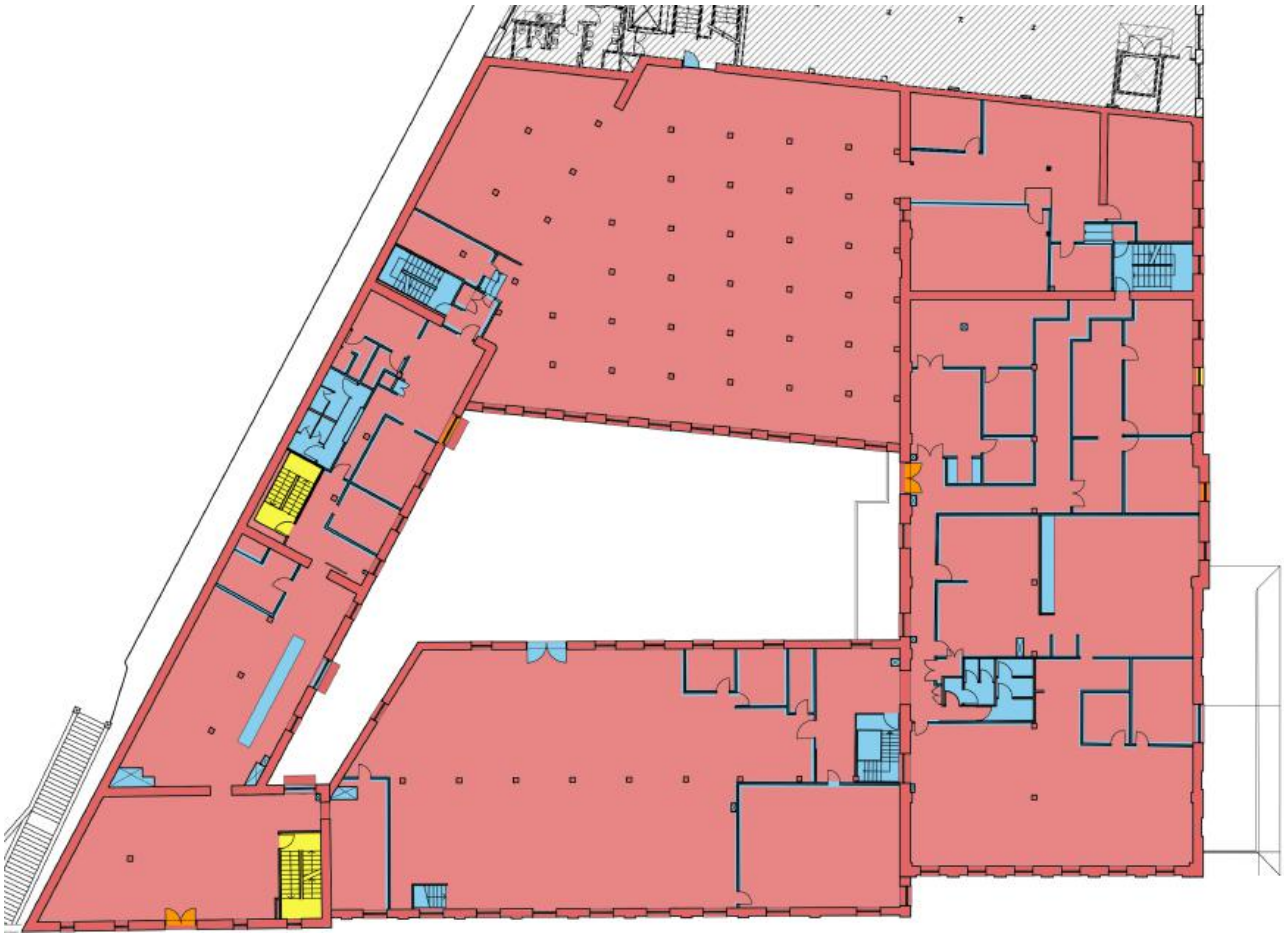


Figure 177: Second floor plan. The grey hatched area to the north is the neighbouring Cleland Bond Store through which access is provided to the Argyles Stores. It is not part of the Argyle Stores. (Source: TKD Architects with GML overlay 2022)

Exceptional
High
Moderate
Little
Intrusive

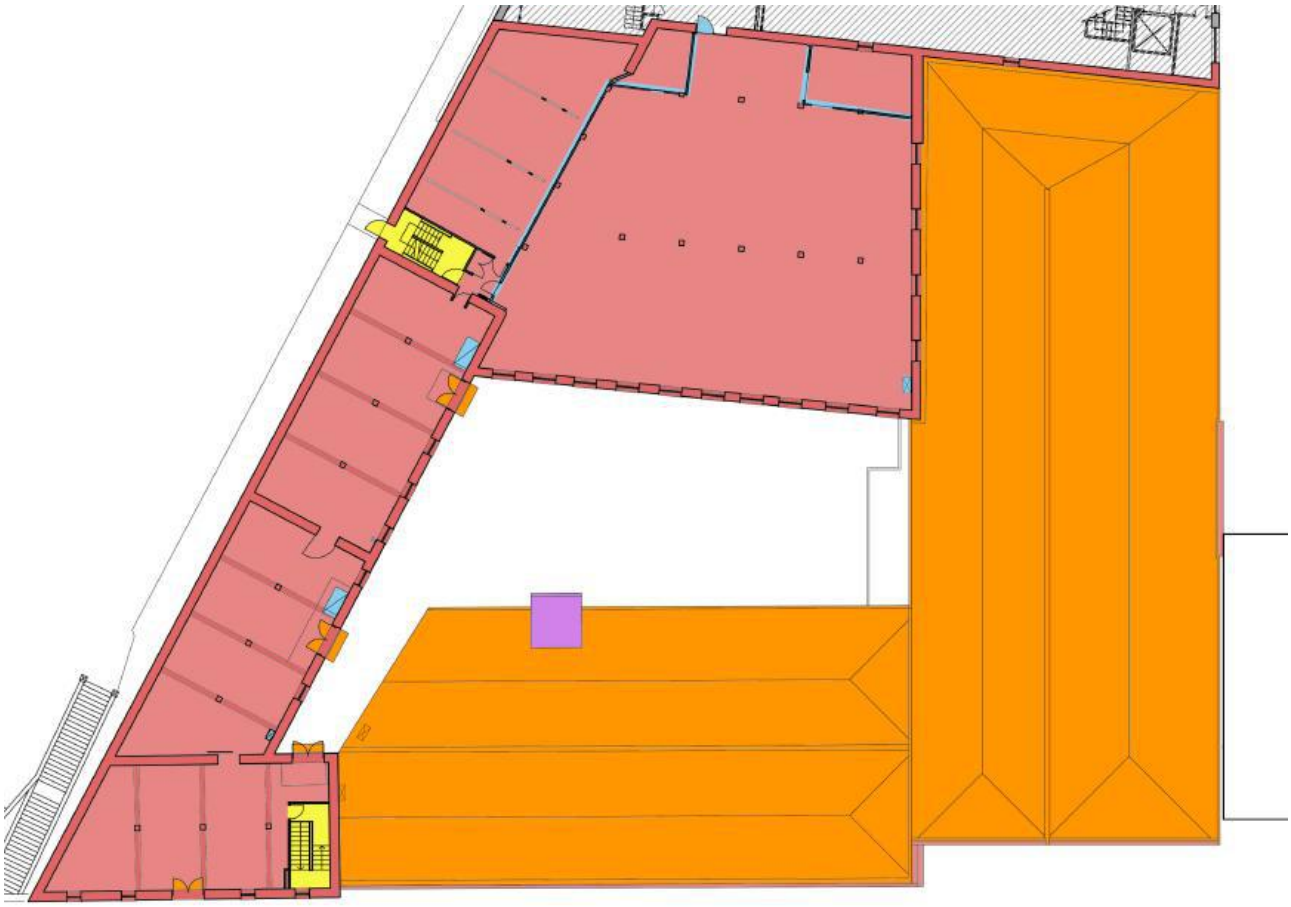


Figure 178: Third floor plan. The grey hatched area to the north is the neighbouring Cleland Bond Store through which access is provided to the Argyles Stores. It is not part of the Argyle Stores. (Source: TKD Architects with GML overlay 2022)

Exceptional
High
Moderate
Little
Intrusive

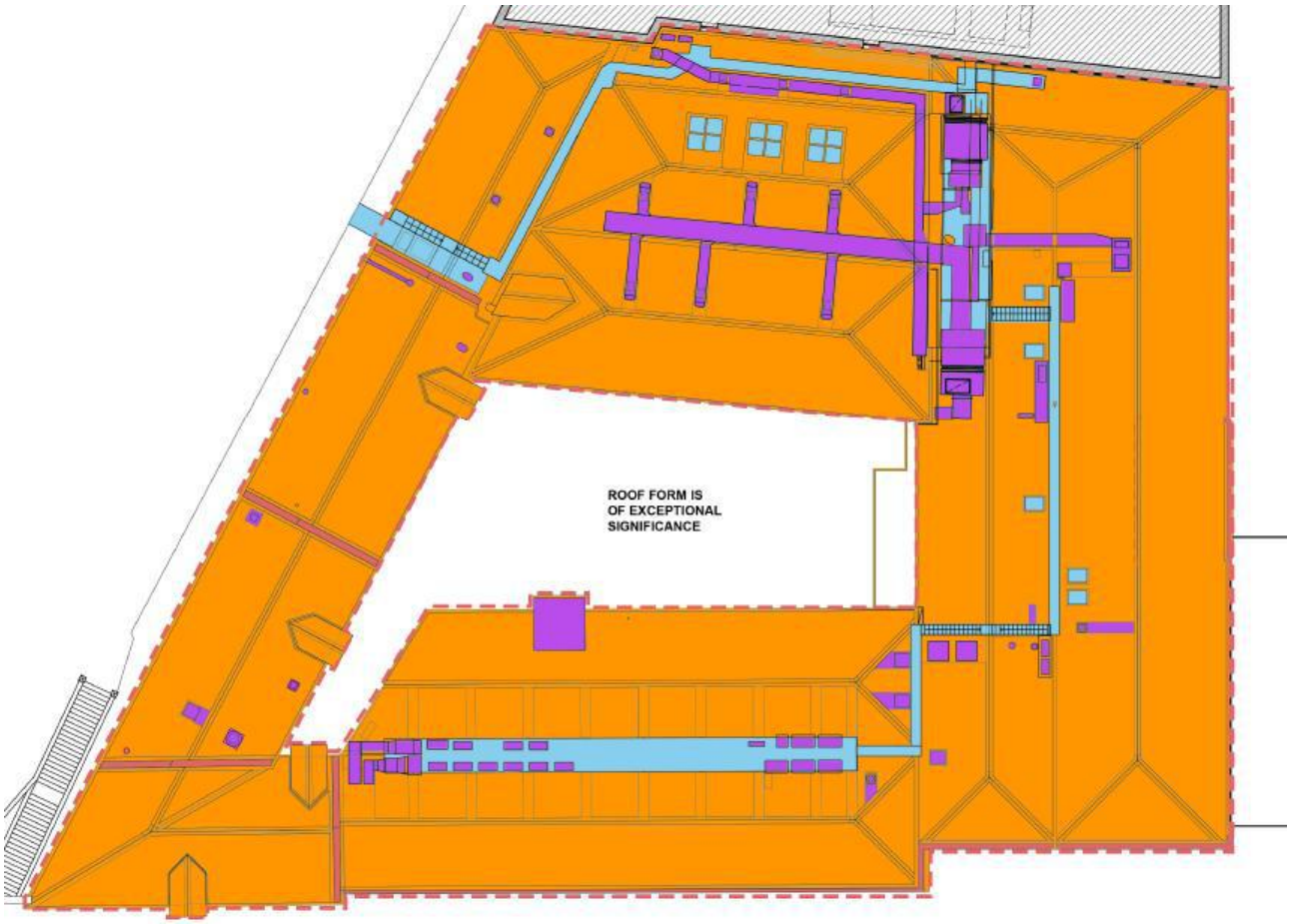


Figure 179: Roof plan. Note: the roof form is of exceptional significance, but the material is of low significance. The grey hatched area to the north is the neighbouring Cleland Bond Store through which access is provided to the Argyles Stores. It is not part of the Argyle Stores. (Source: TKD Architects with GML overlay 2022)

Exceptional
High
Moderate
Little
Intrusive

5.3 Schedules — Grading of Significant Elements, Fabric and Spaces

These schedules identify the significance of individual components of the buildings comprising the Argyle Stores. Some of these items are specific to individual buildings or elements within the complex.

5.3.1 Exterior

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
EXTERIOR		
Attributes & Architectural Style		
Overall form and layout of the Argyle Stores including perimeter wall, roof form, central open courtyard and carriageway access from Argyle Street	Exceptional	Overall 1880s building form is intact
Simple rhythmic arrangement of window openings in external walls	Exceptional	Original architectural expression
Face sandstone walls and face brick walls	Exceptional	Original fabric. Some sandstone sills have been replaced
Sandstone windowsills	Exceptional	Some sandstone sills have been replaced
Flat segmental brick window heads	Exceptional	Original detail and fabric
Sandstone quoining	Exceptional	Original detail and fabric
Window openings — location and size/proportion of openings	Exceptional	Original/early window openings
Stacked warehouse openings	Exceptional	Original warehouse feature
External metal security bars to windows — set into stone, masonry or timber	Exceptional	Original elements
Remnant stone wall adjacent to east wing on Argyle Street	Exceptional	Original fabric
Sandstone box drain in Cleland Bond Stores	Exceptional	Associated with Unwin's stages
Sandstone buttresses within stone and concrete drainage gully-between west wing and Gloucester Walk	High	Early fabric. Likely added to support west wing after the removal of walls to accommodate addition of north wing
Roof		
Hipped and gabled main roof forms to all wings	Exceptional	Original roof forms
Gabled roofs (form and fabric) over stacked warehouse doors	High	Reconstructed to original detail
Metal roof sheeting galvanised steel	Moderate	Non-original roofing; original roofing was slate
Metal roof sheeting Zincalume	Little	Non-original roofing

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
EXTERIOR		
Plant and equipment	Intrusive	Contemporary services detract from views of the roof
Access ladders and walkways	Little	Contemporary items, necessary for maintenance
Glazed skylights	Little	Contemporary, low visual impact
Insulation, sarking, wire support	Little	Contemporary, low visual impact
Eaves		
Beaded timber fascia	Exceptional	Original fabric to elements B, C, D, F, G, H and I
Timber Soffit board	Exceptional	
Courtyard including entrance passage from Argyle Street		
Unroofed courtyard space with perimeter defined by the walls of the Argyle Stores' north, south, east and west wings	Exceptional	Original feature of the complex
Paving (courtyard and passageway)	Exceptional	Original flagging
Stone stairs to basement (east wing)	Exceptional	Original/early fabric
Framed stair treads/risers installed over stone stair to element A basement (east wing)	Little	1990s addition
Stairs to element N basement (south wing)	Moderate	Date of construction 1971
Steel framed timber stairs in passage to upper levels of east wing	Little	Late twentieth century addition
Hydraulic whip	Exceptional	Historic equipment associated with former warehouse use
Tables, chairs, potted plants, umbrellas, fencing/screens, string lights	Intrusive	Contemporary items that have little physical impact
Services in southwest corner, fence screening to southwest corner, outdoor bar	Intrusive	Contemporary fixtures that detract from the space
Metal-framed stair from ground floor to level 2, accessed from passageway to Argyle Street	Little	Contemporary item
Timber boarded floor at base of stair (above)	Exceptional	Likely to be original fabric
Paint finish to stone base of east wall in passageway	Intrusive	Stone originally likely unpainted
Arthur Stace 'Eternity' carved concrete block beneath passageway paving	High	An addition in the mid-20th century- one of few known inscriptions in Sydney

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
EXTERIOR		
South (Argyle Street) Elevation		
Face stonework to element C façades including stonework pilasters, string courses, pediments and parapet	Exceptional	Original fabric
Face sandstone to element I	Exceptional	Original fabric
Render finish and features to elements M and N including rendered pilasters, string courses, cornice, mouldings and ashlar markings	Exceptional	Original and reconstructed fabric, but true to the original design
Copper rainwater heads and downpipes	High	Replacement fabric
Dressed stone string courses in elements M and N	Exceptional	Original fabric
Stone base courses in elements M and N	Exceptional	Original fabric
Main entrance — arched masonry opening	Exceptional	Original main entrance
Stone quoining and 'Argyle Stores' lettering and graphic symbols on keystone — main entrance	Exceptional	Original main entrance
Arched masonry opening, rendered, to door N5	Exceptional	Original opening
Opening, rendered, to door N6	Moderate	Window adapted as doorway
Blind openings to element C basement level (east wing)	Exceptional	Original elements
Grilled openings basement level	Exceptional	Original openings and metal grilles
Lunette window openings with stone surrounds and metal grilles (excluding glass) element M	Exceptional	Openings and grilles are original. Glass in non-original
Timber window frames, multi-pane sashes and metal bars element C	Exceptional	Frames and metal bars are original. Sashes are of original and reconstructed fabric
Timber window frames, casement sashes and metal bars element I	Exceptional	Frames and metal bars are original. Sashes are of original and reconstructed fabric
Timber window frames, double-hung sashes and metal bars element M and N	Exceptional	Frames and metal bars are original. Sashes are of original and reconstructed fabric
Cathead beam and gable element I	High	1970s reconstructed fabric
Signage — wall mounted, related to tenancies	Little	Contemporary fabric necessary to the use of the building
Signage — temporary fixed to wall with blue tack	Intrusive	Detracts from the appearance of the building
Painted street number '12–20' adjacent to main entrance	Moderate	Not original, but functional

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
EXTERIOR		
Bollards at main entrance	Little	Non-intrusive protection to the main entrance
Door I2, I5, I7 — door frame	Exceptional	Original fabric
Door I2, I5 — door leaves	High	Reconstructed fabric
Door M3 — door leaf and frame	Exceptional	Original fabric
Door N5 — door leaves and frame	High	Reconstructed fabric
Door N6 — frame and door leaf	Moderate	SCRA adaption of window to door
Clear sheeting across external face of door I5	Intrusive	Contemporary fabric obscures detail of doors
East (Playfair Street) Elevation		
The mixture of façade materials and finishes reflecting the stages of construction — including irregularly coursed stonework, ashlar stonework and brickwork	Exceptional	Original fabric
Timber fascia and moulding	Exceptional	Original or reconstructed fabric
Copper rainwater heads and downpipes	High	Replacement fabric
Stone base course (basement level)	Exceptional	Original fabric
Brickwork to façade (element B and C)	Exceptional	Original fabric
Limewash finish to stone and brick walls	High	Limewash applied as part of conservation works to replicate original finish
Rough squared sandstone wall to element D ground floor (east wing)	Exceptional	Original fabric
Rendered pilaster with stone capitals element D	Exceptional	Original and reconstructed
Upper level masonry walls behind rendered finish (element B, C and D)	Exceptional	Original finish most likely face brickwork
Rendered finish marked out as ashlar to level 2 (east wing element B,C and D), including rendered string course and dentil course	High	Date of rendered finish unknown. Evidence of change over time
Sandstone sills	Exceptional	Original and reconstructed fabric
Timber lintels to window openings (element B and C)	Exceptional	Original fabric to elements B, C, D
Rolled iron lintels	Moderate	Later insertion, date unknown
Splayed brick window heads (element B and C)	Exceptional	Original fabric
Unpainted ashlar sandstone surrounds to windows (element D)	Exceptional	Original fabric
Timber window frames, vertical sliding multi-paned sashes and metal bars — east wing element B, C and D	Exceptional	Frames and metal bars are original. Sashes are original and reconstructed fabric

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
EXTERIOR		
Brick infill to former window openings on level 2 (east wing) element B and C	Moderate	Original openings infilled prior to 1970s
Brick infill to former doorway ground floor (east wing element D)	Moderate	Evidence of change over time
Timber warehouse doors to original doorway ground floor (east wing) element C	Exceptional	Original fabric
Glazed infill to original doorway (ground floor, east wing of element C)	Little	Non-original
Doors B2 — door leaves	Little	Non-original fabric
Doors B3 and C3 — frame and door leaves	Little	Non-original fabric
Door B4 — opening, door frame and leaf	Little	Late 1970s addition
Door C1 — hardwood frame	Exceptional	Original fabric
Door C1 — door leaves	High	Reconstructed fabric
Steel-framed pavilion with glazed walls and canvas roof	Intrusive	Modern fabric to elements B and C, required to allow use of the basement spaces in elements B and C
Timber cathead beam over former warehouse doors (east wing) in element C	High	Likely 1970s reconstruction interpreting original warehouse use
West (Gloucester Walk/Argyle Stairs) elevation		
Copper rainwater heads and downpipes	High	Replacement fabric
Timber fascia and soffit lining board	Exceptional	Original or reconstructed fabric
Face sandstone block wall	Exceptional	Original fabric
Fire exit door and structure (roof level)	Little	20th century construction
Bridge element from fire exit door to Gloucester Walk	Little	20th century construction
COURTYARD ELEVATIONS		
Courtyard West Elevation (Element G and H and southwest alcove (Element I), north elevation		
Painted metal rainwater heads and downpipes	Moderate	Replacement of original copper rainwater goods
Timber fascia	Exceptional	Original fabric
Timber window frames within stonework opening, with metal bars set into timber	Exceptional	Original fabric
Timber window frames, double-hung sashes and metal bars(west wing) element G, H and I	Exceptional	Sashes are original and reconstructed fabric
Cathead beams above stacked warehouse openings	High	Reconstructed fabric

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
EXTERIOR		
Swinging platforms suspended on chain fittings to warehouse openings	High	Reconstructed fabric
Doors G1, G2, G3, G4, H1, H2, H3, H4, I1 — timber door frame	Exceptional	Original fabric
Door leaves G1, G2, G3, G4, H3, H4, I1 (timber boarded door leaf), I6	High	Reconstructed fabric
Door frame G5, I5, I8, I9, I10	High	Reconstructed fabric
Flush doors H1, I1 (one leaf)	Intrusive	Non-original fabric inconsistent with character of the place
Door H2, I3, I4 — fixed glass infill within frame	Little	Non-original fabric inconsistent with character of the place
Clear sheeting to exterior of door G2	Intrusive	Detracts from detail of doors
Courtyard South Elevation (Elements N and Q)		
Painted metal downpipes	Moderate	
Skillion dormer above stacked warehouse doors	Exceptional	Original fabric (framing)
Timber fascia	Moderate	Replacement fabric — non-distinctive
Face brickwork, sandstone base	Exceptional	
Flat segmental brick window heads	Exceptional	
Opening to walkway with timber lintel carved to mimic stone	Exceptional	
Sandstone blockwork at sides of walkway opening	Exceptional	
Arched doorway openings to basement with sandstone impost blocks	Exceptional	Early openings
Timber window frames, double-hung sashes and metal bars — south wing element N and Q	Exceptional	Frames and metal bars are original. Sashes are original and reconstructed fabric
Steel-framed stairs	Little	Contemporary fabric
Bronze wall grille	Little	Contemporary fabric
Bollards at sides of walkway entrance	Moderate	Likely to be SCRA era items
Doors N1, N2, N4 — timber door frames	Exceptional	Original fabric
Doors N1, N2, N4 — timber door leaves	High	Reconstructed fabric
Door N7 — frame, leaves and metal balustrade	Little	
Courtyard East Elevation (Element A)		
Painted metal rainwater heads and downpipes	Moderate	Non-original fabric
Timber fascia	Exceptional	
Rendered masonry wall with ashlar markings and exposed string course at second floor level	Exceptional	Render under verandah dates from 1970s

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
EXTERIOR		
Verandah — timber posts, beams, roof framing and corked timber flooring	Moderate	Reconstructed fabric
Steel stair and balustrades	Little	Contemporary additions
Timber window frames, double-hung sashes and metal bars	Exceptional	Frames and metal bars are original. Sashes are original and reconstructed fabric
Sashless opening ground floor	Little	
Timber warehouse doors A1, A2, A3, A7 — opening, timber lintel and timber frame	Exceptional	Original
Timber warehouse doors A1, A2, A3 — door leaves, swinging stages	High	Reconstructed fabric
Cathead beam over warehouse openings	High	Reconstructed
Courtyard North Elevation (Element O)		
Painted metal rainwater heads and downpipes	Moderate	Non-original fabric
Timber fascia	Moderate	Non-original fabric
Face brickwork walls on stone base	Exceptional	Original fabric
Sandstone arch to main entrance with stone quoins and carved keystone	Exceptional	Original opening and fabric. Lettering on keystone reconstructed
Secondary entrance with flat lintel and stone quoins	Exceptional	Original opening and fabric
Timber window frames, double-hung sashes and metal bars	Exceptional	Frames and metal bars are original. Sashes are original and reconstructed fabric
Bronze plaque at main entrance	Moderate	Bronze plaque commemorating the inauguration of the Sydney Cove Redevelopment Scheme in the historic The Rocks district, 'birthplace of this nation'
Lantern over main entrance	Exceptional	Original fabric
Curtains and glazing / glazed doors within entrances	Little	Contemporary fabric related to tenancy
Doors O1 and O2 (timber warehouse doors, sliding)	Exceptional	Original joinery doors

5.3.2 Interior

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
INTERIOR		
Interior — Generally		
Spatial Quality		
Large open-plan interior spaces with few subdivisions	Exceptional	The open-plan quality of the spaces speaks of their original warehouse use
Structure		
Timber posts and beams, some with timber column heads. Heavy sawn solid timber elements, many posts with stop chamfer detail. Circular posts in Element A	Exceptional	Original and distinctive elements
Timber floor framing	Exceptional	Original structure. Some floor framing may have been replaced
Timber trusses and roof framing, including remnant tile / slate battens	Exceptional	Original structure. Some roof framing may have been replaced
Timber lintels over openings	Exceptional	Original, early and reconstructed
Floors		
Floorboards	Exceptional	Original floorboards
	High	Replacement floorboards
Floor finishes — tiles, liquid membranes, seamless floors, carpet, resilient floor sheeting, timber floating floors, timber sheet flooring	Little	Non-original fabric related to tenancies
Walls		
Face sandstone and brickwork — interior face of external walls	Exceptional	
Internal framed and/or glazed partitions and metal mesh partitions	Little	Non-original fabric related to tenancies
Ceilings		
Underside of timber floor framing and timber floorboards exposed as ceiling	Exceptional	Original ceiling treatment
Ceiling sheet linings (set plasterboard, set fibrous cement)	Little	Contemporary ceiling linings to meet building standards for kitchens
Doors		
Flush doors	Little	Non-original fabric
Fixtures and Furnishings		
Kitchen benches, cooking and food preparation equipment, cool rooms, stainless steel linings to columns and walls	Little	Non-original fabric related to tenancies
Bars, shelves, tables, chairs, banquettes, window coverings (blinds and curtains)	Little	Non-original fabric related to tenancies

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
INTERIOR		
Bathroom sanitary fixtures, toilet partitions, associated fixtures such as soap and toilet paper dispensers	Little	Non-original fabric related to tenancies
Services		
Services — air conditioning, exhaust, ventilation — ducts	Little	Non-original fabric related to tenancies
Services — interior lighting	Little	Non-original fabric related to tenancies
Services — electrical and mechanical switchboards	Little	Non-original
Interior — East Wing (in addition to 'Generally')		
Basement (Element A, B, C, D)		
Plywood lining to ceiling (Element A)	Little	Contemporary fabric
Brick and sandstone internal walls	Exceptional	Original walls
Openings and archways in brick and stone internal walls (basement)	Exceptional	Original/early openings
Brick flooring (basement)	Moderate	SCRA era fabric
Lime wash finish to walls	Moderate	Interpretation of original finish
Evidence of large arched niches between elements in the east wing A and B	Exceptional	Original feature
Door A1		Refer to courtyard east elevation
Door B4		Refer to east (Playfair Street) elevation
Ground Floor (Elements A, B, C, D)		
Plaster to west wall element C	Exceptional	Original fabric
Panelled wainscotting element C	Little	Post-1996
Wide hardwood floorboards element C and D	Exceptional	Original fabric
Narrow timber floorboards elements A and B	Little	Post-1996 fabric
Moulded timber skirtings element B	Little	Post-1996
Stair element D (basement — level 2)	Little	Built c1976
Element C Evidence of timber and plaster linings to the windows and walls, including dados, sill boards, reveal linings. Evidence of fixings for ceiling linings in the southern bay	Exceptional	Original linings removed, but evidence remains
Doors A4, A5, A6	Little	Post-1996 fabric
Doors B1, C2 — timber frame	Exceptional	Original fabric
Door B1 — door leaves	Little	Non-original fabric
Doors A2, A3		Refer to courtyard east elevation
Doors B2, C1		Refer to east (Playfair Street) elevation

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
INTERIOR		
Door C2 — door leaves	High	Reconstructed
Level 1 (Element D)		
No ceiling — underside of timber floor structure above	Exceptional	Original fabric
Circular timber posts and beams	Exceptional	Original fabric
Stone walls — east and west	Exceptional	Original fabric
Painted brick walls — north and south	Exceptional	Original fabric
Timber floorboards	Little	Post-1996 fabric
Level 2 (Elements A, B, C, D)		
Exposed timber trusses and beams	Exceptional	Original fabric
Underside of timber sarking boards to ceilings (element D)	Exceptional	Original fabric
Set plasterboard ceilings (elements A, B, C, D)	Little	Contemporary fabric
Brick walls	Exceptional	Original fabric
Paint finish to perimeter walls	Little	Paint finish not original
Plasterboard linings and partitions	Little	Post-1996
Skirting — chamfered timber bead	Little	Twentieth-century fabric
Former doorways infilled	Little	Post-1996 infill to former openings
Opening between elements D and O with timber lintels, jambs and rope cleat brackets	Exceptional	Original fabric
Wide timber floorboards elements A, B, C	Exceptional	Original fabric
Wide timber floorboards element D	Little	Post-1996 fabric
Door A7		Refer to courtyard east elevation
Doors B3, C3		Refer to east (Playfair Street) elevation
Door C4 — frame	Exceptional	Original fabric
Door C4 — Glass Infill	Little	Contemporary Fabric
Interior — West Wing (in addition to 'Generally')		
Basement, Ground Floor, Level 2, Level 3 (Element G, H, I)		
Stone dividing walls between elements within the wing on all floors	Exceptional	Original walls
Basement garbage room, including curved off-form concrete ceiling	Exceptional	Originally a fortified room — the Opium Store. Ceiling may be a later addition
Staircase (Element G)	Moderate	SCRA phase
Staircases (Element I)	Moderate	SCRA phase
Level 3 — exposed roof sarking and support mesh	Little	Contemporary fabric

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
INTERIOR		
Timber window frames with inset metal security bars	Exceptional	Original fabric
Timber casement sashes	Exceptional	Original and reconstructed
Sheeting over inside face of windows	Intrusive	Contemporary addition
Doors G1, G2, G3, G4, H1, H2, H3, H4, I1, I3, I4, I6		Refer to courtyard west elevation
Doors I2, I5, I7		Refer to south (Argyle Street) elevation
Interior — South Wing (in addition to 'Generally')		
Element M Basement and ground floor. Level 2 is included in the table that follows – Element N		
Basement — quarry tile flooring	Little	Not original
Basement — stone walls	Exceptional	Subfloor space
Basement — paint (limewash) finish to stone wall	Little	
Basement — render/concrete surrounds to doorway and metal gate	Little	Later insertion
Ground floor room — boarded ceiling and moulded timber cornice	Exceptional	Original fabric
Ground floor room — boarded wall linings	Exceptional	Original fabric
Ground floor room — moulded timber skirting and architraves	Exceptional	Original fabric
Ground floor room — timber boarded floor	High	Replacement floorboards
Ground floor room — chandelier	Little	Contemporary
Doors M1, M2 — door leaf, door frame, timber jamb lining	Exceptional	Original fabric
Element N (basement, ground floor, level 2)		
Stair to Argyle Street from basement level	Little	Post-1996
Timber staircase (basement to second floor)	Little	Post-1996
Stair from basement to courtyard/Argyle Street walkway	Moderate	1971 addition
Ground floor — steel-framed stair leading to element I	Little	Post-1996
Opening in wall between elements I and N	Little	Opening formed 1976
Internal brick walls to bathrooms — basement	Little	
Suspended plasterboard ceiling — ground floor	Little	Contemporary fabric
Plasterboard ceiling lining level 2	Little	Contemporary fabric

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
INTERIOR		
Copper box gutter and drainage pipe level 2	Intrusive	Temporary drainage solution that detracts from the quality of the space
Render with ashlar markings to part of east wall level 2	Exceptional	Original
Skirting level 2	Little	Contemporary fabric
Timber window frames, metal grilles	Exceptional	Original
Timber double-hung window sashes	High	Reconstructed
Oriel window opening and metal grille	Exceptional	Original
Oriel window glass infill (silicone fixed at perimeter)	Little	Later addition
Perspex sheet soundproofing to windows level 2	Little	Later additions
Doors N1, N2, N4, N7		Refer to courtyard south elevation
Doors N5, N6		Refer to south elevation
Door frame N3	Exceptional	Original fabric
Door leaf N3	High	Reconstructed
Glass door/walls to inside of N4	Little	Post-1996
Door N8 leaf, frame and sidelight	Little	Post-1996
Element Q (Basement and Ground Floor) Level 2 is included in table above – element N		
Basement floor — quarry tiles	Little	Not original
Basement walls — ceramic tiles	Little	Twentieth-century
Basement ceiling — exposed timber beams	Exceptional	Original fabric
Basement ceiling — linings	Little	Twentieth-century
Ground floor — boarded ceiling and molded timber cornice	Exceptional	Early fabric
Ground floor — internal rendered/plaster walls	Little	Q was originally one space but now is subdivided into smaller rooms
Ground floor — molded timber architraves	Exceptional	Original fabric
Ground floor — floor tiles to bathroom and skirting tiles	Little	Twentieth-century
Ground floor — timber boarded floor to airlock	Exceptional	Original fabric
Doors Q1, Q2 — door frames and door leaves	High	Early and reconstructed fabric
Interior — North Wing (in addition to 'Generally') Basement (Element O)		
Plasterboard ceilings and wall linings	Little	Contemporary
Concrete floor	Little	Non-original floor

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
INTERIOR		
Sandstone cutting that forms the south wall of the basement	Exceptional	Original cutting
Stair from basement to level 1	Little	Contemporary
Ground Floor (Elements O and F)		
Stair in element F including framed walls enclosing the stair to Level 1	Moderate	
Stone wall nib between Elements O and F	Exceptional	Original fabric
Window openings (two off) in wall between elements D and O with inset grille and dressed stone surrounds	Exceptional	Original element
Dressed stone windowsills and timber lintels	Exceptional	Original fabric
Wide timber floorboards in Elements F and O	Little	Original, early introduced and reconstructed fabric
Ramp between elements to Element D	Little	Contemporary
Doors O1 and O2		Refer to courtyard north elevation
Wall plaque commemorating 1970s conservation works, east wall	High	Historical information
Level 1 (Elements O and F)		
Stair in Element F including framed walls enclosing the stair to Level 2	Moderate	
Stone wall nib between Elements F and O	Exceptional	
Dressed stone windowsills and timber lintels	Exceptional	
Wide timber floorboards Elements F and O	Exceptional	Original, early and reconstructed fabric
Void in floor	Exceptional	Original/early feature
Balustrades around void	Little	
Bridge element within void	Little	
Level 2 (Elements O and F)		
Stair in Element F including framed walls enclosing the stair to Level 3	Moderate	
Stone wall nib between Elements F and O	Exceptional	
Dressed stone windowsills and timber lintels	Exceptional	
Window in west wall adjacent to door to Element N	Little	Later addition
Timber floorboards (overlay flooring)	Little	

GRADING OF SIGNIFICANT ELEMENTS – ARGYLE STORES		
ELEMENT	SIGNIFICANCE	COMMENTARY
INTERIOR		
Metal plate covering former hoist opening in floor (also visible as part of level 1 ceiling)	Opening — Exceptional Metal plate — Little	The opening is original
Door O3 — opening, rendered jambs, glass frameless doors	Little	Non-original opening and doors
Paint finish to stonework	Intrusive	Non-original finish
Level 3 (Element O) (Note: no access to possible to element F Level 3 of north wing other than to stair lobby)		
Stair in Element F including framed walls enclosing the stair to Level 4	Moderate	
Stone and brick wall nib between Elements F and O	Exceptional	
Dressed stone windowsills and timber lintels	Exceptional	
Raking timber boarded ceilings with exposed timber framing, beams and trusses	Exceptional	Original and reconstructed fabric
Skylights	Little	Contemporary
Timber floorboards (overlay flooring)	Little	Contemporary
Metal plate covering former hoist opening in floor (also visible as part of level 2 ceiling)	Opening — Exceptional Metal Plate — Little	The opening is original
Door O4 opening, rendered jambs, glass frameless doors	Little	Non original opening and doors
Paint finish to stonework	Little	Non original finish
Openings in east wall	Openings with stone sills and timber frames — Exceptional Mesh in timber framed sash — Little	

6

Constraints and Opportunities

This section outlines the management framework and major considerations to inform the preparation of the conservation policies and guidelines for the place. It considers matters arising from the statement of significance, the condition of the place, procedural constraints and conservation methodology set out in The Burra Charter. It also identifies all statutory and non-statutory listings and other planning and building statutory requirements applying to the place as well as the PMNSW management requirements for the future use of the place.

6.1 Issues Arising from the Statement of Significance

Considering the Statement of Significance, the following key findings and issues need to be addressed in the conservation policy and guidelines include the following:

- The Argyle Stores form a unique and iconic heritage structure of State (and possibly national) significance.
- Dating from 1828, the Argyle Stores is the oldest surviving bonded stores complex in New South Wales.
- Located in the heart of The Rocks and close to the wharves on Sydney Cove, the stores have been integral to the development of The Rocks as a centre of maritime trade and the collection of customs. It is unique in accommodating the Government's Customs Department from 1830 to 1850.
- As one of the oldest substantial building complexes in The Rocks, the stores have been important to establishing and maintaining the built form, scale and character of The Rocks.
- The Argyle Stores has a strong streetscape presence on the corner of Argyle and Playfair Streets.
- It features in significant views looking north along Harrington Street, looking west up Argyle Street towards the Argyle Cut and looking east from the Argyle Cut. Its roofscape features in views over the Rocks from the Cumberland Street Bridge and Gloucester Walk.
- The Argyle Stores, Argyle Steps and Argyle Cut form a cohesive group that strongly defines the scale, form, materiality and character of the upper portion of Argyle Street.
- The close relationship between the Argyle Stores, the steep rocky terrain of the Rocks and the rock foundations on which it is built is clearly evident in the place's siting and materiality.
- Built in stages from 1826 to 1881, each building of the Argyle Stores complex is distinct in its design and construction. As a group they demonstrate the evolution of 19th century warehouse design and construction in Sydney.
- The Argyle Stores are substantially intact and have a high degree of integrity. Their original fabric, spatial layout, character and other attributes clearly identify the buildings as warehouses.
- The stacked warehouse doors, cathead beams, footplates/loading aprons, pulley systems, hydraulic hoist and internal voids (north wing) express how goods were handled within the complex.
- The central courtyard is a unique feature of the warehouse complex and is also important to understanding how the complex operated.

The Argyle Stores is associated with significant figures linked to the early development of The Rocks, local and international trade, and in particular the trade in alcohol. Key figures include:

- Frederick Wright Unwins, a significant early 19th century developer of The Rocks, was responsible for construction of the east and west wings of the Argyle Stores (1829-1850);
- Robert, Edwin and Frederick Tooth, whose partnership became Tooth & Co. (Australia's largest brewer), began their liquor import business at the Argyle Stores (1850s-1860s); and
- Isaac Ellis Ives, a brewer and important local figure, built the north and south wings of the stores (1860s-1880s).

Conservation, management, adaptation and interpretation of the Argyle Stores need to consider all the above aspects of its significance. It is therefore important that:

- The Argyle Stores be conserved and their importance to the historic development of The Rocks as a centre of maritime trade be interpreted to the public;
- The Argyle Stores maintain their strong streetscape presence on Argyle and Playfair Streets, and continue to set the scale, form and character for development in the Heart of The Rocks;
- The prominence of the Argyle Stores in significant views through the Heart of The Rocks is maintained;
- The central courtyard remains open and publicly accessible;
- The handling of goods within the warehouse complex is interpreted to the public;
- The adaptation of the buildings to new uses respects their significance as historic warehouses;
- Change is kept to a minimum to ensure the integrity of the place is maintained; and
- The Argyle Stores' significant associations with key historical figures be presented to the public.

6.2 Issues Arising from Physical Condition of the Place

The condition and integrity of the place give rise to issues related to the conservation of the place's significance. These issues need to be addressed in the conservation policy and guidelines.

The key findings and issues arising from the condition and integrity of the place for the conservation of the place's significance to be addressed in the conservation policy and guidelines are:

6.2.1 Integrity

Each of the buildings in the Argyle stores complex is distinct in its design, construction, materiality and detailing. The buildings are substantially intact and retain a high degree of spatial and material integrity that needs to be maintained. It is important that:

- All original fabric is conserved and maintained in good condition.

- The warehouse spaces are conserved as open spaces with the internal timber structures and masonry wall finishes clearly expressed.
- Subdivision of the warehouse spaces is avoided as much as possible to ensure they retain their legibility as warehouse spaces.
- Changes to the building layout and fabric are restricted to those areas that have already undergone change.
- Proposed changes, including new openings, avoid impacting original/early building fabric.
- New elements are loose fit and removable without impacting the significant fabric of the buildings.
- New partitions, if required, work with the rhythm of the structural elements of the buildings (posts and beams) and not obscure them from view or diminish the industrial character of the spaces.
- Building elements removed and stored off site are returned to the buildings and reinstated in their original locations when possible (e.g. iron bars returned to basement windows in element N).
- Further investigation be undertaken to confirm the correct positioning of the posts in the basement of element A (east wing) as not all align with the grid.

6.2.2 Condition

The condition of the buildings is generally good, however, there are issues that need to be addressed.

Timber structure

- The condition of the timberwork throughout the building needs to be monitored, particularly in areas where there is evidence of damp.
- Most of the hardwood posts at basement level have had waterproofing added beneath them, but not all. There is a need for regular monitoring for termites and rot.
- Joints in the timber structure must also be inspected to ensure they are structurally sound.
- The floor of level 2 of Block A is sloping. Reasons for this need to be investigated. If the slope is built into the structure and not due to subsidence or other factors, the slope needs to be managed to minimise impacts on the safe use of the building.
- The original timber floors, although robust, are in some instances uneven and not considered suitable to contemporary occupation. It is important that the original floors are conserved and not replaced. Some unevenness, provided it does not cause a hazard, should be acceptable. In the north and south wings false floors have been installed over the top of the original floors. Where this approach is taken it is important that the original floors can still be inspected for termite activity, rot or other signs of decay.

Walls

- The basement levels of the buildings are built directly onto the sandstone bedrock and do not include damp-proof courses. The rock even forms part of the walls of the north wing. With the constant natural seepage through the rock, especially in the weeks after rain, the basement levels, particularly of the north and west wings, are very damp, leading to decay of the masonry and growth of mould. The damp conditions also affect the timber elements that are in contact with these walls. There is a need for:
  - ongoing monitoring of the building condition
  - strategies to manage salt decay in the masonry walls, and
  - regular inspections of the timber elements that are in contact with the damp walls to identify signs of rot and compromised structural integrity. A protective waterproof membrane is needed between the timbers and the stone to minimise this risk.
- Regular hosing of the courtyard contributes to the damp issues in the buildings, the deterioration of the masonry walls and the erosion of mortar from between the courtyard cobblestones.
- Extensive works have been undertaken to the southern (Argyle Street) and northern facades of the southern wing, the eastern façade of the western wing, the southern facade of the northern wing and the western facade of the eastern wing. Works included stone repairs and replacement of deteriorated or decaying stones, repointing, and restoration of windows including steel bars.
- Existing iron bars imbedded into the stonework have been restored including corrosion protection and insertion of connections within mortar joints to assist with minimising decay of the stone – originally bars were imbedded into stonework, which was splitting the stone.
- There are cracks visible in some walls (e.g. ground floor, element B; level 2, elements B and C). These need to be investigated, monitored and repaired as necessary.
- Where acrylic paint is applied to masonry walls, this needs to be removed from the masonry to allow the stonework and brickwork to breathe.

Roofs and Roof Drainage

- Extensive repair and replacement work to the roofs has been undertaken to the western, southern, and northern wings, and partial eastern wing. Works included re-sheeting the roof, replacing flashings, ridge and hip capping and repairing/replacing roofing structure such as roof battens.
- There is evidence of leaking box gutters over the eastern wing. The box gutter is not substantial and may not have sufficient capacity to take the amount of rain falling in intense rain events. The box gutter may need to be enlarged. The box gutters on the southern, western and northern wings have been replaced and enlarged as part of the recent extensive repair works to these wings.
- Walkways provide access to the services mounted on the roofs and straddle the box gutters. Easy access to the box gutters to facilitate regular maintenance (including removal or leaves, branches, plastic bags and other debris) has been provided on the

southern, western and northern wings as part of the recent roof works. Similar works should be undertaken on the eastern wing.

- In some instances, services mounted on the eastern wing roof also prevents routine inspections and maintenance. Service fixings may also be leading to corrosion of the roofing materials. All fixings must be compatible with the roofing material or isolated from it to prevent corrosion. This has been addressed on the roofs that have recently been repaired/replaced i.e. northern, southern and western wings.
- Overflow spouts have been installed into new rainwater heads. Where no spouts are present, these should be installed to minimise excess water flowing down the walls, rather than being thrown clear of the walls.
- As part of the roof repair works, the downpipes on the southern, western and northern wings, and the southern facade of the eastern wing, have all been increased in capacity to accommodate more frequent intense rain events. The number and capacity of gutters and downpipes on the eastern facade of the eastern wing needs to be reviewed to ensure that they are adequate and will not fail in major storm events.

Stormwater Drainage

- Drainage from the central courtyard needs to be reviewed to ensure that water does not pool against walls and impact significant fabric.
- Drainage along the western wall of the west wing also needs review. The drainage channel is difficult to access and keep clean. In addition, the stormwater pipes from the neighbouring Cleland Bond Stores obstruct access and discharge into the drain contributing to the damp issues in this wing, particularly at the southwest corner of the building.
- Review of the stormwater drainage system should consider stormwater flows in surrounding streets and not contribute to increasing surface flows. Stormwater should not be discharged to street gutters but rather be directed and connected to the main subsurface drain under Argyle Street.

External Joinery and Timberwork

- Window and door joinery have been repaired recently including refurbishment of sash windows, glazing bars and window putty, on the northern, southern and western wings and the western and southern facades of the eastern wing. Regular inspection should occur to ensure signs of deterioration are actioned in a timely manner.
- Other exposed timber elements (e.g. Cat head beams and loading aprons) should also be inspected for signs of rot or other forms of decay.
- External joinery needs regular repainting where required.

6.3 Placemaking NSW (for Place Management NSW)

The Rocks precinct is managed by Place Management NSW, trading as Placemaking NSW (PMNSW), Crown Lands and Public Spaces, NSW Department of Planning, Housing and Infrastructure, under the *Place Management NSW Act 1998.* https://legislation.nsw.gov.au/view/html/inforce/current/act-1998-170.

The principal functions of PMNSW, as 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.

6.3.1 The Rocks Retail Leasing Direction

PMNSW has the core objective to make The Rocks an alluring precinct and a leader in retail experience internationally. The Rocks Revitalisation Strategy has been designed to secure the tenants to deliver this vision; this approach forms part of an overall precinct plan, which also includes investment in buildings and public spaces and activating and marketing The Rocks.

The strategy outlines the overall precinct approach, customer choices, preferred retail categories and identifies five distinct retail zones and approaches, with individual topography, buildings, natural travel pathways and public spaces. The strategy will guide leasing decisions to fit within one or multiple zones and to complement adjacent with existing retail and hospitality offers.

The Argyle Stores is located in the heart of The Rocks. The heart of the Rocks:

- Interconnects all five of the defined zones within The Rocks
- Strategic leasing attracts businesses that enhance the rich culture of the area
- A walkable precinct for visitors to explore and engage with the iconic natural and built landmarks

The Heart of the Rocks offers the full Rocks retail experience. Retail categories include:

- Arts and Creativity
- Homewares and gifts
- Fashion, jewellery and gifts
- Beauty, health and wellbeing
- Tourist focused retail
- Food and Beverage
- The zone also includes commercial offices.

The preferred use/s for the Argyle stores include:

- Food and beverage
- Arts and creativity
- Boutique hotel
- Boutique retail
- Commercial offices

6.3.2 The Rocks Heritage Management Plan

The Rocks Heritage Management Plan sets out the overall management direction and expectations for The Rocks precinct. PMNSW seeks to retain the "authenticity" of the largely intact building fabric of the buildings, both internally and externally as well as the underground archaeological resources that makes this property special. PMNSW also oversees the preparation of a CMP for each property which sets out the specific principles and policies to guide and inform potential lessees of the building's ingoing care and maintenance.

While the potential for site and building development is limited, any works to the buildings must adhere to the above-mentioned documents and obtain PMNSW's consent as landowner on all development applications. Consultation with PMNSW and external advice is expected as part of the process.

6.3.3 The Rocks Landowner Management Policies and Technical Design Guidelines

PMNSW has a range of landowner management policies and technical design guidelines that are updated from time to time and can be accessed its website, including lighting, signage and outdoor dining.

In addition, the following strategies have been prepared to assist with the heritage management of The Rocks:

- *The Rocks Heritage Disaster Risk Management Strategy*, 2021
- *Place Management NSW Seismic Strategy for Heritage Assets,* 2021
- *The Rocks Draft Heritage Access and Inclusion Strategy, Stages 1 and 2,* 2024

6.3.4 The Rocks Heritage Disaster Risk Management Strategy

The Rocks Heritage Disaster Risk Management Strategy 2021 has been prepared to identify human and natural hazards that have the potential to impact the heritage of The Rocks. It provides an overview of risks to the heritage of the Rocks and sets out disaster risk mitigation and management strategies for the precinct and the places within it.

The Argyle Stores is identified in this Strategy as an iconic, rare and unique structure with landmark qualities. It contributes to the significant streetscape of Argyle Street and The Rocks heritage precinct. Identified threats to the Argyles Stores include those associated with extreme weather events (impacting roof, surface and ground water drainage systems), seismic events, impact damage from the vehicles entering and leaving the courtyard, building fires, service failures (electrical faults and plumbing failures) and explosions associated with gas supply, alcohol storage and kitchen cooking equipment. It is probable that other hazards also have the potential to harm the property and have not yet been identified.

More information and policies on managing disaster risk at the Argyle Stores are included in Section 7.

6.3.5 The Place Management NSW Seismic Strategy for Heritage Assets

The Place Management NSW Seismic Strategy for Heritage Assets 2021 identifies buildings at risk in the event of an earthquake.

The seismic risk to the Argyle Stores has been assessed and mitigation measures proposed and partly implemented as a component of recent upgrade works. However, not all buildings on the site have been upgraded to address seismic risk.

More information and policies on managing seismic risk at the Argyle Stores are included in Section 7.

6.3.6 The Rocks Heritage Access Strategy

The *Rocks Heritage Access Strategy* 2025 has been prepared to provide guidance on access in The Rocks. The strategy describes Argyle Stores as having limited accessibility to several of its buildings. At present only the north wing has full access.

More information and policies on meeting access requirements at the Argyle Stores are included in Section 7.

6.3.7 Argyle Stores Lift Options Analysis

In 2025, a lift options analysis (Appendix 10.4) was prepared by TKD Architect to identify a solution that would provide access to the ground floor of the east wing and enable 24-hour access to as much of the upper levels of the north, east and south wings as possible.

The study assessed five potential lift locations:

- within the historic goods lift shaft in the adjoining Cleland Bond Store
- externally on Playfair Street
- within the east wing
- within the south wing
- within the courtyard.

The analysis found that all five options would affect areas of exceptional heritage significance to some degree. However, a new lift would substantially improve accessibility, circulation and the long-term viable use of Argyle Stores.

On balance, the preferred option from a heritage perspective was a lift within the south wing. This location provides a legible and functional access point near the Argyle Street entrance, improves access to much of the east and south wings, and avoids the greater visual impacts associated with an external lift on Playfair Street. While this option would require some removal of original fabric, including floor framing and alteration of a ground floor opening, these impacts were considered acceptable when weighed against the accessibility and operational benefits.

6.3.8 PMNSW Stakeholder Engagement for CMP update

As part of the CMP update, the Design and Place team at PMNSW consulted with internal and external stakeholders to identify concerns and to review constraints and opportunities for future use of the place. The condition and heritage maintenance requirements were also reviewed and discussed as part of this stakeholder engagement. The findings of the consultation listed here will inform the policy development for the property.

Identified opportunities for use of the site include:

- Opportunity to expand and encourage public access to the site.
- Opportunity to retain hospitality uses and commercial office use within the building complex.
- Opportunity to diversify the offering within the complex to activate the buildings and the courtyard, during the day. This may include:
  - a retail offering alongside the current hospitality offerings.
  - re-introducing a gallery or arts offering. The high voids can accommodate large art pieces and open floor plates provide flexible display spaces. It may also include an option for an outdoor display.

Opportunities for enhancement and upgrade include:

- Opportunity to provide well considered generic spaces which can house alternate hospitality tenancies, eliminating individualised ad-hoc solutions
- Opportunity to improve access to all buildings within the complex.
- Opportunity to consolidate and streamline services and mechanical systems by creating 'plug-in' style points.
- Opportunity to remove clutter from the courtyard and from the roofs.
- Opportunity to limit truck access (e.g. size of truck and time of entry) to the courtyard and to provide vehicle protection to the stonework at the entrance to the Argyle Stores
- Opportunity to reinstate missing elements (e.g. bars to basement windows of element N)
- Opportunity to Investigate solutions for security issue around the fire egress point onto Gloucester Walk
- Opportunity to retain the red heritage phone box in its current location or relocate it as it does not have a strong association with the site.

Identified constraints for Argyle Stores include:

- The central courtyard should remain open and not be roofed.
- The materiality and character of the warehouse spaces should remain expressed. New fitouts should respect and embrace the robust industrial nature of the buildings and not cover up or be in conflict with this character.
- No new large voids should be introduced to floors within any of the heritage buildings.
- No new interior or exterior openings should be cut into original warehouse walls. Early openings that have been blocked up may be reopened.
- New fitouts should adopt the principle of 'loose fit' only and should be removable.

- Tenant signage on the façades facing Playfair and Argyle Street should be restricted, or at a minimum regulated for consistency and suitability.

Identified heritage specific maintenance requirements

The building is generally in good condition; however, maintenance and repair works are required.

The following heritage specific maintenance requirements have been identified:

- Frequent cleaning of gutters, downpipes and rainwater heads – frequency should increase with the seasonal fall of leaves and seed pods from adjacent trees.
- Regular maintenance and cleaning of the area between Argyle stores and Gloucester Walk, including weed control.
- Regular cleaning of the courtyard without the use of high-pressure hoses.
- Removal of chewing gum from walls and windowsills on Argyle Street.
- Painting of window and door joinery, fascias and other painted timber elements exposed to the weather.
- Monitoring of the condition of the stone and brickwork in relation to salt decay and cracks.

Heritage advice should be obtained on suitable cleaning products and equipment for use on heritage materials.

6.4 Heritage Management Framework

The following principal controls are used to manage development and assess potential impacts on the heritage significance of Argyle Stores:

- *NSW Environmental Planning and Assessment Act, 1979 (EP&A Act)* and associated environmental planning instruments, policies, plans and guidelines;
- NSW Heritage Act, 1977 (The Heritage Act); and,
- The policies contained in this CMP.

Other controls, including the *National Parks and Wildlife Act 1979* (NPW Act) and the NSW Treasury Capital Planning Process (CPP) which are considered in this Section.

The approval authorities are to be consulted to determine the planning approval pathway required for the execution of proposed works.

Approvals for works may be required under both the EP&A Act and the Heritage Act. All statutory applications require the signature and consent of the landowner to enable lodgement.

6.4.1 The Burra Charter

The Burra Charter is widely accepted in Australia as the best practice heritage and conservation principles and management. It is a key reference by which all works to heritage places are undertaken.

While compliance with The Burra Charter is not a statutory requirement, PMNSW manages its heritage assets in accordance with the recognised conservation methodology of The Burra Charter. Further information can be found at http://australia.icomos.org/publications/charters/.

6.4.2 Environmental Planning and Assessment Act

All development applications (DAs) for The Rocks are assessed by the Minister of Planning or under delegation by The City of Sydney Council as the planning consent authority. The Minister for Planning is the consent authority for 'deemed' development with a capital investment value of more than $10 M.

Under the EP&A Act, there are a number of Environmental Planning Instruments (EPIs), including the Sydney Cove Redevelopment Authority (SCRA) Scheme, as well as State and Regional Plans and Policies, Development Control Plans and Guidelines that require reference for the Argyle Stores that are identified and discussed in the following sections.

6.4.3 New South Wales Heritage Act

Building Works

The Argyle Stores is listed on the NSW State Heritage Register (SHR) as item no. 01524. This listing provides statutory protection under the Heritage Act.

Under Section 57(1) of the Heritage Act, approval from the Heritage Council is required for a wide range of works to a SHR item. Demolition of a SHR item is prohibited under the Heritage Act, unless an item constitutes a danger to its occupants or the public.

To undertake works, an application must be made to the Heritage Council (Section 60 application or Section 57 exemption from approval), and landowner's consent from PMNSW must be sought in order to lodge the application.

PMNSW is one of the few agencies that has delegation under the Heritage Act to endorse Section 57 exemption applications and determine Section 60 applications for works which do not 'materially affect' the significance of the item. Where the item is likely to 'materially affect' significance, approval from the Heritage Council is required. The PMNSW Design and Place (heritage) team can advise applicants whether applications can be assessed under delegation, or whether they need to be approved by the Heritage Council.

Historic Archaeological Management

The Heritage Act provides statutory protection to relics, archaeological artefacts, features or deposits.

Part 4 of the Heritage Act refers to items and places listed on the SHR, or subject of an Interim Heritage Order (IHO). In addition, an excavation permit issued by the Heritage Council, for historical archaeological resources identified as having State significance is required to accompany a Section 140 application, or in accordance with a gazetted exception under Section 139(2) of the Act.

The Heritage Act defines an archaeological relic as being any deposit, artefact, object or material evidence that:

- relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- is of State or Local heritage significance.

An Archaeological Assessment and Research Design (AA&RD) prepared in accordance with the requirements of the Heritage Council, is a valuable resource for understanding and managing the archaeological resources associated with the history of the site.

Under Section 139(2) and Section 57(2) of the Heritage Act, Heritage Council approval is required to move, damage, or destroy a relic listed in the SHR, or to excavate or disturb land which is listed on the SHR and there is reasonable knowledge or likelihood of relics being disturbed.

A historical archaeologist who meets the Heritage Council Excavation Directors Criteria for works on State significant sites must be present to disturb relics on an SHR listed site. PMNSW has delegation to approve Section 140 applications that extend to archaeological works within the curtilage of the item for works that affect archaeological relics.

Standard Exemptions from Heritage Act Approval for Works to SHR 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 (see above). Such exemptions are intended to streamline the approvals process. There are two types of exemptions:

- Standard exemptions that apply to all SHR items,
- Site specific exemptions that apply only to an individual SHR item, and
- Agency Specific Exemptions that apply to SHR items owned and managed by PMNSW

If the proposed works are covered by a standard exemption, a *s57 Exemption Record of Use Form* should be completed and submitted to PMNSW prior to the works being undertaken, with enough detail provided to determine whether the proposed works meet the standard exemption guidelines. Landowner's Consent must be sought from and approved by PMNSW before the commencement of any works.

Applicants need to confirm with PMNSW's Design and Place (heritage) team or their Heritage Consultant to advise on documentation requirements and whether the proposed works would likely fall under an exemption from approval.

Site Specific Exemptions

It is possible to develop Site specific exemptions to address the particular requirements of an individual SHR item. However, they only apply to works that have little to no impact on heritage significance and must be endorsed by the Heritage Council.

Argyle Stores does not have any site-specific exemptions for the management of the place. Standard Exemptions apply.

PMNSW Agency Specific Exemptions

Under Section 57(2) of the Heritage Act, PMNSW has access to Agency Specific Exemptions for use on all SHR items under their delegation from the Heritage Council.

These exemptions enable the streamlined delivery of low impact maintenance and repair to significant fabric.

Minimum Standards of Maintenance and Repair

Section 118 of the Heritage Act, and Part 3, Division 1 of the NSW Heritage Regulation, 2012 sets out minimum standards for the maintenance and repair for State Heritage Register items and covers various areas, including weatherproofing, fire protection, security and essential maintenance.

Regular inspections are needed to monitor items 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.

Refer to the *Minimum Standards for Maintenance and Repair for Heritage Items*[118] and as set out in the Implementation section of this CMP

6.4.4 National Parks & Wildlife Act[119]

Under Section 89A of the National Parks and Wildlife Act 1974 (NPW Act), it is an offence for a person to destroy, deface, damage or desecrate an Aboriginal Object or Aboriginal Place without the prior issue of an Aboriginal Heritage Impact Permit (AHIP).

The NPW Act requires a person to take reasonable precautions and due diligence to avoid impacts on Aboriginal Objects. AHIPs may only be obtained from the Department of Environment and Heritage. It is also an offence under Section 90A of the NPW Act to disturb or excavate land for the purpose of discovering an Aboriginal Object, or to disturb or move an Aboriginal Object on any land, without first obtaining a permit under Section 90A of the NPW Act.

Argyle Stores does not have any known Aboriginal Objects within the SHR listing boundary.

6.4.5 Capital Planning Process (CPP) and Asset Management

The NSW Treasury Capital Planning Process (CPP) is an annual cyclical process that takes place alongside the annual State Budget process. Capital Planning (formerly known as Total Asset Management) sets out a strategic approach to physical asset planning requirements for NSW State government agencies.

[118] https://www.environment.nsw.gov.au/topics/heritage/manage-heritage-items/minimum-standards-maintenance-repair-for-heritage-items

[119] https://legislation.nsw.gov.au/view/whole/html/inforce/current/act-1974-080

This approach involves PMNSW aligning its 10-year asset planning with its service delivery priorities and strategies, all in the limits of available resources and the NSW Treasury's Asset Management Policy. This approach enables better planning and management of physical assets, and the preparation of an overall Strategic Asset Management Plan framework with individual Asset Management Plans prepared in line with NSW Treasury Policy and Guidelines Paper TPP 19-07 *Asset Management Policy for the NSW Public Sector* and the PMNSW.

The 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, CPP Guidelines for Government Agencies prepared by NSW Treasury require "planning use of heritage assets to maximise their service delivery while protecting their cultural values".

Protection and management of built heritage and heritage and cultural collections under the care and management of PMNSW including The Rocks precinct, is part of the core business of PMNSW, the CPP supports the retention of heritage value over maximising financial feasibility. The cultural importance of The Rocks is widely recognised as paramount, and in an event 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 priority.

Refer to the NSW Government's *Asset Management Policy*[120], PMNSWs *Asset Management Policy* (2024) and PMNSW's *Precinct Asset Management Plan for The Rocks and Circular Quay* (February 2025).

Key findings and policies within this CMP should inform the Asset Management of the Argyle Stores.

6.4.6 Heritage Asset Maintenance Framework

Place Management NSW (PMNSW) maintains its heritage assets in accordance with statutory obligations under the Heritage Act, established conservation principles, and internal governance frameworks. These requirements are integrated across all aspects of asset lifecycle management, including strategic planning, routine and cyclical maintenance, capital works, and day-to-day operations, to ensure the ongoing conservation and protection of heritage significance.

As asset owner, PMNSW retains overarching responsibility for the heritage assets within its precincts. This includes exercising delegated authority under the Heritage Act to provide oversight and approvals for heritage works, to ensure that all interventions are consistent with statutory requirements and best-practice conservation standards. Where proposed works may have a material impact on heritage significance, PMNSW engages directly with the NSW Heritage Council as required.

Under the current lease to Hunter Hospitality, the tenant is responsible for the day-to-day maintenance of the premises, services and fixtures throughout the lease term. This includes servicing and maintaining air-conditioning systems, arranging regular inspections and repairs by approved specialists, undertaking pest and termite control, and ensuring fire safety equipment complies with statutory requirements. The tenant must also undertake repairs,

[120] https://www.treasury.nsw.gov.au/sites/default/files/2019-11/TTIP19-07%20NSW%20Asset%20Management%20Policy%20-%20Master%20Approved_31%20October%202019.pdf

renewals and replacements necessary to maintain the premises to the standard expected of a licensed restaurant, including building elements such as pipes, drains, wiring, doors, ducts, water services, railings and fences.

PMNSW, as landlord and heritage asset owner, retains responsibility for maintenance of the base building and the delivery of major maintenance and capital works, including structural elements, roofs and principal building services. Minor maintenance works are generally undertaken through PMNSW's Integrated Property Services (IPS) contractor, while major maintenance and capital projects are managed and delivered directly by PMNSW.

Where works have the potential to affect heritage significance, the relevant delivery party, whether the tenant, IPS contractor or PMNSW, is responsible for preparing or commissioning the necessary approval documentation, including heritage impact assessments and supporting reports. PMNSW reviews and determines these proposals under its delegated authority and governance processes to ensure works are appropriately assessed and managed in accordance with statutory requirements and best-practice heritage conservation principles.

6.5 Environmental Planning Instruments (EPIs)

There are four principal EPIs under the EP&A Act that are applicable to The Rocks.

6.5.1 State Environmental Planning Policy (Planning Systems) [121]

State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) applies to development within The Rocks.

In accordance with clause 6 of Schedule 2 of the Planning Systems SEPP, development within The Rocks is deemed State Significant Development if the estimated development cost is more than $10 million and/or the proposal does not comply with the building envelope contained within the SCRA Scheme.

The NSW Minister administering the EP&A Act is the consent authority for State Significant Development. The City of Sydney is generally the consent authority for all other development that requires consent under Part 4 of the EP&A Act.

6.5.2 State Environmental Planning Policy (Biodiversity and Conservation)

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity & Conservation SEPP) applies to development within The Rocks.

The Biodiversity and Conservation SEPP contains the previous *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (SREP) which covers Sydney Harbour and its waterways, foreshores and catchment.

In accordance with Chapter 6 of the Biodiversity and Conservation SEPP, development in The Rocks must consider a variety of matters as the precinct is located within the following designated areas:

[121] https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0724

- Foreshores and Waterways Area (Chapter 6, Division 3) – meaning development must demonstrate consistency with certain principles and provisions such as maintaining public and equitable use of the foreshore area or potential impact to archaeological or potential archaeological relics.
- City Strategic Foreshores Area (Chapter 6, Division 5) – meaning a Master Plan may be required if directed by the Minister. As yet, there has been no such direction.

The Minister administering the EP&A Act is the consent authority for certain development within The Rocks that is below the mean high-water mark.

6.5.3 State Environmental Planning Policy (Precincts — Eastern Harbour City)

State Environmental Planning Policy (Eastern Harbour City) 2021 (Eastern City SEPP) applies to development within The Rocks.

Clause 2.12 of Chapter 2 of the Eastern City SEPP establishes the City of Sydney as the consent authority for development within The Rocks precinct that is not State Significant Development.

The Rocks heritage precinct sits within the UNESCO World Heritage Listed buffer zone established for the Sydney Opera House under Appendix 1 of the Eastern City SEPP. The intent of this buffer zone is to preserve the visual catchment, views and vistas to the Sydney Opera House.

6.5.4 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 EP&A Act. The SCRA Scheme comprises a series of Building Site Control Drawings which provide for the maximum height of buildings on any particular site. They also specify permissible uses for a particular site or precinct.

The SCRA Building Site Control Drawing XXIX applies to the Argyle Stores site (refer to Figure 180). The drawing shows that the building development envelope is restricted to the existing building envelope, with the exception of a small footprint on the eastern side of the east wing, which appears to correspond with the steel and glass annex on Playfair Street. Pedestrian access is shown through Argyle stores and the adjoining Cleland Bond Stores. The permitted uses include commercial and special uses.

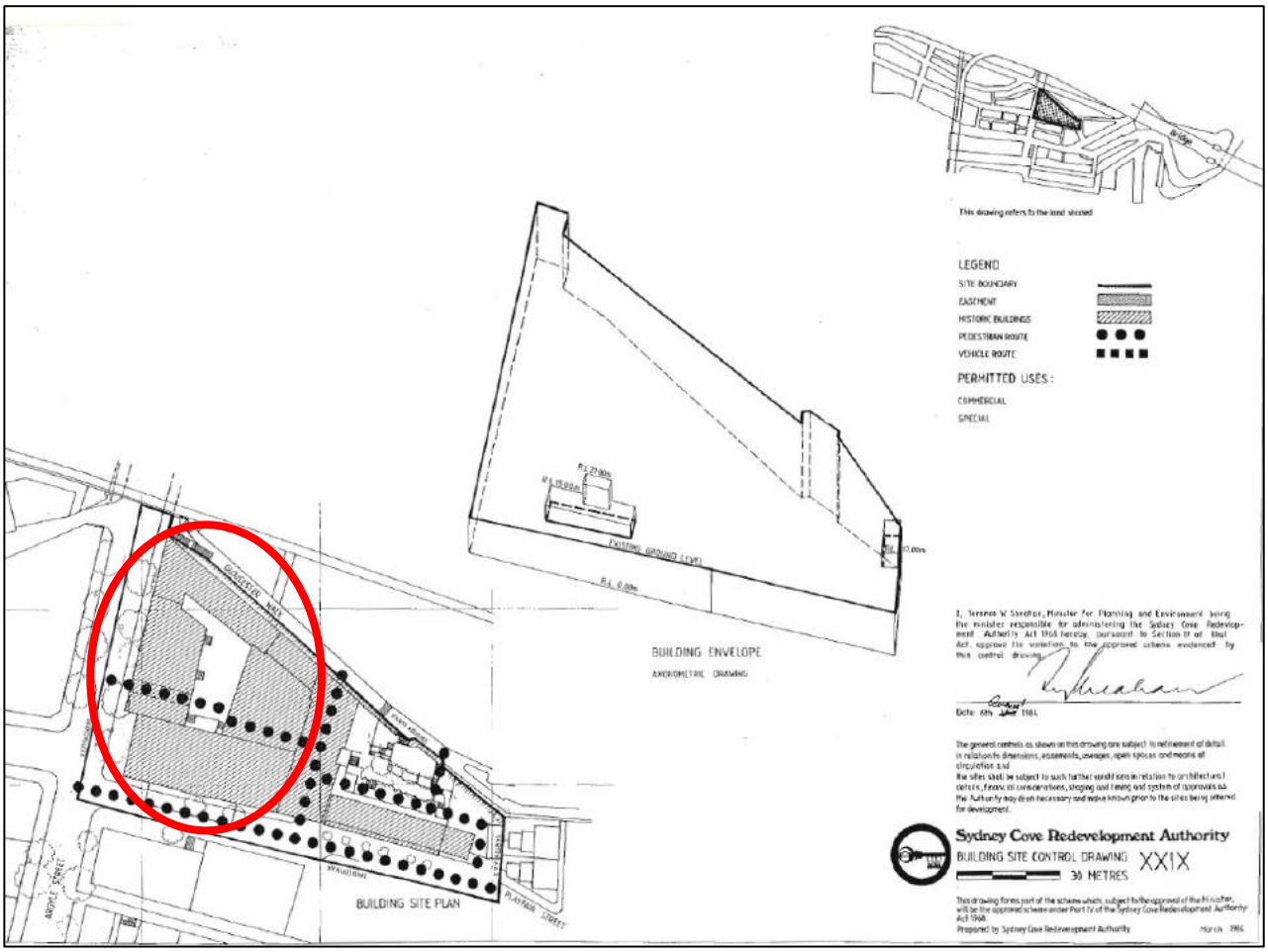


Figure 180: SCRA Building Site Control Drawing XXIX showing the building envelope circled in red and permitted uses. Source: SCRA Scheme, Building site control drawings XXV-XLV

It is recommended the SCRA Building Site Control Drawing XXIX be updated to show the footprint of the Argyle Stores with no development permitted outside the existing building envelope.

The City of Sydney or the Central Sydney Planning Committee is the consent authority for development, except for development that has a capital investment value of more than $10 million, in which case The NSW Planning Minister is the consent authority.

6.6 Development Control Plans and Guidelines

6.6.1 Sydney Harbour Foreshore and Waterways Area DCP

Sydney Harbour Foreshores and Waterways Area DCP 2005 has been prepared to support the SREP (Sydney Harbour Catchment) 2005. The DCP provides detailed design guidelines for development and criteria for natural resource protection for the area identified as Foreshores and Waterways area. The DCP applies to all development proposals within the Foreshores and Waterways Area identified in SREP (Sydney Harbour Catchment 2005).

6.6.2 The City of Sydney Development Control Plan (DCP)

The City of Sydney DCP 2012 applies to all land as designated on the DCP map, which includes The Rocks. Currently, The Rocks is not identified as a Locality, Specific site or Specific area in the DCP. However, the General Provisions, including Heritage, Development Types and certain Schedules apply.

6.6.3 Heritage Council of NSW – Design in Context

The guideline published by the Heritage Council and the Australian Institute of Architects establishes six criteria for assessing new development in a heritage conservation area, or adjacent to a heritage item. The criteria are character; scale; form; siting; materials; and detailing. The guideline is relevant to minor and major works, such as potential change to the rear wings which is to be designed to respect the significance and setting of the heritage item.

6.6.4 Heritage Council of NSW – New Uses for Heritage Places

The guideline published by the Heritage Council and the Australian Institute of Architects contains principles that encourage careful and sympathetic designs and interpretation in the adaptation of historic places and sites. See: New uses for heritage places | Environment and Heritage

6.6.5 NSW Government Architect - Better Placed: Design Guide for Heritage

The Better Placed: Design Guide for Heritage is a resource for good design in heritage places. It outlines principles to guide a broad range of design work for heritage places in NSW related to the Burra Charter principles to assist owners and designers on good heritage and design outcomes for heritage places. This document has been prepared by NSW Government Architect and the Heritage Council. Design Guide for Heritage (nsw.gov.au)

6.7 Approvals

6.7.1 Landowners Consent

Before any application is submitted to a consent authority, the consent of PMNSW, as landowner, must first be obtained. Obtaining consent from PMNSW is not an approval for the works, rather consent to submit an application. A consent authority will not be able to consider an application unless it has the landowner's consent.

6.7.2 Consent Authority

There are a range of consent authorities for applications for activities and works. These are described in the preceding sections, and are summarised as follows:

CONSENT AUTHORITY	WORKS OR ACTIVITIES
Minister, Environmental planning and assessment act 1979	Variation to SCRA scheme Work that fall under an existing SEPP, or that is deemed "State significant" with an estimated development cost above $10 m May direct preparation of a master plan (a deemed DCP) for a strategic foreshore site (which includes most of the rocks)
Place Management NSW	Landowners Consent (to lodge an application) Determining applications under the Heritage Act, for works that will not materially affect the significance of the SHR item. Additions/removals/revisions to the item's listing on the PMNSW heritage and conservation schedule (s170 register) Notifying the Heritage Council of the transfer or ceasing to occupy the item. Implementing CPP requirements for assets in the PMNSW portfolio Endorsing applications for standard, site-specific and agency exemptions from approval under the Heritage Act.
Heritage Council of NSW	Determining applications for works that are likely to have a material effect on the heritage significance of the item. Listings/de-listing/revisions to its State heritage register listing. Determining applications to disturb, move, damage or destroy relics. Regulation and enforcement of the Heritage Act, including the minimum standards of maintenance and repair for heritage items.
City of Sydney	Works with a capital investment below $10 m that do not fall under a SEPP and are not deemed "State significant". Principal certifying authority for accredited private certifiers
Accredited Private Certifiers	Issue of Construction Certificates and/or Occupation Certificate.

6.8 Non-Statutory Listings and Community Groups

6.8.1 National Trust of Australia (NSW)

The Argyle Stores is included on the Register of the National Trust of Australia (NSW), (classified 1976).

The Argyle Stores is included in the listing for The Rocks Conservation Area on the Register of the National Trust of Australia (NSW). The Rocks Conservation Area encompasses the area generally bounded by Circular Quay to the east, all of Walsh Bay and Millers Point to Sussex Street to the north and west and extends to Grosvenor Street to the south.

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.

6.8.2 Australian Heritage Commission – Register of the National Estate

The Argyle Stores was included on the Register of the National Estate, Ref No. 1/12/036/0315 in 1980. However, this register has now been closed.

The Argyle Stores is included in the listing for The Rocks Conservation Area on the Register of the National Estate, Ref No. 1/12/036/0423.

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.

6.9 Standards and Regulations

6.9.1 National Construction Code (NCC) and Building Code of Australia (BCA)

The National Construction Code incorporating the BCA is national set of building regulations with some State-specific variations. 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.

The performance requirements of the BCA are mandatory, although the introductory sections of the Code make clear that not all requirements will apply to a given case. The Code also includes 'deemed-to-satisfy' requirements which are accepted as meeting the performance requirements. However, the Code also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

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

An assessment of compliance for the Argyle Stores with the NCC has not been carried out for this report. It should be noted, however, that any DA/CC application would need to comply or be deemed to comply with the NCC. In general, when considering the NCC in heritage buildings, proposals are to ensure that significant fabric and spatial qualities are not compromised while full NCC compliance is achieved, and public safety is assured.

6.9.2 The Disability Discrimination Act 1992 (DDA) – Access to Premises

Access to premises for people with disabilities is controlled by the Commonwealth Disability Act (DDA) 1992 and the National Construction Code (NCC). Compliance with the BCA does not necessarily signify compliance with the DDA. In 2010 the Commonwealth published the Disability (Access to Premises – Buildings) Standards and compliance with these standards ensures that the requirements of the DDA are met.

The DDA makes it illegal to discriminate on the basis of a person's disability and applies to all buildings expected to be used by the general public and heritage buildings are not exempt from meeting the requirements of the DDA.

The NCC is Australia's primary set of technical design and construction provisions for buildings. As a performance-based code, it sets the minimum required level for the safety, health, amenity, accessibility and sustainability of certain buildings.

In terms of accessibility, the regulatory framework for The Rocks precinct is comprised of two (2) primary rulebooks, namely the NCC; and Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards).

Both the NCC and the Disability (Access to Premises) Standards 2010 are triggered when a Development Approval or Construction Certificate, including a complying Development Certificate, is issued for a new building or the affected parts of an existing building. This applies to all buildings including heritage items. The Heritage Council provides specialist heritage advice for the adaptation of heritage buildings for accessibility through the Heritage Council's Technical Advisory Committee.

A reasonable approach to reducing discrimination needs to be demonstrated and the Australian Standard referenced by both the NCC and the Access to Premises Standards provides standards to enable reasonable upgrades to buildings to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with disability.

Both the NCC and the Access to Premises Standards permit the use of both deemed-to-satisfy (prescriptive) and performance solutions as the means by which to achieve compliance with the nominated accessibility performance requirements

The preparation of an Access Action Plan assists in preventing or defending a complaint under DDA. The defence of unjustifiable hardship is also available, and the Australian Human Rights Commission has ruled that heritage significance may be considered in this regard. The NSW Building Professionals Board has also established an Access Advisory Committee to consider referred applications for exemptions to the Premises Code on the basis of unjustifiable hardship.

The buildings comprising the Argyle Stores have floors at multiple levels, many of which do not interconnect. The main entrance to the Argyle Stores is from Argyle Street. This entrance access through to the central courtyard and ground floor spaces in the north and west wings is 'at grade', with the cobbled surface still a challenge for DDA compliance. A secondary entrance exists through the glass annex located on Playfair Street, but this does not provide level access into the east wing. Lift access is provided to the upper levels of the north wing through the adjacent Cleland Bond Stores. There is a need for review of access across all buildings within the Argyle Stores complex. It is recommended that an access strategy be

developed by a qualified access consultant in close consultation with an architectural heritage consultant.

The Rocks Heritage Access Strategy recommendations include:

The topography of The Rocks is very steep around the Argyle Stores site. Cumberland Street and Gloucester Walk (west of the stores) are elevated many metres above Argyle and Playfair Streets (east and south of the site) and are only connected by a long steep set of stairs (Argyle Steps). The strategy identifies Playfair Street as fully accessible, Argyle Street as somewhat accessible (due to its steepness) and Gloucester Walk as inaccessible. The strategy does not include any site-specific recommendations for the Argyle Stores. It includes general recommendations such as improving access to buildings where possible, levelling paving (e.g. cobblestones), providing handrails, contrasting nosing and tactile indicators to steps, ensuring bollards are visible and at least 1m apart and improving public seating.

6.9.3 NSW Work Health & Safety Act 2011

The New South Wales Work Health and Safety Act, 2011 (WH&S Act) aims to secure the health, safety and welfare of people at work. It lays down general requirements that must be met at workplaces in New South Wales. The provisions of the Act cover every place of work in New South Wales. The Act covers self-employed people as well as employees, employers, students, contractors and other visitors.

The Argyle Stores must comply with the WH&S Act or seek performance solutions.

7

Conservation Policies

Conservation can be regarded as the management of change and the safeguarding of a place's importance within a process of change and development. This section sets out policies and guidelines to support this process for ongoing conservation management to guide the occupants and managers and planning authorities with a framework for acceptable change for ongoing use and adaptive reuse.

The policies are grouped under section headings. A brief background provides the context. The policies are supported by guidelines. The policies and guidelines should be referenced and discussed in any development proposal submission.

The policies and guidelines draw upon the work and input of all consultants and their investigations – documentary and physical.

7.1 Best Practice Heritage Management

Background

Argyle Stores is an iconic heritage structure located at the Heart of The Rocks. It has been assessed as being of State (and possibly national) heritage significance as a complex of connected nineteenth-century warehouse buildings built around a central courtyard. It makes a strong contribution to the streetscape of Argyle Street, Playfair Steet and Gloucester Walk.

The management of Argyle Stores is to have a principal aim to protect its heritage significance and setting. All work is to accord with statutory procedures and current best practice in the conservation and management of heritage places.

The Rocks Heritage Management Plan (2010) provides an overall framework for understanding and conserving the heritage values of The Rocks. This CMP sits within this management framework and is the site-specific guide for the management for this place.

The Australia ICOMOS Burra Charter 2013, known as *The Burra Charter*, is widely accepted in Australia as setting out the key principles for best practice in heritage conservation and management. It is a key reference by which all works to heritage places are undertaken. Heritage management resources, such as those available from Heritage NSW, Department of Planning and Environment, will assist to achieve best practice for specific works and management issues.

Policy 1

The statement of significance is to be adopted as the basis for all future management of the Argyle Stores. All decisions must seek to retain the heritage values identified in this CMP.

Policy 2

In recognition of its State heritage significance and its iconic status at the Heart of the Rocks, the Argyle Stores must be managed to ensure best practice long term conservation outcomes, in accordance with recognised planning and heritage principles, guidelines and methodologies, and statutory requirements.

Policy 3

The Argyle Stores, which comprises several connected warehouse buildings, must continue to be managed as a single entity to ensure consistent and appropriate long-term management of the

whole building complex, and its heritage fabric and presentation, including its external form and materials, external paint colour scheme, rainwater goods and disposal and other shared services.

Policy 4

Any changes or alterations to the Argyle Stores, should adopt the principle of "loose fit", where the new use or works are adjusted as necessary to fit within the available spatial and architectural configuration, rather than making wholesale changes. All new work is to be designed to be reversible (that is, it can be removed without impact to original heritage fabric, and the original features reinstated) and is subject to approval.

Guidelines

- The long-term heritage management of the Argyle Stores is to be consistent with the overall management framework for The Rocks precinct set out in The Rocks Heritage Management Plan.
- The principles of the Burra Charter are to guide the heritage conservation, adaptation and management of the Argyle Stores.
- Refer to the guidelines prepared by NSW Heritage and Environment, including the NSW Heritage Manual and the guidelines referred to in this CMP.

7.2 Asset Management

7.2.1 PMNSW Management Responsibilities

Background

The Argyle Stores, as part of The Rocks is owned by the Crown vested in PMNSW. PMNSW has overall responsibility for the management of the place. Additional responsibilities derived from the NSW Capital Planning Policy (CPP) Guidelines are also recognised.

Policy 5

PMNSW shall continue to manage the Argyle Stores as a significant element that contributes to the overall context and significance of The Rocks precinct.

Guidelines

- All management decisions for the future use and adaptation of this place, must support and enhance the long-term conservation of the Argyle Stores.
- Conserve and manage the Argyle Stores as an integrated whole, including the site and setting, the property itself, its planning, its original features as well as its spatial and functional relationships and archaeology.
- All management decisions for the future use and adaptation of this place, must support and enhance the long-term conservation of the Argyle Stores.
- The intention, aims and policies of this CMP shall be disseminated through and implemented by relevant key staff of PMNSW.
- PMNSW, and the development proponent will seek to minimise and mitigate any adverse heritage and visual impacts on the heritage significance and heritage values set out in this CMP.

- PMNSW and the development proponent will adequately assess the impact of proposed modifications to significant fabric, prior to the granting of landowner's consent.
- A program of regular monitoring is to be undertaken (either by PMNSW or its agent, or future long-term lessees/owners), covering both the physical changes within the property and issues raised by occupants of the building. Findings of the monitoring are to be incorporated, where relevant, into management decisions.

Policy 6

If there is a change in ownership and/or management, the Argyle Stores must continue to be managed as a single entity, within the overall context of The Rocks precinct.

Guidelines

- All future leasing or ownership arrangements are to be legally binding any future long-term lessees/owners to ongoing asset management that:
  - Complies with the Heritage Act requirements for works approvals and minimum maintenance requirements.
  - Sets aside appropriate funding and implement an on-going maintenance regime.
  - Requires that maintenance to be overseen and/or undertaken by heritage conservation professionals with qualifications acceptable to PMNSW (to be approved by the PMNSW).
- The CMP and responsibility for reviewing and updating the CMP remains the responsibility of the landowner.

7.2.2 Capital Planning Process (CPP), Asset Management and CMPs

Background

This CMP will be one of the documents used by the asset owners, managers and tenants of the neighbouring buildings for management and maintenance of the Argyle Stores and need to be fully compatible with other relevant documents addressing the same properties, including Asset Management Plans prepared to meet the NSW Treasury Capital Planning Process (CPP).

Policy 7

Use this CMP as a basis for the future management of the building and site. This CMP must be applied within the broader context of other heritage management and asset management documents including statutory requirements.

Policy 8

This CMP must be used to inform all future Management Plans for the Argyle Stores and its site.

Policy 9

The SCRA scheme Building Site Control Drawing 'XXIX' that includes the Argyle Stores, must be updated to show the entire footprint for the Argyle Stores as an historic item, with no additions permissible outside the existing building envelope.

Guidelines

- PMNSW is to include findings of this CMP in all PMNSW asset management systems and plans, particularly CPP Plans, Maintenance Plans, lease/tenancy agreements and Landowners Policies for Argyle Stores.
- Ensure that compliance with this CMP is included in any lease over the place and consider non-compliance as a material breach of relevant statutory requirements.
- Refer to and manage in accordance with the following documents:
  - The Rocks Heritage Management Plan (April 2010)
  - Heritage Act Minimum Standards of Maintenance and Repair https://www.environment.nsw.gov.au/topics/heritage/manage-heritage-items/minimum-standards-maintenance-repair-for-heritage-items
  - NSW Treasury, Capital Planning Policy https://www.treasury.nsw.gov.au/information-public-entities/capital-planning
  - Heritage Asset Management Guidelines by State Government Agencies https://www.environment.nsw.gov.au/publications/heritage-asset-management-guidelines

7.2.3 Adoption and Review of Conservation Management Plans

Background

The CMP for the Argyle Stores needs to be regularly reviewed and updated to ensure its currency. PMNSW generally endorses management documents including CMPs, and this indicate that the agency has agreement to management principles and the implementation of this document.

Policy 10

All parties responsible for the management of the Argyle Stores must have access to this CMP and associated documents.

Guidelines

- PMNSW is to make this CMP publicly accessible, while respecting the right to privacy for the buildings' occupants as appropriate.

Policy 11

The CMP is to be reviewed every five to ten years, taking into account changes in legislation, proposed changes in use or management, or proposed works.

Guidelines

- Reviews of the CMP are to be based on The Burra Charter and other guidelines by Heritage NSW, Department of Environment and Heritage.
- Reviews are to also consider any other relevant legislation, planning frameworks, appropriate literature and widely recognised conservation practices and procedures.
- Reviews are to be undertaken by experienced conservation practitioners in conjunction with relevant ownership and management representatives.

- Procedures for review of the CMP and for inspecting the condition of the houses are to be specifically included in future lease terms for the properties.
- Irrespective of the recommendation to review the document every five to 10 years, the currently adopted CMP is to remain as a valid basis for on-going heritage management until such reviews are completed.

7.2.4 Tenancy

Background

Property managers and tenants are to be made aware of the guidelines below in order to ensure that the place is cared for and respected and not accidentally damaged.

Policy 12

All property managers and occupants of the Argyle Stores must be made aware of the heritage values of the property.

Policy 13

Tenancy agreements must clearly set out the tenant's responsibilities with regards to caring for the property.

Policy 14

Processes for reporting maintenance issues or necessary repairs for the property must be established and made clear to each tenant and the property manager.

Policy 15

Tenants must be discouraged from independently sub-letting their tenancy. Any sub-tenancy must be subject to a tenancy agreement similar to that for the head tenant.

Guidelines

Due to the significance of the Argyle Stores, care is to be taken to ensure that all property managers and occupants of the building agree to the following guidelines:

- Tenants are to refer to and implement the policies contained in the CMP for the long-term conservation of the external and internal building fabric and spaces of the property.
- To prevent water damage, the courtyard is to be kept clean without the use of high-pressure hoses. No plantings are permitted.
- Drains in the courtyard, roof gutters, downpipes and rainwater heads are to be regularly maintained to prevent leaves and other debris from causing blockages, water ingress and water damage.
- Tenants are not to remove or alter any original building fabric.
- Tenants are not to paint, polish or cover any surfaces without first seeking specific approvals and are to reference all proposed works to the Property Manager.
- Services are to be surface run, in locations carefully selected to minimise visual impacts and eliminate physical impacts on the fabric of the place.
- No window box air conditioners are permissible.

- The rooms are to be ventilated by opening the windows on a regular basis. Particularly, the top sash is to be opened, which will keep the pulley in workable order.
- Appliances such as mechanical plant, satellite dishes, aerials, kitchen exhausts and other service infrastructure must be hidden from view and only installed subject to approval and in strict compliance with the policies in the CMP.

7.3 Documenting Change

Background

Archival records as well as the systematic recording of work at the site are valuable resources to support and ensure the proper overall management of heritage sites. They record the environment, aesthetics, technical skills and customs associated with the creation and use of heritage items before they are altered, removed or lost either by development, incremental change or deterioration.

Well-managed records enhance the understanding of the place, its significance and the impact of change as part of the conservation and management process. The reasoning behind the selection of a particular conservation approach and the methodology, and the scope of each major conservation project are to be recorded and archived.

Policy 16

PMNSW as landowner, is to continue to acquire, collate, maintain and archive the drawings, schedule of works, photos and specifications from earlier works and any future works including the reasoning for particular works. These records must be placed in the PMNSW archival storage repository.

Guidelines

- PMNSW as landowner is to continue PMNSW's policy of regular photographic recording, before, during and after changes to the fabric.
- Substantial changes to significant fabric are to be recorded in accordance with recording guidelines issued by Heritage NSW, as updated.
- The recording of the methodology, and the scope of works, is to be undertaken by a heritage professional, and forms the basis of future documentation for repair and maintenance works. These records, including copies of all consultant reports are to be retained.
- As-built records on completion of future works are to be provided to the PMNSW by those undertaking the works.

7.4 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 17

Appropriate conservation skills and experience must be employed for documentation and supervision within project teams and the undertaking of works for any programs of conservation and upgrading of the building components of the Argyle Stores.

Guidelines

- Professional skills and experience assembled to work on the detailed conservation of the building will include, as appropriate, historians, 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 and have worked on historic buildings are to be selected to work on any building or other projects required ensuring the long-term conservation of the building.
- Appropriate heritage advice and oversight should be sought to input into design and its development for any works that affect the heritage significance of the Argyle Stores.

7.5 Ownership, Participation and Approvals

Background

This property came under Government ownership as part of the resumptions in The Rocks and Millers Point following the plague outbreak in 1901. The site has remained in Government ownership and is now owned and managed by PMNSW.

The ongoing conservation management of this property is evidence of the benefits of its long-term government ownership and management. Under single government ownership there has been a continued and consistent holistic approach to conservation of the fabric and built form.

This CMP recognises that there may be future pressure for change of ownership as the needs of public institutions change over time, as some sites are made surplus to government requirements. These changes can threaten conservation of significance by bringing about unsuitable changes to the site. Where public ownership is no longer feasible, responsibility for caring for the heritage values of the site should be passed to the new owner/s.

Policy 18

Any future long-term lease for Argyle Stores must require compliance with this CMP. Lease terms should clearly identify the lessee's obligations to conserve heritage significance, maintain the building and manage change in accordance with the CMP.

Policy 19

The management principles set out in this CMP must continue to guide ongoing conservation and management to ensure its long-term conservation.

Policy 20

All proposed work must comply with statutory requirements and conservation principles and may be subject to statutory approvals. Any proposal for change must be discussed with and agreed to by PMNSW, as both landowner and delegated authority under the Heritage Act.

Any changes or amendments to statutory heritage listing (SHR listing) and relevant planning instruments (including the SCRA scheme) must follow statutory processes set out under the relevant legislation and may require gazettal by the relevant Minister.

Guidelines

- Effective implementation of this plan requires agreement of objectives, processes and actions by the relevant authorities including the site owners, the PMNSW, Department of Planning and Environment and Heritage NSW, Department of Climate Change, Energy, the Environment and Water, and the Heritage Council.
- Under current legislation (2025) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of the following consents and approvals:
  - Consent from the landowner, PMNSW.
  - Section 57(2) exemption from approval under the Heritage Act from the landowner, PMNSW (under delegation of the Heritage Council).
  - Section 60 approval under the Heritage Act from the landowner, PMNSW (under delegation of the Heritage Council) for works that would not materially affect the heritage significance of the item.
  - Section 60 approval under the Heritage Act from the Heritage Council for works that would materially affect the heritage significance of the item.
  - Development approval from the City of Sydney for projects with a capital value under $10 million.
  - Development consent from the Minister of Planning for projects with a capital value of over $10 million, or which exceed the building envelope limits in the Sydney Cove Redevelopment Authority Scheme (SCRA)
  - Appointment of a Principal Certifying Authority (PCA).
  - Construction Certificates approval
  - Occupation Certificate approval
- Consent of PMNSW as the property owner is required prior to lodging an application for works.
- Landowners' consent is a separate process to approving the works, where the landowners' consent is needed so that the applicant can lodge an application under the EP&A Act and/or the Heritage Act to undertake the works.
- Prior to granting landowner's consent, PMNSW in its capacity as landowner and manager, is to be satisfied that there are no adverse heritage impacts associated with

the proposal. Where necessary, a Heritage Impact Assessment and documentation of the proposed works will be required to assist in the assessment of owner's consent applications.

- There are a number of exemptions under the Heritage Act that enable certain works to be carried out without the requirement for approval under the Heritage Act. If proposed works are covered by an exemption from approval, an Exemption Notification Form is to be completed, with sufficient detail provided to determine whether the proposed works meet the standard exemption guidelines. For further information on the types of exemptions available, refer to PMNSW or Heritage NSW, Department of Environment and Heritage.

Policy 21

Works must only be undertaken to the property with consent from the landowner and the required statutory approvals.

Policy 22

Works to the property must fully comply with all the relevant PMNSW Policies applicable to development in The Rocks.

Guidelines

- All new work must comply with the PMNSW's Policies and Guidelines for Lighting, Women's Safety, Signage, Access, Amenities, Arts and Culture and Public Domain, as updated.
- Prior to the lodgement of applications and the commencement of works, it is recommended that the proponent liaises with:
  - PMNSW including Design & Place (Heritage), Asset Management, and the Commercial and Leasing teams as relevant.
  - Pre-application discussions with other consent authorities to determine requirements and the planning approval pathway.
  - Refer to the Heritage Council's Standard Exemptions for Works Requiring Heritage Council Approval https://www.environment.nsw.gov.au/topics/heritage/apply-for-heritage-approvals-and-permits/state-heritage-register-items/standard-exemptions.

7.6 Current and Future Use

Background

The future of the Argyle Stores is linked to an appropriate use or uses, for the building and site that allows:

- it to be seen as a collection of historic warehouse buildings within an historic setting that provides an understanding of:
  - the historic development of The Rocks generally
  - the development of The Rocks as a centre of trade, specifically
  - the topographic and geological foundations of The Rocks
  - the historic use of the buildings as warehouses

- the significant fabric and elements of the place to be retained and conserved.

Policy 23

The preferred use for the Argyle Stores are commercial offices, arts and creative uses, low-impact food and beverage, and boutique retail. Boutique accommodation may also be appropriate, provided it is contained entirely within the existing building envelope and designed to retain the building's significant floor plates, volumes and spatial characteristics to the greatest extent possible.

Guidelines

- The retention of the heritage values and significant fabric is to take precedence over the requirements of occupants and tenants. A preferred approach should look to finding occupants, tenants and accommodation uses that are appropriate and don't require major change or impacts.
- Any new uses selected for the heritage buildings should be compatible with the historic warehouse character of the buildings and allow this character to remain fully expressed. Uses that compete with or endeavour to conceal this character should be avoided.
- A leasing strategy should be developed for the Argyle Stores that considers the site holistically, rather than as separate unrelated buildings or elements. Although the buildings may each accommodate multiple tenancies and uses, tenancies should be compatible, complement each other and respect the amenity of other tenancies within the complex, including in relation to opening times, noise levels and use of shared facilities.
- Commercial, retail, hospitality and other uses can only be introduced where the exceptional significance of the building fabric will be retained and compliance requirements for accessible access and building codes can be met without adverse heritage impacts. Refer to following policy sections 7.9 Building Code Compliance and 7.10 Accessibility.
- Any new uses selected for the existing buildings must adopt the principle of "loose fit", where the new use is adjusted as necessary to work within the available spatial and architectural configuration of the building, so as to avoid adverse heritage impacts upon significant heritage fabric or spaces.
- Uses which require an unacceptable degree of intervention for upgrading to achieve compliance are not permissible.
- The introduction of new services and associated fittings to enable the continued viable use of the buildings, or as part of an approved new compatible use for the buildings, are to be carried out with the minimum disruption to the fabric and spaces. All services need to be well contained, unobtrusive and not impact the building externally, including the Argyle Stores roofscape.
- In order to avoid piecemeal modifications to the buildings, a whole of building/site approach should be adopted for provision of services and access. Access, including stairs and lifts, and services, including mechanical, electrical, hydraulic and communications services, should be installed and maintained as part of the base building. These facilities should be centralised and made available to all tenancies.

- Refurbishment for food and beverage uses should also be considered as part of base building works, with coordinated provision for required services.
- The main entrance to the complex must remain open to the public and welcoming at all times.
- Use of the central courtyard must not prevent public access to the courtyard or the visitor's experience of the courtyard.
- Coordinated provision must be made for deliveries, waste storage and removal that is unobtrusive and does not impede use of the central courtyard during normal operational hours.
- Off-street parking for the Argyle Stores is not possible at this location.

7.7 Management of Significance

7.7.1 Conservation of Significant Fabric

Background

One of the key objectives of conservation practice is to retain significant building fabric and the essential integrity of the heritage resource for future generations. While any conservation activity will affect the building in some way, the aim - consistent with responsible re-use or management aims, is to minimise or eliminate the work and change only as necessary.

Article 3 of The Burra Charter indicates that conservation is based on a respect for the existing fabric of a place and involves the least possible physical intervention in order not to distort the evidence provided by the fabric. Article 4 of The Burra Charter requires appropriate knowledge; skill and disciplines are applied to the care of the place.

The Argyle Stores comprises a significant collection of nineteenth century warehouse structures, including one of the oldest surviving warehouses in The Rocks. The buildings, as a group, demonstrate the evolution of nineteenth century warehouse design in Sydney. The buildings are largely intact and have a high degree of integrity. They also retain many attributes that clearly reflect their former warehouse use.

Policy 24

Building elements and fabric that retain integrity and make a greater or defining contribution to significance (exceptional and high) must be left intact or only changed with the greatest care and respect. Change and upgrading must be focussed on those areas or components which make a lesser contribution to significance (low and moderate).

Guidelines

- The significant form, fabric and spaces that comprise the architectural character of the buildings along with the site, setting and archaeological resources are to be retained and conserved.
- Considering the relative significance of building elements listed in Section 5, the following policies for treatment of the fabric is appropriate:
  - The conservation, adaptation and maintenance should be approached with the Burra Charter principle of changing *as much as necessary but as little as possible*.

- Structural alteration to the building components, which impact on the integrity or significance are not to occur.
- Adaptation of the building interior must ensure that the original fabric and significant architectural features are retained and interpreted. New fitouts should respect the raw industrial character of the former warehouse spaces and should not hide the heritage fabric.
- The detailed requirements of any ongoing or new uses should not generate unacceptable impacts or changes to the existing fabric and is to respect and work within the existing architectural framework.
- The early use of the Argyle Stores' east wing as the colony's first customs house should be interpreted to the public, and surviving evidence of this use should be conserved.
- The surviving timber-lined office space located in element M adjacent to the main courtyard entrance is the last surviving early office within the complex and must be conserved in its entirety.
- The distinctive materials and detailing of each building should be conserved, including original brick and stone walls (including detailing to archways, window and door openings, heads and sills, pilasters, string courses, dentils) and internal timber structures (posts, beams, joists, flooring and trusses).
- The elements that express the former warehouse use of the buildings, particularly elements that demonstrate the movement of goods within the stores complex, should be conserved – including warehouse doors, cathead beams, footplates/loading aprons, pully systems and hoists.
- The cobbled surface of the courtyard should be conserved.
- The line of stones defining the alignment of the former site boundary wall (possibly remnants of the boundary wall) should be conserved in situ.
- Introduced fabric of moderate or little significance such as kitchen, bar, restaurant, office and bathroom fitouts, can be replaced. Refer to Section 5.0, Section 7.7 and Section 7.8 of this CMP for further policies and guidance.
- No new additions should be permitted to the buildings' principal facades unless they interpret lost features that contribute to understanding the former warehouse or customs house use of the buildings.
- No new additions are permitted to the existing buildings (horizontally or vertically), including in the courtyard.
- The courtyard should remain an open space and must not be roofed over.
- Intrusive elements should be removed (e.g. clutter of roof top services).
- The existing verandah and toilets against the wall of the east wing should be removed if the opportunity arises. They fill the only area of courtyard that expresses the original ground levels.
- Consideration may be given to reinstating original roof finishes where evidence exists.
- Building elements that have been removed and stored off site should be returned to the buildings and reinstated in their original location (e.g. iron bars from basement windows in element N).

7.7.2 Conservation of Significant Spaces

Background

Key objectives of conservation practice are to retain key significant spaces and the essential integrity of the heritage resource for future generations. While any conservation activity will affect the building in some way, the aim - consistent with responsible re-use or management aims, is to minimise the extent of modifications and change only as necessary.

Although the site has had several different purposes in its history, Argyle Stores was essentially developed as warehouse space. The raw, industrial nature of its construction and materials still reflect this, as do its substantial spaces.

In particular, the generous height of its spaces, open floor plates and stacked bays still indicate this purpose.

Policy 25

Building spaces and volumes that retain integrity and make a greater or defining contribution to significance (exceptional and high) should generally be left intact or only changed with the greatest care and respect. Change and upgrading should be focussed on those spaces or areas which make a lesser contribution to significance (low and moderate).

Guidelines

- The early internal layout of the buildings and their significant spaces should be conserved.
- Large open warehouse spaces with their regular arrangement of timber posts should be retained.
- The structural elements (masonry walls and timber posts, beams, floor framing and roof framing), should remain exposed to view.
- Posts that have been found through further investigation to have been relocated during previous works should be returned to their original locations (e.g. bottom floor of element A, east wing).
- The large warehouse spaces should in general not be subdivided but retained as open plan spaces.
- Any changes to the building layout and fabric should be restricted to those areas that have already undergone change. Changes should not be made that will impact original/early building fabric or spatial configurations.
- New insertions and fitouts should respect the raw and industrial character of the former warehouse spaces and should not compete with this character.
- New partitions, if required, must work with the rhythm of the structural elements of the buildings (posts and beams) and must not obscure them from view or diminish the industrial character of the spaces.
- New partitions should be strategically located and limited in height to maintain views through the warehouse spaces and maintain the visibility of the open historic structural system.
- Non-original partition walls introduced to create offices and the like may be removed to open up the warehouse spaces.

- The significant floor, wall and ceiling finishes should be retained and conserved. The boarded linings of the ground floor office in Element M must be retained and conserved.
- The central courtyard and carriageway should remain uncluttered and retain their industrial character.

7.7.3 Element Specific Policies

Background

In addition to the general policies set out in 7.7.1 and 7.7.2, conservation policies for significant elements are set out in this section. Generally, the reconstructed elements were executed to a high standard and were based on extant original and early fabric which was present on the site at the time of the works. Even though the reconstructed fabric is of a relatively recent date, it has interpretive significance and should be retained or replaced to match existing.

Policy 26

Significant fabric and other site elements are to be retained and conserved in accordance with the levels of significance identified in Section 5 of this CMP and managed in accordance with the Schedule below and in Section 8 of this report.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
EXTERIOR		
Exterior Walls		
Overall building	Exceptional	Conserve original building forms, including pitched roofs and walls extending to the boundaries of the site. Conserve central courtyard as an open space with no roof.
Masonry walls – stone and brick	Exceptional	Conserve and maintain original finishes and detailing (sills, heads, string courses, cornices, dentils, pilasters, pediments). Where repairs are undertaken ensure that original coursing and bonding pattern is maintained and stone, brick and mortar materials match the original. Unpainted masonry should remain unpainted. Limewash finish to walls of elements A, B, C and D may be retained. Rendered finish to element N should be retained and conserved.
Archways	Exceptional	Conserve and maintain original detailing, including quoins, crests and lettering. Conserve original doors and all original hardware.
Window openings	Exceptional	Conserve original arrangement and configuration of openings. Do not widen openings or alter to make doors. Conserve original head and sill detailing. This is distinct for each building and element.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
EXTERIOR		
		Reconstruct original openings where these have been modified.
Oval window openings (element M)	Exceptional	Conserve original openings and detailing.
Window openings converted to doors	Exceptional – original opening Little/Intrusive – alteration to openings	When opportunity arises, remove introduced door and return opening to original configuration.
Warehouse openings	Exceptional	Retain and conserve the stacked warehouse door openings, including spandrel and head details. Ensure they remain legible on the facades of the buildings.
Timber warehouse doors	Exceptional – Original High – Replica of original	Retain and conserve timber doors and frames. Retain original tracks, hinges, straps, and other hardware.
Glazed doors and glazed panels to warehouse openings	Little	Glazed doors and panels may be replaced. If new glazed units are required, these should be of a consistent design across the site, especially around the courtyard and in the east wall of the east wing. Timber doors to match the original boarded doors are recommended.
Warehouse loading bay features	Exceptional – Original High – Replica of original	Retain and conserve all elements relating to loading and unloading of goods – cathead beams, load aprons / footplates, pulleys, hoists
Early panelled and half glazed doors (element M)	Exceptional	Retain and conserve original panelled and half glazed doors, including mouldings, glazing and glazing bar detail.
Windows	Exceptional – Original High – Replica of original	Retain and conserve original timber double hung windows and timber frames. Match original paint colour scheme if evidence remains of this. Where possible, remove ventilation systems from windows as this is damaging to the stonework around them. Reinstate original windows.
Bars to windows	Exceptional	Retain and conserve original bars to windows. Reinstate bars where these are missing.
Stone footing at southeast corner of site	Exceptional	Retain and conserve boundary stonework embedded in footpath. Conserve evidence of fences and other structures.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
EXTERIOR		
Glazed dining annex – east wing	Little Intrusive	Remove annex where opportunity arises.
Palisade fence – Gloucester Walk	High – Form Moderate – fabric	Retain fencing along the edge of Gloucester Walk. Investigate possibility of increasing height of fence in areas where visitors try to access roof of Argyle Stores.
Rockface to Gloucester Walk – adjacent to west wing	Exceptional	Conserve rockface.
Drainage trench – adjacent to Gloucester Walk	Exceptional – location of drainage trench High – floor of drainage trench Moderate – terra cotta pipe from Cleland Bond Stores	Conserve open drainage trench. Investigate options to improve drainage. Investigative options to minimise damp in west wing. Provide access to trench to enable regular cleaning and maintenance.
Roof		
Roof form	Exceptional	Retain and conserve original pitched roofs (gabled and hipped forms).
Gablets over loading bays	Exceptional – form High – reconstructed fabric to original detail Moderate – flat skillion overloading by (element N)	Retain gablets over loading bays. Further investigations are required into roof over loading bay in north wall of element N. Reconstruct to original roof form if there is evidence of this.
Fire egress (Gloucester Walk)	Little	Retain fire egress as required. Ensure materials are compatible with roofing.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
EXTERIOR		
Corrugated metal roof sheeting	High – materiality High – traditional corrugated steel sheeting in short lengths (west wing) Moderate – existing non-original galvanized steel sheeting and flashings Intrusive – Zincalume roof sheeting and flashings.	Roof sheeting is not original. Roof sheeting may be replaced. If possible, reinstate original roof finishes where evidence exists of these – possibly slate. Where there is insufficient evidence replace with corrugated galvanized steel roof sheeting of traditional profile with traditional deep corrugations. Flashings should match materiality of roof sheeting. Rolled detail should be used on ridges and hips. Ensure there is no galvanic incompatibility of metals used on the roof.
Eaves Gutters	Exceptional – form Moderate – existing fabric	Retain original eaves gutter detail, including fascia on outside of gutter where this exists. Replace corroded gutters. Investigate sufficiency of gutter capacity, taking into consideration effects of climate change and increased intensity of rain events. Replace gutters with larger gutters to meet new requirements but maintain profile, fascia and fixing detail. Provide overflow spouts, if necessary, to prevent overflowing gutters from backflowing into buildings.
Parapet gutters	Exceptional – form Moderate – existing fabric	These would have most likely have been lined with lead and had a traditional stepped profile. Retain lead lined gutters where these exist. Replace corroded steel or zincalume gutters. Investigate sufficiency of gutter capacity, taking into consideration effects of climate change and increased intensity of rain events. Replace gutters with larger gutters to meet new requirements but maintain profile and fixing detail. Provide overflow spouts, if necessary, to prevent backflow of overflowing gutters into buildings.
Box gutters	Moderate – form Moderate – existing fabric	Form of gutters is not original. These would have most likely have been lined with lead and had a traditional stepped and tapered profile. Investigate sufficiency of gutter capacity, taking into consideration effects of climate change and increased intensity of rain events.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
EXTERIOR		
		Replace gutters with larger gutters to meet new requirements, detail to suit new roofing. Ensure gutters are easily accessible to allow regular cleaning and maintenance.
Rainwater heads	High – form, function and location Moderate – material (TBC)	Copper rainwater heads are not original but perform and important function. Retain and conserve rainwater heads. Provide overflow spouts to prevent overflowing of gutters in storm events.
Downpipes	Exceptional – form and location High – material	Copper downpipes are not original but perform an important function. Copper downpipes are not original but perform an important function. Investigate sufficiency of downpipe capacity, taking into consideration effects of climate change and increased intensity of rain events. Retain and conserve downpipes if of sufficient capacity. Replace downpipes with larger diameter downpipes if needed to meet new requirements, profile to match existing. Alternatively add additional downpipes if needed. Ensure downpipes allow regular cleaning and maintenance.
Stone party walls	Exceptional	Retain and conserve parti walls extending up through roofs. Conserve stonework and provide protective capping.
Walkways and ladders	Little	Ensure walkways and ladders are as unobtrusive as possible. Ensure walkways and ladders (including mounts and fixings) are of materials that are compatible with the roofing material and do not cause corrosion. Ensure walkways and ladders allow access to gutters for regular cleaning and maintenance.
Mechanical systems	Little	Ensure mechanical equipment is as unobtrusive as possible. If possible, remove mechanical systems from roof. At minimum, consolidate mechanical systems and reduce them in size. Remove all redundant components. Ensure mechanical equipment (including mounts and fixings) is compatible with the roofing material and does not cause corrosion. Ensure mechanical equipment does not impede access to gutters for regular cleaning and maintenance.
Mechanical exhausts and vents	Little	Ensure vents and exhausts are as unobtrusive as possible. Remove redundant vents and exhausts.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
EXTERIOR		
	Intrusive	Ensure vents and exhausts are of materials that are compatible with the roofing material and do not cause corrosion.
Courtyard & Carriageway		
Carriageway from Argyle Street	Exceptional	Conserve carriageway. Conserve original doors with their hardware. Conserve cobble stone paving. Conserve 'Eternity' block in flooring.
Steps within carriageway	Little	These steps may be replaced. Retain remnants of original timber flooring in situ.
Central courtyard	Exceptional	Conserve open courtyard. Do not roof courtyard. Conserve cobble stone paving.
Sunken Area	Exceptional	Conserve sunken area. If opportunity arises, remove toilet block from sunken courtyard and reinstate original finishes to walls. Conserve masonry steps associated within element O. More recent timber steps may be retained or removed.
Masonry steps to element N	Moderate	Retain steps down to basement levels.
Steel framed timber steps to element N	Intrusive	The steps clutter the courtyard, particularly as a result of the projecting landing at the top. If the opportunity arises, remove the steps up to the north wall of element N (south wing).
Hydraulic whip	Exceptional	Conserve whip in situ
Pulley display	Moderate	This is a useful interpretive display and may be retained in situ, relocated to another loading bay or duplicated at a second loading bay.
Services	Intrusive	Remove services from courtyard.
Temporary elements	Intrusive	Remove temporary elements and other clutter from courtyard.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
INTERIOR		
Masonry walls	Exceptional	Conserve and maintain original finishes. Conserve evidence of previous openings and flues (element A). Where repairs are undertaken ensure that original coursing and bonding pattern is maintained and stone, brick and mortar materials match the original. Unpainted masonry should remain unpainted. Provide seismic strengthening to walls as required. Ensure treatment is on inside face of wall and unobtrusive.
Timber posts and beams	Exceptional	Conserve timber posts and beams Do not move or remove posts. Maintain original layout. Retain and conserve original detailing that is distinct to each building – size, profile, head plate, brackets, etc.
Timber floors	Exceptional – original timber boards Moderate – non-original floorboards Little – floor coverings	Conserve original timber flooring. Do not cut holes in original flooring. Conserve exposed structure beneath flooring. Floor coverings and floating timber floors may be replaced. Tie floor plates into walls to create diaphragms for seismic strengthening of structure. Ensure strengthening elements are unobtrusive.
Brick and quarry tile paving	Little	Paving may be retained or replaced.
Concrete floor slabs	Little	Investigate whether concrete slabs are causing damp problems. Remove slabs from basement areas where damp is a major problem or construct an air drain adjacent to the walls to enable walls to breathe.
Floor and wall tiles	Little	Tile finishes may be retained or replaced.
Office partitioning	Little	Introduced partitioning may be removed or replaced. New partitioning should align with beams and roof trusses.
Restaurant fitouts	Little	Restaurant fitouts may be replaced. New fitouts should avoid covering or competing with the warehouse structures and interior finishes.
Bathroom, kitchens, bars	Little	Bathroom, kitchen and bar fitouts, fixtures and fittings may be retained or replaced. When replacing fitouts, reuse existing water supply and drainage points to minimise damage to significant fabric.
Services	Little	Consolidate all services and minimise runs.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
INTERIOR		
Cool rooms	Little	Ensure cool rooms are well ventilated and do not contribute to damp conditions of buildings. Cool rooms must not be added to any floor other than the basement of each building.
East Wing - Element A		
Basement	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve stone walls. Conserve arches and evidence of chimney flues. No new openings should be made in walls. Conserve the internal timber structure (posts, beams and floor structure) and leave it expressed. Investigate post locations and return posts to original positions. Bar may be removed, refurbished or replaced in same location.
Ground floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and evidence of early openings. No new openings should be made in the walls. Repair brickwork over southern opening through to element C. Investigate openings in west wall and restore to original configuration if evidence survives. Reopen blocked up windows. Conserve the internal timber structure (posts, beams and floor structure) and leave it expressed. Bar and kitchen may be removed, refurbished or replaced in the same location. Bathrooms may be removed, refurbished or replaced in the same location. Introduced partitions may be removed or reconfigured but should not be extended into the main warehouse space. The high floor to floor height should be conserved and no mezzanine floors should be introduced into the space.
First Floor	—	—

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
INTERIOR		
Second Floor	Exceptional	Ensure that the space remains legible as a single space that is continuous with that over elements B and C. Conserve masonry walls. No new openings should be made in east or west wall. A new opening may be possible in the north wall to access element D. Conserve timber posts and roof trusses and leave expressed. Return missing posts to original locations. Investigate sloping floor and make good if required. Office partitioning may be removed, reconfigured or replaced. The space should not be further subdivided.
Element B		
Basement	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve stone walls. Conserve existing openings and archways. No new openings should be made in walls. Conserve the internal timber structure (posts, beams and floor structure) and leave it expressed. Remove ply panels from ceiling. Stairs may be reconfigured or replaced in the same location. The timber doors must be conserved.
Ground floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and evidence of early openings. No new openings should be made in walls. Original openings may be unblocked, and windows reinstated. Repair brickwork over southern opening through to element C. Conserve the internal timber structure (posts, beams and floor structure) and leave it expressed. The high floor to floor height should be conserved and no mezzanine floors should be introduced into the space.
First Floor	—	—
Second Floor	Exceptional	Ensure that the space remains legible as a single space that is continuous with that over elements B and C. Conserve masonry walls. No new openings should be made in walls. Original or former openings may be unblocked and windows reinstated. An existing opening may be unblocked in the north wall to provide access to element D. Conserve timber posts and roof trusses and leave expressed. Return missing posts to original locations. Investigate sloping floor and make good if required.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
INTERIOR		
		Office partitioning may be removed, reconfigured or replaced. The space should not be further subdivided.
Element C – Basement and Ground floor		
Basement	High	Conserve stone walls. No new openings should be made in walls. Original openings may be unblocked, and windows reinstated. Investigate location of original internal walls. Conserve battened timber office enclosure. Kitchen may be removed, refurbished or replaced in same location. Switch room should be retained, but may be reconfigured if required.
Ground floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and evidence of early linings to walls and openings. No new openings should be made in the walls. Consideration may be given to relining the south and east walls of the former offices that occupied this floor, but only if evidence exists to support this. Repair brickwork over northern opening through to element B. Conserve the internal timber structure (posts, beams, flooring and floor structure) and leave it expressed. Bar may be removed, refurbished or replaced in the same location. The high floor to floor height should be conserved and no mezzanine floors should be introduced into the space.
First Floor	—	—
Second Floor	Exceptional	Ensure that the space remains legible as a single space that is continuous with that over elements A and B. Conserve masonry walls. No new openings should be made in east or west wall. Original window openings may be reopened and windows reinstated. Conserve timber posts and roof trusses and leave expressed. Return missing posts to original locations. Investigate sloping floor and make good if required. Office partitioning may be removed, reconfigured or replaced. Bathrooms may be removed, refurbished or replaced in the same location. The space should not be further subdivided.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
INTERIOR		
Element D		
Basement	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and rock face. No new openings should be made in walls. Conserve the internal timber structure (posts, beams and floor structure) and leave it expressed. Bathroom may be removed, refurbished or replaced in same location. Fire stair may be refurbished or replaced in same location.
Ground floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve the internal timber structure (posts, beams and floor structure) and leave it expressed. Bathrooms may be removed, refurbished or replaced in the same location. Introduced partitions may be removed or reconfigured. Floating timber floor may be removed or replaced. Fire stair may be refurbished or replaced in same location.
First Floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve the internal timber structure (posts, beams and floor structure) and leave it expressed. Fire stair may be refurbished or replaced in same location.
Second Floor	Exceptional	Ensure that the space remains legible as a single space. Conserve masonry walls. No new openings should be made in the north, east or west walls. A new opening may be possible in the south wall to access element A or B. Conserve timber posts and roof trusses and leave expressed. Conserve sarking boards to underside of roof. Office partitioning may be removed, reconfigured or replaced. The space should not be further subdivided.
Elements G, H, I		
Basement	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve garbage room (former Opium Store)

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
INTERIOR		
Ground floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls.
Second Floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls.
Third Floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve timber casement sashes. Exposed roof sarking and support mesh may be removed. Sheeting over inside face of windows should be removed.
Element M		
Basement	High	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Quarry tile flooring may be removed. Limewash finish to stone walls may be removed.
Ground floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve boarded ceiling and moulded timber cornice. Conserve boarded wall linings Conserve moulded timber skirting Conserve timber boarded floor. The chandelier may be removed.
Second floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve render with ashlar markings to part of east wall. The plasterboard ceiling lining may be removed. Skirtings may be removed. Perspex sheet soundproofing to windows may be removed.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
INTERIOR		
Element N		
Basement	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. The stair to Argyle Street from basement level may be removed. The stair from basement to second floor may be removed. The internal brick walls to bathrooms may be removed.
Ground floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. The suspended plasterboard ceiling may be removed.
Second floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve render with ashlar markings to part of east wall. The plasterboard ceiling lining may be removed. Skirtings may be removed. Perspex sheet soundproofing to windows may be removed.
Element Q		
Basement	Moderate	Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve exposed timber beams to ceiling. Ceiling linings may be removed. Quarry tiles may be removed. Ceramic tiles may be removed.
Ground floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made to the original perimeter walls. Internal rendered/plastered walls may be removed. Conserve boarded ceiling and moulded timber cornice. Conserve timber boarded floor to airlock. Floor tiles to bathroom and skirting tiles may be removed.
Second floor	Exceptional	Conserve as a single space. The space should not be subdivided.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
INTERIOR		
		Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve render with ashlar markings to part of east wall. The plasterboard ceiling lining may be removed. Skirtings may be removed. Perspex sheet soundproofing to windows may be removed.
Element O		
Basement	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve sandstone cutting that forms the south wall. Plasterboard ceilings and wall linings may be removed. Concrete floor may be removed. Stair from basement to the first floor may be removed.
Ground floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve the stone wall nib between elements O and F. Conserve window openings (two of) in wall between elements D and O with inset grille and dressed stone surrounds. Conserve stone windowsills and timber lintels. Conserve wide timber floorboards. Conserve wall plaque commemorating 1970s conservation works along the east wall.
First floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve stone wall nib between elements F and O. Conserve dressed stone windowsills and timber lintels Conserve wide timber floorboards. Conserve void in floor. Balustrades around void and bridge element within the void may be removed.
Second floor	Exceptional	Conserve as a single space. The space should not be subdivided.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
INTERIOR		
		Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve stone wall nib between elements F and O. Conserve dressed stone windowsills and timber lintels. Timber floorboards (overlay flooring) may be removed. Conserve the former hoist openings in the floor. The metal plate covering the former hoist opening may be removed. Door O3, including the openings, rendered jambs and frameless glass doors may be removed. Paint finish to stonework may be removed.
Third level	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve dressed stone windowsills and timber lintels. Conserve timber boarded ceilings with exposed timber framing, beams and trusses. Skylights may be removed. Timber floorboards (overlay flooring) may be removed. Conserve the former hoist openings in the floor. The metal plate covering the former hoist opening may be removed. Paint finish to stonework may be removed. Conserve openings in east wall with stone sills and timber frames. Openings in east wall with mesh in timber-framed sashes may be removed or infilled.
Element F		
Ground	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve the stone wall nib between elements O and F. Conserve dressed stone windowsills and timber lintels. Conserve wide timber floorboards. Conserve wall plaque commemorating 1970s conservation works along the east wall.
First floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve stone wall nib between elements F and O. Conserve dressed stone windowsills and timber lintels. Conserve wide timber floorboards.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS - ARGYLE STORES		
ELEMENT	SIGNIFICANCE	POLICIES
INTERIOR		
		Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve void in floor The balustrades around the void and bridge elements within the void may be removed.
Second floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve stone wall nib between elements F and O. Conserve dressed stone windowsills and timber lintels. Timber floorboards (overlay flooring) may be removed. Paint finish to stonework may be removed. Conserve the former hoist openings in the floor. The metal plate covering the former hoist opening may be removed.
Third floor	Exceptional	Conserve as a single space. The space should not be subdivided. Conserve masonry walls and existing openings. No new openings should be made in walls. Conserve dressed stone windowsills and timber lintels. Conserve raking timber board ceilings with exposed timber framing, beams and trusses. Skylights may be removed. Timber floorboards (overlay flooring) may be removed. Paint finish to stonework may be removed.

7.8 Design and Development in The Rocks Heritage Precinct

7.8.1 Design and Development in a Heritage Context

Background

Heritage items are a response to their cultural, social, historical, political, economic and physical environments. Similarly, new development affecting an established and valued setting such as a conservation area and should understand and respond to that place in a positive way that is of its own time.

The relationships between a building and its setting contribute to that place's special character. Appropriate development in sensitive places must understand the qualities of the place and generally good design understands the context of a place and respond to it.

Some designers may adopt a more traditional or vernacular approach; others may wish to explore a highly contemporary solution. Both are equally valid. It is the quality of the response that is the key.[122]

Policy 27

Any new development should positively contribute to the heritage site and building, its location and context.

Policy 28

New design should respond to its historic context through an understanding and informed analysis of its character and quality. This will include elements such as its grain, existing patterns of development, important views, scale, materials and building methods. Consequently, the resulting design should create new relationships between the building, its neighbours and its setting.

Policy 29

New development must be high quality, carefully designed using materials and detailing that responds to and enhances the heritage values of The Rocks heritage precinct and identified heritage values of the Argyle Stores.

Policy 30

All new work must be removable or capable of being removed without damage, or adverse impact to the design and setting, significant fabric or internal spaces, and is subject to approval.

Guidelines

- Any changes or alterations to the Argyle Stores should adopt the principle of "loose fit", where the new use or works are adjusted as necessary to fit within the available spatial and architectural configuration, rather than making wholesale changes. All new work is to be designed to be reversible (that is, it can be removed, and the original features reinstated) and is subject to approval.

[122] Excerpts from Heritage Council of NSW publication Design in Context, pages 3 and 4.

- New works are to be loose fit or capsule, and fully reversible and removable, and retain existing room volumes and spaces.
- The NSW Government Architect's publication *Better Placed: Heritage* and the Heritage Council's publication *Design in Context* should be consulted for guidelines designing infill and additions to heritage sites and buildings.
  - https://www.environment.nsw.gov.au/publications/design-context-guidelines-infill-development-historic-environment
  - https://www.planning.nsw.gov.au/government-architect-nsw/design-guidance/design-guide-for-heritage
- All new work is to be carried out within the existing building envelope. No additions are permitted to the building other than to enable access, but only where this is permissible.
- The existing roof form should be retained. Dormer windows should not be added. Skylights may be included in internal roof slopes that are not visible from the public domain.
- The courtyard should remain open. No new permanent structures should be built within it.
- The main entranceway should remain open and unobstructed.
- No alterations are permitted to original window and door openings. Windows and warehouse doors may be reconstructed where missing.
- No awnings, decks, verandahs or balconies can be introduced.
- The warehouse character of the spaces must be maintained and respected.
- The internal room volumes and ceiling heights should be retained.
- Period detailing is to be used to reconstruct elements for which there is clear evidence of the original detail, either remaining in the fabric or in documents.
- Where there is no evidence of the original detail, it is not necessary 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.
- New work should be identifiable as new work and not visually dominate over existing elements. New work is to be reversible and removable without damaging heritage fabric.
- Contemporary materials and design may be used for new work. It should be designed to respond to the original fabric and spaces in its location, form, scale, grain, colour and texture.
- Careful detailing is to ensure significant fabric is not damaged and allows for reversibility. New installations should take a 'loose fit' approach.

7.8.2 Integration of Services

Background

It is recognised that service and safety features will need to be updated in heritage buildings and that future upgrades will be necessary. Limited minor changes to existing fabric for practical reasons such as the installation of new services, sustainability upgrades, and the

need to meet statutory requirements, maybe be required in order to continue the viable use of the building.

The preferred approach to updating existing and introducing new services, is to reuse existing service lines where at all possible. Rather than adapting the building to suit the occupants, it is important to find occupants who are willing to use the heritage building and circumstances provided.

New services are to be designed to be unobtrusive, and to have no or minimum impact upon heritage fabric. Reverse cycle air conditioning, for example will be difficult to install without some impact upon the building fabric and should be minimised.

Specialist advice should be sought on the installation of new services to meet BCA upgrades and the latest performance-based solutions to minimise heritage impacts.

Policy 31

The updating or alteration of existing services, or introduction of new services in the property, must not have a detrimental impact on the significance of the building components, or as a whole, and are subject to approval.

Policy 32

Remove redundant or intrusive service runs where possible. To minimise impact and loss of original fabric, the replacement of services, such as wiring and plumbing, must use existing service routes/ducts, or replace existing surface mounted services without damaging or removing fabric. Services must not discharge liquids (such as condensate) or gases that will cause damage to significant fabric.

Policy 33

No externally mounted air-conditioning, ventilation equipment, water heaters, television aerials, satellite dishes, or service components are to be fixed to the building or visible from the street frontage or public domain, or visible within the viewshed of the World Heritage Listed Sydney Opera House, or from other buildings and structures, such as the Sydney Harbour Bridge, that overlook the site.

Policy 34

New services must be installed inconspicuously without further damage to significant fabric and must be grouped together to minimise impacts, including minimising rooftop plant rooms and the like. Any penetrations though heritage fabric for supply and waste pipes and mechanical ducts must be minimised, subject to approval.

Policy 35

All proposed locations of services including the upgrading of services is to be carefully planned. New or altered plant rooms and equipment, and service routes are to be planned and clearly identified and documented on service drawings so as not to damage the significant fabric or disrupt significant spaces or views to the building exterior and rooftop.

Guidelines

- Intervention into any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that required by the proposed works.

- Limited intervention for exploratory or research purposes should generally be restricted to approved programs of re-use or upgrading of service areas and facilities.
- Any upgrading of services is subject to a proper approval process and will need an assessment of the impact of the new services on the heritage buildings and site in a heritage impact statement.
- Areas previously modified for services are to be re-used, in preference to modifying intact external and internal fabric.
- Services are to be surface run as a general principle, as the chasing of walls or other significant fabric for service runs is not acceptable. This includes avoiding excavation of potential archaeological deposits below floors.
- Services should not be fixed to the external walls of the building.
- Brackets or fixings for services are not to damage significant fabric.
- Light fittings and switches are not significant and can be changed using existing outlets. The introduction of false ceilings for down lights is generally not acceptable.

7.9 Building Code Compliance

Background

Argyle Stores is currently used for hospitality and commercial purposes and is understood to be classified accordingly under the BCA/NCC. In general, existing buildings are not required to be upgraded to meet all current BCA/NCC requirements solely because the standards have changed. However, compliance upgrades may be triggered by proposed works, changes in use or classification, consent conditions, fire safety or accessibility requirements, or other statutory obligations.

As a publicly accessible heritage building, key compliance matters — including fire safety, fire resistance, egress and equitable access — should be addressed in a manner that is compatible with the heritage significance of the building. Any compliance response should seek to avoid or minimise adverse impacts on significant fabric, spaces, views and setting.

Where upgrades are required, early consultation with suitably qualified BCA/NCC, fire safety, access and heritage specialists is recommended. Performance-based solutions should be explored where appropriate to achieve acceptable safety, access and compliance outcomes while minimising impacts on heritage significance.

Policy 36

Approaches to compliance with building codes for upgrade and re-use must focus on responding to the spirit and intent of the ordinances if strict compliance would adversely impact on heritage significance. The building should not be used for any purpose for which upgrading requirements for building code compliance will result in an unacceptable adverse heritage impact on the property.

Guidelines

- Conservation and on-going use programs are not to place undue stress on the building fabric in order to meet the requirements of ordinance compliance that may cause major adverse heritage and visual impacts on the building.

Fire resistance

- Methods of complying with ordinance requirements that utilise fire or smoke detection and active fire suppression systems are preferred to the addition of fire rated material, which may obscure extant finishes.
- Future upgrades of the buildings are to take into consideration any newly developed approaches for the implementation of fire safety standards that do not harm the existing significant fabric (through fire engineering analysis or the judicious use of intumescent paint finishes, for example).
- In the case of the Argyle Stores, a whole of building or site wide approach should be adopted to the provision of fire services and upgrades.

7.9.1 Accessibility

Background

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

The Argyle Stores includes buildings that are partly publicly accessible. Several of the buildings and floors are not accessible by the public. Key issues for the provision of accessible access and facilities may need to be addressed. It is essential that any upgrade for accessible access recognises and responds to the State significant heritage values of the building fabric, spaces and overall setting and is a compatible response that does not detract from the heritage values in order to meet ordinance requirements.

Policy 37

Where equitable access is required, an access strategy should be developed by specialists in this field for the entire property. This will avoid piecemeal and incremental improvements and provide solutions that are appropriate to the heritage values and that are also reversible.

Policy 38

Improvement works for accessibility are to be managed by skilled heritage consultants and heritage trained access consultants.

Policy 39

Improvement works for accessibility are to be fully reversible and to meet legislative requirements without impacting on heritage values.

Policy 40

Minor adjustment of heritage fabric to improve accessibility can be investigated in consultation with a with a skilled heritage consultant (such as re-swinging of doors, raising of pavement levels etc).

Policy 41

It is essential that any upgrade for equitable access recognises and responds to the heritage values of the building fabric, spaces and overall setting. Improvement works are to be a

compatible response that does not detract from the heritage values, in order to meet ordinance requirements.

Guidelines

- *The Rocks Heritage Access Strategy,* 2025, includes site specific recommendations for Argyle Stores, audits the current site and building and makes recommendations for achievable access upgrades that respect the heritage significance of the property.
- Reference should be made to the Heritage Council's publication *Improving Access to Heritage Places* and *Access for All to Heritage Places* produced by the Heritage Council of Victoria.
- Any solution must not require major interventions into highly significant building fabric or any unacceptable and adverse impacts on the streetscape setting for of the Argyle Stores.
- The requirement to achieve compliance with the legislation is generally triggered by alterations and additions or change of use to a heritage building that will require a Development Approval. However, consideration of improving accessibility to buildings should be considered as part of any building upgrade. Upgrades for accessibility may include upgrading for: wheelchair access, ambulant access (elderly people, prams, toddlers etc.); and for visual impairment.
- A combination of deemed-to-satisfy and performance-based design solutions will be required to achieve compliance with the performance requirements of the NCC or BCA.
- To address accessibility at the Argyle Stores, due to the complexity of floor levels and lack of connectivity between buildings, a site wide approach will need to be adopted. An access consultant should be engaged to review access requirements across the whole site.
- Currently only the ground floor of the north wing is fully accessible. There is no accessible access to the east, west and south wings of the Argyle Stores. For this reason, any commercial uses which require public access into the building are not preferred uses.
- Lift access is provided to the upper levels of the north wing (element O) via the adjacent Cleland Bond Stores and to some levels of elements D and F through element O. This access arrangement should be retained but may be reconfigured as needed provided it does not adversely impact the significant fabric and spaces within the Argyle Stores.
- Accessible toilet facilities are provided within element D (ground floor) and should be retained, although they may be reconfigured if needed.
- In 2025, TKD Architects prepared a lift options analysis for Argyle Stores (refer to Appendix 10.4), assessing five possible locations to improve access to the ground floor of the east wing and provide 24-hour access to as much of the upper levels of the north, east and south wings as possible. While all options would affect areas of exceptional heritage significance to some degree, the preferred option from a heritage perspective was a lift within the south wing, as it offers the best balance between improved accessibility, circulation and long-term use while minimising visual and heritage impacts.

- To improve access between wings, consideration may be given to unblocking openings that have been blocked up (e.g. between elements B and D and the Cleland Bond Stores). New openings in exceptionally significant walls should be avoided.

7.10 Settings, Views and Adjacent Sites

Background

The Burra Charter states that the retention of an appropriate visual setting, views and vistas for the place contribute to the heritage significance of the place.

Sections 3.2, 3.3 and 6.1 analyse the setting and establishes key views and vistas to and from the Argyle Stores that are shown in Figure 68.

The Argyle Stores in The Rocks heritage precinct sits within the UNESCO World Heritage Listed buffer zone established for the Sydney Opera House under the SREP Sydney Harbour Catchment. The intent of this buffer zone is to manage the visual catchment and views to and from the Sydney Opera House.

The key consideration for the Argyle Stores is to maintain the views to the Sydney Opera House, including views of the Opera House over the roofs of the Argyle Stores from the Cumberland Street Bridge. The stores do not feature strongly in views from the Sydney Opera House.

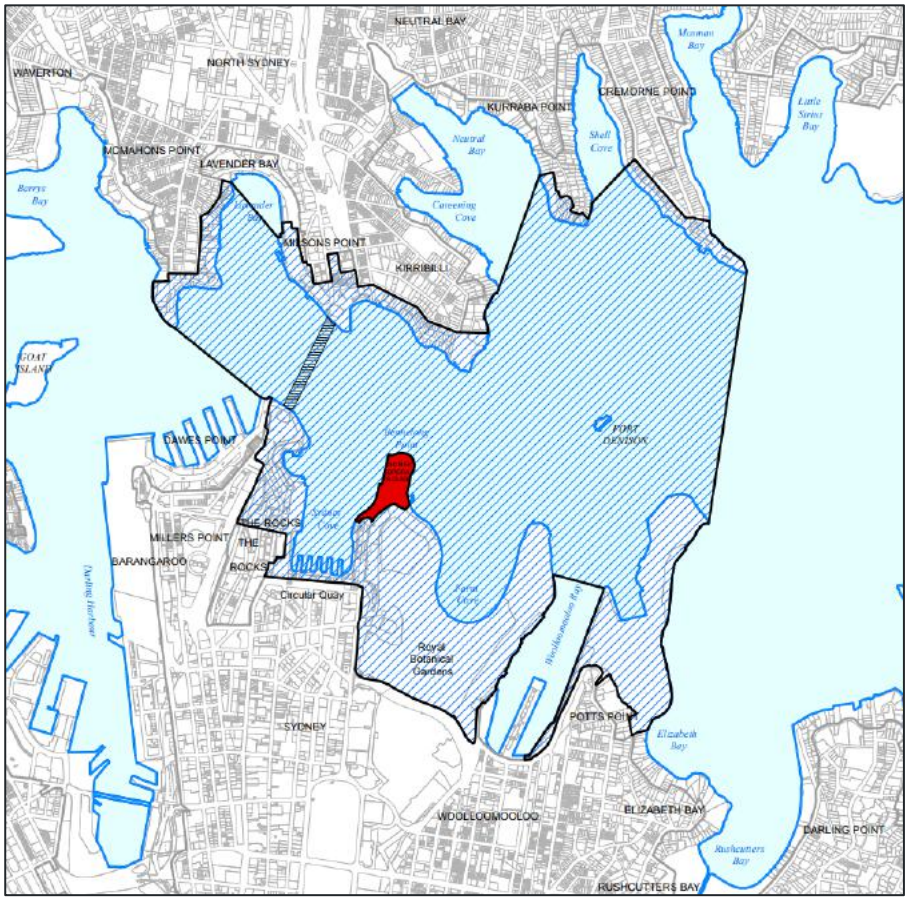


Figure 181: Map of Sydney Opera House Buffer Zone. The red circle identifies the location of the Argyle Stores within the buffer zone. Source: Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Amendment 2016) with GML overlay.

Policy 42

Key views to and from the Argyle Stores (identified in Section 3.3) are significant to its overall setting and context and are to be retained. This includes views from Argyle Street, Hickson Road, Playfair Street, Gloucester Walk and Cumberland Street.

Policy 43

New design and uses for the place should respond to its historic context through an understanding and informed analysis of its character and quality. This will include elements such as its grain, existing patterns of development, important views, scale, materials and building methods. As a consequence, the resulting design should create new relationships between the building, its neighbours and its setting.

Policy 44

The close relationship between the Argyle Stores, the Argyle Stairs and the Argyle Cut should be conserved, as well as the relationship between the Argyle Stores and the rockface on its western boundary. The rockface should not be concealed.

Policy 45

The view over the roof of the Argyle Stores to the Sydney Opera House must be retained and not obscured or interrupted by new development.

Guidelines

- Surrounding developments must adhere strictly to the height limits stated in the SCRA so as not to dwarf or overshadow the building.
- New development in the streetscapes around the Argyle Stores must not obstruct views of the Argyle Stores.
- The formal south elevation of the Argyle Stores (element C) is the focal point of views looking north along Hickson Road. The Argyle Stores is also a feature of views looking west up Argyle Street to Argyle Cut. It is important that these views are not obscured.
- Views over the Argyle Stores roofs from Gloucester Walk and the Cumberland Street Bridge should be maintained.
- The sight line from the Argyle Stores to the harbour via Argyle Street should remain unobstructed to maintain the connection between the warehouses and the former port.
- There should be no additions to the roofs of the stores as these would obstruct views of the Sydney Opera House from Cumberland Street. Existing clutter on the roofs of the warehouse buildings, consisting primarily mechanical plant and exhausts, should be reduced or removed.
- Any modifications to Gloucester Walk or the Argyle stairs must not obscure or conceal the natural sandstone rockface to the west of the Argyle Stores.

7.11 Environmentally Sustainable Heritage Buildings

7.11.1 Generally

Successful improvements and retrofits to heritage buildings should be informed by a thorough understanding of the building's construction, heritage significance, evolution over time, environmental context, and intended future use. This understanding provides the framework through which environmental performance can be enhanced, ensuring that interventions are carefully considered and minimise impacts on significant fabric.

A balanced approach is required to maintain heritage significance while improving environmental performance. This includes reducing energy consumption and emissions, improving climate resilience, supporting occupant comfort, and minimising lifecycle costs through efficient building operation and maintenance.

The NSW Government's *Better Placed: Design Guide for Heritage (2019)* and *Sustainable Heritage Buildings Guide (2024)* provide a foundation for integrating environmentally sustainable development (ESD) principles within heritage places. These include the retention of embodied energy, repair and reuse of materials, adaptive reuse, and the durable nature of traditional construction.

Heritage places in The Rocks are managed within PMNSW's sustainability framework, including the PMNSW Climate Adaptation Plan 2026–2050. The framework supports a coordinated approach to climate mitigation, adaptation, and regenerative place outcomes across the PMNSW asset portfolio.

Climate adaptation and resilience must be integrated into decision-making for all works, including consideration of increasing temperatures, extreme weather events, moisture ingress, and long-term deterioration risks. Interventions should improve the building's ability to respond to these changing conditions while maintaining heritage significance.

7.11.2 Energy Efficiency for Heritage Buildings Design and Performance

PMNSW is committed to achieving Net Zero emissions by 2035 and Climate Positive outcomes by 2050. Heritage buildings play a critical role in meeting these targets through improved energy performance, reduced operational emissions, and the progressive transition to low-carbon and fully electric building systems.

All upgrades to heritage buildings should follow a structured hierarchy of:

- reducing energy demand through passive and efficient design;
- improving building performance through targeted upgrades;
- transitioning to electrification; and
- incorporating renewable energy sources where feasible.

Passive design provides the primary means of improving environmental performance in heritage buildings. While the original location and orientation of heritage buildings cannot be altered, other elements — such as windows, doors, walls, and ceilings — can be sensitively adapted to support improved environmental performance while maintaining heritage significance. Other improvements, such as glazing, insulation, shading, and ventilation, can

also be utilised to achieve improved thermal comfort, energy efficiency, and indoor environmental quality.

Policy 46

The Argyle Stores should be reviewed for application of environmental sustainability, upgrading of energy performance and user comfort, with respect for maintaining the heritage values of the building

Policy 47

Upgrades to improve the performance and operations must be sensitively designed by experienced heritage architects and engineers; performance solutions should be explored as a means to improving environmental performance with minimal heritage impact.

Policy 48

Works should prioritise the use of local, low-impact, and traditional materials and support circular economy principles, including repair, reuse, and recycling, to minimise embodied carbon and material waste.

Policy 49

Responses to improve sustainability must first consider and optimise the inherent environmental performance of the historic building, including passive thermal regulation, natural ventilation, and material characteristics, consistent with a passive-first approach.

Policy 50

Energy performance upgrades must aim to improve sustainability outcomes for heritage buildings and can include performance upgrades for thermal comfort, acoustic and noise attenuation, lighting and water consumption and the like.

Guidelines

- Sustainability responses should prioritise the inherent environmental performance of the building, including natural ventilation, thermal mass, and material characteristics, before introducing new systems or interventions.
- New interventions should be designed to complement, rather than override, the building's original environmental response, ensuring that passive and active systems work together efficiently.
- Many heritage buildings in The Rocks incorporate inherent design features developed to support thermal comfort and airflow, including operable wall ventilators, stairwells, and roof cowls. These features should be retained, understood, and enhanced where possible as part of the building's passive environmental performance. Additional glazing and double glazing and wall and ceiling insulation can also be introduced where appropriate.
- Upgrades should support the transition to electrification by avoiding the introduction of new fossil fuel-dependent systems and facilitating the replacement of existing systems with electric alternatives where feasible and compatible with heritage values.
- Modern requirements for energy efficiency — such as building sealing, mechanical ventilation, or controlled air intake systems — should be carefully assessed, as they may conflict with or diminish the effectiveness of the building's traditional passive performance strategies.

- The introduction of environmentally friendly renewable energy infrastructure for electricity generation and storage, and water storage and harvesting including solar panels, water tanks and the like is generally supported and must be designed and installed to support and must not detract from the overall heritage values and qualities of the property, its setting and context.
- Solar panels may be installed where this can be achieved without detracting from the heritage significance of the place. Panels must be located and mounted so that they are not visible from key public domain views, including primary street frontages and important surrounding viewpoints.
- The environmental performance of windows can be upgraded in the following ways:
  - For windows not of exceptional or high significance, install thicker glass and adjust the counterweight on the mechanism within the window frame to allow for the increased weight of the new glass.
  - On the inside of the window, install an inner sheet of glass set in a timber or metal frame or a sheet of plastic fixed with magnetic strips. Either option should be reversible and not be visible from the exterior.
- As the Argyle Stores does not have a hidden roof space with suspended ceilings, insulation can only be installed when roofing works are undertaken. When the roof sheeting is replaced, insulation should be installed over the roof framing and raked ceiling linings using a breathable product. It should not be visible from inside the building.
- External awnings are not appropriate for providing shading to the windows of the Argyle Stores. Wooden external venetian blinds, however, may be provided to the north, east and west facing windows overlooking the central courtyard. The Playfair Street windows are currently shaded by trees in summer and therefore do not need additional shading.
- Timber floors must not be replaced by concrete floors to achieve high thermal mass. This is currently provided by the walls of the existing buildings.

7.11.3 Mechanical Solutions to Supplement Passive Design for Heritage Building Performance

Mechanical systems may be introduced to supplement passive design where required to support building performance, occupant comfort, and resilience. These systems should be carefully integrated to minimise impacts on heritage significance while supporting PMNSW's transition to Net Zero.

Policy 51

Mechanical systems must be designed to supplement, not replace, passive environmental strategies and should minimise operational energy consumption while supporting improved environmental performance.

Policy 52

Mechanical systems must be designed and selected to minimise impacts on significant fabric and spaces. An options analysis must demonstrate that the selected solution provides the best environmental outcome with the least heritage impact.

Policy 53

Full mechanical or mixed-mode ventilation systems may only be introduced where it can be demonstrated that passive measures and inherent building characteristics are insufficient to achieve acceptable environmental performance and ongoing use.

Guidelines

- Mechanical upgrades should be informed by detailed assessment of building performance, including thermal comfort and ventilation requirements, and supported by specialist engineering advice.
- Systems should be energy efficient and aligned with PMNSW Net Zero objectives, prioritising electric technologies and low-carbon energy sources.
- Ceiling fans may be installed provided they do not adversely impact, visually and/or materially, on significant fabric such as ceiling roses, pressed metal, light fittings, etc.
- Metering, monitoring, and system controls should be incorporated where feasible to enable ongoing performance assessment and optimisation.
- External plant and equipment should be located and designed to minimise visual impact on heritage fabric, streetscapes, and key views, while acknowledging that some intervention may be required to achieve sustainability outcomes.
- The integration of services should support building resilience to climate-related risks, including heat stress and moisture impacts.
- Service routes, plant, and infrastructure should be coordinated and consolidated to minimise intervention in significant fabric.

7.11.4 Heritage Disaster Risk Management

Background

The *Rocks Heritage Disaster Risk Management Strategy* (2021) identifies human and natural hazards that have the potential to impact the heritage of The Rocks. It provides an overview of risks to the heritage of the Rocks and sets out disaster risk mitigation and management strategies for the precinct and the places within it.

The Strategy sets out recommendations for the Rocks Precinct and provides general guidance that can be implemented at the individual site level. It includes strategies and actions that should be adopted pre disaster (including mitigation and preparedness strategies), during or immediately following the emergency response and to enable post disaster recovery.

Policy 54

The recommendations for the precinct wide disaster risk management and site and building specific strategies should be applied to the Argyle Stores. This includes all recommendations for disaster risk preparedness, emergency response and post disaster recover strategies and actions.

Policy 55

A property specific disaster risk assessment, as recommended in The Rocks Heritage Disaster Risk Management Strategy, should be completed to identify, assess and evaluate risks to the Argyles Stores. A multi-hazard approach should be adopted for this assessment. A Disaster Risk Management Plan (DRMP) should then be developed to manage the risk to the place. The DRMP

should identify specific mitigation measures and management strategies to minimise the risks to the place, its significant attributes and heritage values. It should include specific preparedness, response and recovery actions for the place to minimise damage and prevent loss.

Policy 56

The recommendations of the DRMP should inform updates to the PMNSW Asset Management Plan for the property, its cyclical maintenance plan and urgent conservation and upgrade works.

Urgent works required to mitigate disaster risks should be undertaken with specialist heritage input and advice from a suitably qualified heritage professional with expertise in risk mitigation.

Works should be nominated for inclusion in the PMNSW Repair and Maintenance program or PMNSW Capital Works program for costing and implementation as appropriate.

Guidelines

- A DRMP should be prepared for the Argyle Stores, which takes into consideration the exposure and vulnerability of the buildings to various hazards identified in the risk assessment. The DRMP should be adopted and implemented.
- The capacity of the Argyle Stores' gutters and downpipes within the eastern wing (eastern facade) should be assessed for large scale storm events, taking into consideration the effects of climate change. Sydney will and is already experiencing more frequent and more intense extreme weather events with torrential rain and hail. Larger gutters and downpipes may be required. Works to increase capacity have recently been undertaken on the northern, southern and western wings and the southern facade of the eastern wing.
- The capacity of site drainage, particularly immediately to the west of the Argyle Stores and within the courtyard, should also be assessed, along with the street drainage in Argyle Street and along Gloucester Walk.
- A strategy to address damp issues and flooding in the basement areas and sunken area adjacent to element A should be developed.
- The Heritage Asset Seismic Strategy prepared by SMEC in 2021 indicates that seismic upgrade works have been undertaken in the basement of the north wing of the Argyle Stores. Further strengthening works have been proposed and documented by Mott MacDonald (2022). Strengthening of masonry walls and timber floor plates should be undertaken in accordance with this documentation.
- It is noted that the Glenmore Hotel located immediately above the Argyle stores, and the Cleland Bond Stores located immediately to the north of the Argyle Stores are both identified in the Heritage Asset Seismic Strategy as being at very high risk. Structural failure of either of these two buildings could impact the Argyle stores. Therefore, these buildings also need to be seismically upgraded urgently.
- The building has been assessed for fire risk and upgrade works are proposed to mitigate these risks. These works, which include fire separation between floors in the north wing, should implemented in a way that does not adversely impact the heritage fabric of the building.
- Building services should be inspected to ensure they are up to standard and in good condition, and if necessary, upgraded as part of the base building upgrade works.

7.12 Archaeological Resources

Background

All archaeological relics are protected under the Heritage Act.

The site of Argyle Stores is considered to have a nil to low potential for remains associated with early European occupation, including features and deposits associated with early land clearance and cultivation within the first Colonial Hospital gardens. It has a low potential for archaeological remains associated with the construction of the Argyle Stores from c1826—1881. These types of remains if they exist would be of State significance for their archaeological research potential. There is a moderate potential for earlier surfaces (asphalt/flagging) underlying the bitumen footpath within the small enclosure abutting Element C. This area is situated outside the current SHR curtilage; however, forms part of the broader Argyle Stores site and should be considered as part of the archaeological precinct.

Policy 57

All State significant archaeological remains should be retained in situ wherever possible. If located, opportunities to preserve and interpret these remains should be explored.

Policy 58

Subsurface disturbance should be avoided, or restricted, where possible, to reduce the impact on archaeological remains at this site.

Policy 59

When works are proposed in close proximity to probable or known archaeological remains, strategies should be put in place to ensure that construction work and/or heavy machinery does not disturb or damage those remains. Refer to Section 3.6 of this CMP.

Policy 60

An archaeological research design (ARD) should be prepared by a qualified archaeologist prior to the commencement of any works that could impact archaeological remains. The ARD would provide a methodology and research aims for any archaeological investigation required to managed impacts.

Policy 61

Approval under Section 60 of the NSW Heritage Act 1977 is required for any proposed excavation works within the SHR curtilage. Minor maintenance, repairs and alterations may fall under a Standard Exemption, providing there is no disturbance to State significant historical archaeological remains.

Policy 62

All ground disturbance must be undertaken in accordance with the Section 60 or Section 140 permit, or an endorsed exemption issued by the Heritage Council of NSW. The work must be consistent with the proposed archaeological methodology and any conditions of the approval. Any archaeological excavations should be undertaken by a qualified historical archaeologist who meets the Heritage Council of NSW Excavation Director Criteria for works on State significant sites and results appropriately documented (in written and photographic form) and lodged with Property NSW.

Policy 63

On-site personnel are to be made aware of their obligations and requirements in relation to the archaeological provisions of the Heritage Act.

Policy 64

In the event that historical archaeological remains are exposed on the site, they should be appropriately documented according to the procedures outlined in the archaeological methodology accompanying the application for an Excavation Permit.

Should any unexpected archaeological remains be uncovered, the Heritage Council of NSW must be notified in accordance with Section 146 of the NSW Heritage Act. Works must stop and a suitably qualified and experienced historical archaeologist must be engaged to assess the finds. Additional approvals may be required before works can recommence on the site.

In the event that Aboriginal sites and/or objects are suspected and/or identified, all works should cease immediately in the area surrounding the suspected objects. Any identified Aboriginal object(s) should be left in situ and not disturbed in accordance with the requirements of Section 89A of the NPW Act. Heritage NSW should be notified immediately; an archaeologist experienced in the identification of Aboriginal cultural material should inspect the suspected Aboriginal objects to provide a positive identification.

Guidelines

- The historical archaeological resource of the Argyle Stores is of State significance, due to the early and ongoing occupation of the site. The site is identified in the Map of Archaeological Resources in The Rocks (Appendix C of The Rocks Heritage Management Plan 2010) as an area of archaeological sensitivity.
- There is a nil to moderate potential for archaeological relics within the Argyle Stores site and care should be taken not to disturb any potential archaeological resource below ground.
- Based on the significance of the site and the archaeological assessment it is recommended that an historical Archaeological Research Design (ARD) be undertaken prior to any ground disturbance for this property.
- Approval under Section 60 of the Heritage Act will be required prior to development within the SHR curtilage. Minor works may qualify for a Standard Exemption.
- Suitably qualified and experienced historical archaeologists, for the purpose of assessing excavation works including archaeological monitoring, or salvage excavation for works on State significant sites, must meet the Excavation Director Criteria (ED Criteria) as identified in the Heritage Council's Criteria for assessing Excavation Directors. https://www.heritage.nsw.gov.au/assets/Uploads/files/Excavation-Directors-Assessment-Criteria.pdf

7.13 Painting and Finishes

Background

Paint colour schemes and paint types used on heritage building exteriors and interiors and the use of surface finishes, for example the use of lime washes, mineral paints, tung oil, waxes

such as beeswax, stains including Black Japan and varnish form a major part of the history of the place, its decoration and presentation and technologies and methodologies available and favoured at the time. They are important in providing physical evidence apart the place, and form part of the historical interpretation.

Best heritage practice encourages the continued use of traditional paint types and finishes. The use of modern paints and finishes can in some instances cause inadvertent consequences to the building fabric. Where practicable, the use of traditional paint finishes such as lime washes, or acrylic finishes are supported. For timber joinery, the continued use of oil-based enamel paint is preferred. Oil-based paint soaks into and provides moisture into the timber, whereas acrylic paint does not.

The interiors of the Argyle Stores are very unlikely to have had glossy or smart finishes. The walls may have been limewashed, but the floors and timber structural elements are more likely to have been unfinished when the buildings were built. Clear finishes on floors and timber structural elements are more recent introductions. The interiors of the offices located in elements D and M, on the other hand, would have been painted plaster or boarding and relatively smart.

Policy 65

Adopt a compatible paint colour scheme based on research about the place, or based on an understanding of the building type, use, period and architectural style, sympathetic earlier paint colour scheme, or compatible contemporary paint colour scheme.

Policy 66

Existing external finishes to joinery and walls must be maintained with the same paint type and finish as existing. Elements which are currently unpainted must not be painted.

Policy 67

The acrylic finish to the internal walls and ceilings must be retained and maintained. All joinery must continue to be painted in gloss enamel. The internal paint colour schemes may be changed, subject to approval.

Guidelines

- Regular painting forms an essential part of maintenance for a number of building materials, especially timberwork, and can extend their service life. Surfaces that were never intended to be painted are not to be painted.
- Continue the use of compatible exterior paint type and finish. Oil paint is to be used on the external joinery. Walls and joinery are not to be stripped prior to painting.
- The existing external colour scheme if based on historical evidence is to be retained. It can only be changed after further research into early colour schemes for the building. The proponent for the paint colour change, either the landowner or lessee, should engage specialist heritage advice to research the original and subsequent colour schemes for the exterior and interiors.
- The painted finishes to the rendered brickwork, limited decorative detailing and timber joinery all contribute to the exceptional significance of the property facade. Surfaces that have not been painted are to remain unpainted. For example, unpainted or exposed

masonry and bagged brickworks should retain existing finishes and not be rendered or painted.

- On timber floors, a range of floor finishes are acceptable as long they do not require heavy re-sanding to be removed. Acceptable finishes include; natural Tung oil (not synthetic) and water-based sealants. A black Japan stain can also be used.

7.14 Landscape Works and Planting

Background

There is no soft landscaping on the Argyle Stores site and nor is it appropriate to this site. The courtyard and carriageway are paved with cobbles.

Policy 68

Soft landscaping is not appropriate for this site.

Guidelines

- The working character and cobbled surface of the central courtyard and carriage way are to be retained. Soft landscaping must not be introduced to these areas.
- Elements such as potted plants, trellises, screens, BBQs, sunshades and the like are in conflict with the hard-working nature of the place and affect the way the buildings and the courtyard present to the public. They are therefore discouraged. If used, they must not affect the surface of the courtyard, the walls, or the visibility of the loading bays, hoists and whip.

7.15 External Presentation, Signage, Lighting and Branding

Background

Signage and lighting are an important part of The Rocks experience and needs to be carefully considered to ensure their effectiveness and enhancement of the visitor experience while protecting the core heritage values that make The Rocks special.

Street lighting provides appropriate illuminance for the safety and security of streets and lanes, the use of selective and restrained feature lighting will emphasise the unique urban qualities of The Rocks including its historic buildings and streetscapes, lanes and public places, open spaces and dramatic landmark structures.

Feature lighting provides an enhanced and unique night-time effect and should enhance the heritage or distinctive architecture of The Rocks' buildings, to create a sense of prominence and history and to establish night-time landmarks without damaging significant historic building fabric.

Well designed, positioned and targeted commercial branding and signage will assist tenants to promote their business and reflect and reinforce the heritage values of The Rocks. Well designed and targeted signs will also deliver a clear understanding of a business or a destination and encourage dialogue between commercial operators and patrons of the precinct.

It is important that commercial outdoor seating areas are designed to complement the heritage item and forms part of a coordinated precinct approach that enhances the overall public domain.

Policy 69

All signage and lighting must be consistent with PMNSW's Signage and Lighting Policies, consider the heritage values of the place, and must not obstruct or detract from the views to and from the heritage item, its setting and context.

Policy 70

Outdoor seating areas must be deferential to the heritage of The Rocks, allowing streetscape, buildings and courtyard spaces to remain the dominant visual elements in the landscape

Outdoor dining and associated outdoor uses are to encourage high quality areas, ensuring public access and amenities that are compatible with the heritage values including aesthetic qualities of the building and its streetscape context.

Any additions and alterations including movable furniture and fixtures are to contribute to and must not obstruct emergency egress and vehicles or accessible pedestrian access, or clutter or detract from views to and from the heritage item, its setting and context.

Guidelines

- External lighting should enhance the unique architectural and heritage character of The Rocks at night-time to create an inviting and engaging destination that is distinctly softer and warmer than the surrounding CBD area.
- For any commercial use, changes to lighting and the introduction of external signage, are to meet heritage requirements, and landowner requirements of PMNSW, and the requirements of the City of Sydney as the consent authority.
- Seating and sun shading must fit the character of the Argyle Stores. It must not fill the central courtyard but may be used around the edges. It must not be positioned across entries to buildings.

7.16 Ongoing Maintenance and Repair

Background

PMNSW, as the owner and custodian of the heritage asset, retains overall responsibility for the management and conservation of Argyle Stores, including the delivery of major maintenance and capital works such as structural repairs, roof works and principal building services. Under the lease, the tenant is responsible for maintenance of the premises, services and fixtures, including routine servicing, repairs, pest control and fire safety compliance, as well as repairs and replacements necessary to maintain the premises to the standard expected of a licensed restaurant.

Works are identified through the Asset Management Plan (AMP) for each property and include the requirements for regular inspections and condition reviews and a cyclical lifecycle maintenance plan. Information from this CMP will inform the AMP.

PMNSW has an obligation to manage its assets in accordance with NSW Treasury Capital Planning Process (CPP) in accordance with *Management of Heritage Assets by NSW Government Agencies.*

As this building is listed on the State Heritage Register, s118 of the Heritage Act which sets out Minimum Standards of Repair, must also be adhered to.

The nature of any building is that its fabric will deteriorate over time 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 is to be implemented, and should include regular inspections, and remedial actions where necessary, as outlined in Section 8.

Policy 71

Ongoing maintenance and repair of the Argyle Stores is essential to ensure its long-term conservation and management obligations for State government under the NSW Treasury CPP and the Heritage Act.

Policy 72

Ongoing maintenance and repair of the Argyle Stores that is the responsibility of the lessee, will be clearly identified by PMNSW and explicitly specified in any lease agreement.

Policy 73

Undertake ongoing maintenance and repair of the place in accordance with the minimum standards under Section 118 of the Heritage Act 1977 to prevent deterioration, arrest decay, and retain the heritage significance of all elements and fabric.

Policy 74

Maintenance methodologies and the materials used must not damage the heritage fabric or accelerate the decay of heritage fabric. Corrosive chemicals and high-pressure hoses should not be used in day to day cleaning of the place.

Guidelines

- In addition to regular maintenance activities, prompt preventative action and repair is to be undertaken as necessary as set out in section 8.0.
- The significant fabric of the Argyle Stores is to be repaired in accordance with the recommendations outlined in Section 8.2.
- The significant fabric of the Argyle Stores is to be maintained by the implementation of the short, medium and long-term maintenance program outlined in Section 8.3.
- Inspection and maintenance works should only be conducted by those with professional knowledge and demonstrated experience with heritage buildings and materials.
- All maintenance work and repairs are to be undertaken using appropriate materials and skills to ensure that there is no negative impact on significant fabric.
- While extensive conservation and repair works have been undertaken to the northern, southern and western wings, defects remain within the existing walls of the Argyle Stores that should be addressed, including:
  - Due to the damp conditions in the basement levels, Ongoing monitoring of the building condition and strategies to manage salt decay to basement masonry walls should be investigated.

  - Strategies to include natural ventilation and provide adequate drainage and water capture to the Argyle Stores complex should be investigated further.
  - Regular inspections should occur of the timber elements that are in contact with the damp walls, to identify signs of rot and compromised structural integrity. A protective waterproof membrane should be installed between the timbers and the stone to minimise risk of compromised structural integrity.
  - Hosing of the courtyard should be minimised as much as possible to avoid further damage being caused to the surrounding masonry walls and the mortar between the courtyard cobblestones.
  - If there are areas of exfoliating stonework and salt decay, , these need to be investigated, monitored and repaired as necessary.
  - Where cracks are visible in some of the walls, these should be investigated, monitored and repaired as necessary.
  - Open joints in the stonework should be pointed up.
  - Acrylic paint should be removed from the masonry to allow the stonework and brickwork to breathe.
- While extensive roof and roof drainage repairs have recently been completed in the northern, southern and western wings, issues remain within the eastern wing that should be addressed. These include:
  - Flashings, as well as ridge and hip capping in poor condition should be replaced in a like-for-like manner, ensuring that there are no incompatibilities between dissimilar metals.
  - Gutter capacity should be investigated and detailing to prevent overflowing gutters from leaking back into the building.
  - Further investigations should be undertaken into whether the box gutters can be enlarged.
  - Further investigations should be undertaken into how access can be improved to the box gutters, to ensure regular maintenance can be provided.
  - All roof fixings must be inspected to ensure that they are compatible with the roofing materials or are isolated from the roofing materials, to prevent corrosion. Where corrosion has already occurred to the roof fixings, they should be replaced.
  - Vegetation which is growing in some of the eaves gutters should be removed to prevent blockages in the roof drainage system.
  - Further investigations should be undertaken into how to resolve excess water flowing down the walls due to rainwater heads being without overflow spouts.
  - Investigations should be undertaken into how to resolve leaking and insufficient downpipes.
- There are issues with the existing timberwork that should be addressed, including:
  - Generally, the condition of the timberwork throughout the building should be monitored, particularly in areas where there is evidence of damp.
  - Timber elements throughout the building should be monitored for termites and rot.

  - Windows that are showing signs of decay (particularly sills, frames, glazing bars and window putty) should be repaired or replaced as necessary.
  - All external joinery should be repainted where necessary. An experienced heritage consultant should provide input into the colour and paint type.
  - Timber elements other than the windows, such as cathead beams and loading aprons, should be inspected for signs of rot or other forms of decay.
  - Further investigations should be undertaken into why the floor of Level 2 of Block A is sloping. If the slope is built into the structure and not due to subsidence or other factors, the slope needs to be managed to minimise impacts on the safe use of the building.
- There are issues with the existing stormwater drainage that should be addressed, including:
  - Drainage from the central courtyard should be reviewed to ensure that water does not pool against walls and impact significant fabric.
  - Drainage along the western wall of the west wing should be reviewed.
  - The stormwater drainage system should be reviewed to ensure it does not contribute to increasing surface flows in surrounding streets.
- The advice of an experienced heritage consultant should be obtained before undertaking any necessary repair works to any original or early fabric associated with the Argyle Stores.
- High pressure hoses should not be used to clean floors or the courtyard paving. Corrosive chemicals should also be avoided day to day cleaning by tenants.

7.17 Interpretation

Background

Interpretation, or telling the stories of our heritage places promotes the special character and heritage of our precincts.

Heritage places can reveal long-term connections that underpin the cultural significance of a place. To interpret a heritage place, in its setting and context, is to bring its history to life is an essential part of the experience of a place.

On the broadest level, the presentation of a heritage place and its original form and appearance, is a method of interpreting the building and its significance it to the public. Interpretation has many uses and dimensions in education, recreation, tourism, visitor management and conservation.

Interpretation forms part of the custodial role and responsibilities for heritage places in State government ownership and an integral component of conservation and management and is undertaken for both educational and recreational purposes. For some heritage items, interpretation is an occasional opportunity, often linked with open days or other community celebrations. For other items, the opportunity for interpretation is provided when the use changes or when works are undertaken.

For industrial, places, archaeological sites and agricultural or other landscapes undergoing significant change, interpretation provides a way for people to appreciate the significance of the place before its use changes.

The history and significance of the Argyle Stores, its setting within the Argyle and Playfair Street streetscapes and its association with neighbouring building groups can be highlighted in interpretive material, such as a walking guide made available through The Rocks Visitor Centre. Additional opportunities to interpret the place and setting may be available at other local venues which are open to the public, such as The Rocks Visitor Centre or the Rocks Discovery Centre. The central courtyard of the Argyle Stores is open to the public, which provides additional interpretive opportunities on site.

Policy 75

The heritage significance of Argyle Stores can be interpreted by appropriate on and off-site methods. The open courtyard provides opportunities for visitors to visit and appreciate the former warehouse use of the place.

Policy 76

All interpretation must be consistent with The Rocks Interpretation Strategy 2006 (as updated from time to time) and be developed by professionals experienced in this field for the property. This will support the telling of the stories about the heritage values of the place within the context of The Rocks without detracting from the heritage significance of the place.

Policy 77

Existing interpretive displays, such as the pulley system holding a crate above the courtyard helps visitors to understand how goods were moved and stored within the buildings. The hydraulic whip also provides an opportunity for interpreting the former use of the buildings. The existing interpretation plates within the courtyard are appropriate and may be retained. Additional interpretation may be provided.

Guidelines

- Onsite interpretation should be retained in the publicly accessible areas of the Argyle Stores complex, including the carriageway and the central courtyard.
- Argyle Stores could be included on The Rocks Self-Guided Walking Tour and on the Virtual Sydney Rocks Guidebook – it is important to update these online guides with new information.
- PMNSW should continue to explore opportunities for and continue to provide off-site interpretation for Argyle Stores and the neighbouring precinct at nearby publicly accessible places, or The Rocks Discovery Museum.
  - The Argyle Stores contribute to understanding the historic development of The Rocks as a centre of maritime trade, and the opportunity to interpret this should be investigated further.
  - The opportunity to interpret the story of The Rocks as a place of commerce and trade at the Argyle Stores should be investigated further.
  - The opportunity to contextually link the Argyle Stores with other warehouse complexes in The Rocks and the port through which the import-export trade

developed and thrived during the nineteenth and twentieth centuries should be investigated further.

  - Because the Argyle Stores long history and associations with activities in The Rocks, the opportunity to include the site in tours and story-telling that provide insight into the development of The Rocks, from invasion, through colonisation, the plague, mass demolitions, to public protests and revitalisation of the precinct as a centre for tourism, should be investigated further.
  - The opportunity to interpret the early 1960s adaptation of the Argyle Stores by the SCA as an Arts Centre, should be recognised and investigated further.
- Further research may be required to identify and document people's stories, images, objects and ideas, all of which inform the interpretation. A comprehensive research report including extended excerpts from primary sources, images, maps, copies of documents and detailed bibliography will assist the ongoing interpretation of a place or object.
- The Argyle Stores is historically linked to key figures associated with the early development of The Rocks and local and international trade. These significant associations should be recognised and the opportunity to interpret these on site should be investigated further.
- Some heritage items are associated with more than one cultural group, and may have a variety of meanings, some of which may appear to be conflicting. It is then desirable to interpret a variety of meanings rather than present the values of one group and exclude others.
- A collaborative approach is appropriate, with heritage interpreters providing opportunities for people to participate. The first step is to identify all the people who should be involved. This may have been done in a CMP, but if not, it should be included in an Interpretation Strategy.

7.18 Movable Heritage Items

Background

Items of moveable heritage that are associated with a place and its former use are important to understanding that place and the activities that occurred there. It is important for such items to remain on site.

Policy 78

The hydraulic whip, located in the central courtyard of the Argyle Stores, should be retained in situ and its use should be interpreted to the public.

8

Implementing the Plan

This CMP has been prepared to provide guidelines for the conservation, re-use, interpretation and management of the Argyle Stores and to ensure that the heritage value of the place is maintained and enhanced.

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

8.1 Recommended Actions – 5 Year Implementation Plan

The following table places the recommended actions into a manageable plan for implementation by PMNSW. Actions reflect the significance of the place, issues arising from the Statement of Significance, policies and required maintenance as identified in this CMP.

RECOMMENDED ACTIONS - ARGYLE STORES			
ACTION	SHORT TERM 3 YEARS	MEDIUM TERM 3-5 YEARS	LONG TERM – 5-10 YEARS
Review and upgrade building services		X	
Review methodology for addressing damp in basement areas	X		
Prepare Disaster Risk Management Plan for Argyle Stores	X		
Update Asset Management Plan		X	
Update Asset Maintenance Plan		X	
Review and improve access to buildings	X	X	X
Develop interpretation strategy for the building		X	
Provide guidance to tenants on appropriate cleaning methods	X		

8.2 Minimum Standards of Maintenance and Repair

Standards that need to be addressed to assure the compliance of the Argyle Stores with the provisions are those for *Inspection*, Essential Maintenance and Repair, Weather Protection, Fire Protection and Security.

To ensure compliance with the Minimum Standards of Maintenance and Repair for the Argyle Stores the following works need to be undertaken:

MINIMUM STANDARDS OF MAINTENANCE AND REPAIR - ARGYLE STORES
INSPECTION (minimum frequency: every year)
• Gutters and downpipes should be regularly inspected monthly and cleaned as required. Inspections should be made for cracks, rust, drips, lose or missing brackets, moss and stains.
• The presence of moss, stains and other organic matter could indicate a blockage.
• The structure including internal and external walls should be regularly checked for cracks, leaning or subsidence. Cracks in walls, ceilings and in the structure generally should be monitored. Advice should be sought from a structural engineer if they change.
• Inspection by a qualified and approved contractor should be undertaken to ensure there is no termite infestation.
• Inspections should be made to ensure that items in the outdoor areas (at the front and rear of the building) do not block wall vents and sub-floor vents, or bridge damp proof courses. Items and leaf litter in the outdoor areas should be kept clear of walls and fencing at all times.
• The storm water drains should be checked for blockages. The joints between the downpipes and storm water system should be checked to ensure that they are sound.
• The roof should be checked for rust, missing or loose flashing near the chimneys and parapets. Loose fixings can be indicative of batten failure. Regularly remove rubbish and leaves from the roof.
• Inspections should be made for paint deterioration including chalking, weathering, flaking, cracking, blistering, or staining.
• Window and doorsills should be checked for damage and deterioration.
• Inspection of holes and other areas around the eaves should be made to prevent birds nesting.

MINIMUM STANDARDS OF MAINTENANCE AND REPAIR - ARGYLE STORES

ESSENTIAL MAINTENANCE & REPAIRS (minimum frequency: every year)

- Broken glass in windows or doors should be removed and repaired as soon as practicable with glass of the same thickness and type.
- The correct operation of windows and doors should be checked, and adjustments or repairs made as necessary. This includes identifying and repairing damage to mouldings, architraves, sills and thresholds as well as window sash cords. The integrity of significant items should be ensured during any repairs or maintenance. Intrusive elements should be replaced with sympathetic ones.
- Loose or missing screws in original locks, door handles, and other fixtures should be tightened or replaced with hardware of the same type and finish. Intrusive elements should be replaced with items that are sympathetic to the original structure.
- Taps and other plumbing fixtures should be checked for drips and leaks and repaired promptly.
- Electrical fittings and fixtures should be inspected for safety. Intrusive elements should be replaced with ones more sympathetic or less intrusive to the original style of the building.
- Regularly remove rubbish and leaves from the roof, gutters and outdoor areas.

WEATHER PROTECTION (minimum frequency: every year)

- Windows and doors should be checked for water ingress to ensure water is not penetrating into the buildings.
- Paving should be checked to ensure water drains away from the buildings and fences.
- Metal flashings and roof capping should be inspected for loose or raised fixings or wind distortion.
- Windows and doors should be inspected to determine if they operate properly. This would include identifying damaged mouldings and architraves, and decaying sills, and thresholds that might allow water ingress or trapping of moisture. Stains should be noted as this is indicative of flashing failure.
- All stormwater drains and gutters should be inspected and cleared on a regular basis to avoid flooding during wet weather.

FIRE PROTECTION (minimum frequency: every year)

- All properties should be regularly checked for fire hazards such as rubbish, undergrowth and other combustible materials, and if found, should be removed from the site.

MINIMUM STANDARDS OF MAINTENANCE AND REPAIR - ARGYLE STORES

- Overhanging trees and branches should be trimmed so as not to cause a fire hazard.
- Smoke alarms compliant with Australian Standards (AS3786) should be installed and connected to the electricity supply. Legislation requires that all NSW residences have at least one working smoke alarm installed on each level of a residence. Batteries in smoke alarms that are not hard-wired should be replaced yearly.

ESSENTIAL MAINTENANCE AND REPAIR WORKS

- Carry out essential maintenance and repair whenever necessary to prevent serious or irreparable damage or deterioration. Essential maintenance and repair may extend to (but not be limited to): foundations, footings, supporting structure; structural elements such as walls, columns, beams, floors, roofs and roof structures; exterior and interior finishes, details, fixtures and fittings; and systems and components (such as ventilators or ventilation systems) intended to reduce or prevent damage due to dampness.
- Inspect for, and undertake, appropriate action to control pests such as termites, rodents, birds and other vermin.

8.3 Schedule of Conservation Works

The condition of the buildings in the stores complex is generally good; however, these are elements which require urgent rectification works, including:

Walls

- Acrylic paint needs to be removed from the masonry to allow the stonework and brickwork to breathe.

Roofs and Roof Drainage

- The ability to enlarge box gutters needs to be investigated further on the eastern wing.
- Whether better access can be provided to the roof, particularly the box gutters, to facilitate regular maintenance, needs to be investigated further on the eastern wing.
- Roof fixings need to be investigated and all roof fixings need to be checked to see, and rectified, if necessary, in terms of whether they are compatible with the roofing material or isolated from it to prevent corrosion.
- Vegetation growing in eaves gutters needs to be removed if present
- Rainwater heads without overflow spouts need to be investigated further, and rectified, if possible, to ensure excess water is thrown clear of the walls, rather than flowing down the walls.
- Any leaking downpipes need to be rectified.

Stormwater Drainage

- Drainage from the central courtyard needs to be rectified to ensure that water does not pool against walls and impact significant fabric.
- Drainage along the western wall of the west wing also needs to be rectified, due to the drainage channel being difficult to access and keep clean.
- Stormwater drainage system needs to be investigated further and rectified if necessary to ensure stormwater does not contribute to increasing surface flows in surrounding streets.

Timberwork

- Windows which are showing signs of decay (particularly sills, frames, glazing bars and window putty) should be repaired.
- Regular repainting to external joinery, where required.

- There is a need for regular monitoring for termites and rot to all timber elements, particularly the hardwood posts at basement level which do not have waterproofing beneath them.

In the short-term minor repair works listed in section 8.2 and 8.3 are required. In the longer-term maintenance should be undertaken as set out in section 8.4.

8.4 Ongoing Maintenance

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

ON-GOING MAINTENANCE SCHEDULE – ARGYLE STORES			
AREA/ITEM	SHORT TERM (EVERY 1–2 YEARS)	MEDIUM TERM (3-5 YEARS)	LONG TERM (10 YEARS)
Overall	The property manager/tenant to identify, record and report any maintenance issues as they become apparent. Comprehensive timber pest inspection to be carried out yearly by a qualified technician and as specified in the Australian Standards.	Inspections to be carried out by an appropriately qualified representative of the Authority (with experience in the maintenance of heritage items).	
External Walls			
Sandstone work		Inspect for loose, fretted, broken stonework or missing mortar in joints around windows, doors, along flashings and on cornices or other projections. Inspect for signs of delamination that can affect the soundness of stone. Inspect for damp and its likely source e.g. Rising/falling.	
Brickwork		Inspect for loose, fretted, broken brickwork or missing mortar in joints. Check for crumbling brickwork or surface salts indicative of damp. Ensure walls are straight and true. Inspect surfaces for signs of cracking and subsidence.	

ON-GOING MAINTENANCE SCHEDULE – ARGYLE STORES			
AREA/ITEM	SHORT TERM (EVERY 1–2 YEARS)	MEDIUM TERM (3-5 YEARS)	LONG TERM (10 YEARS)
Plasterwork/render	Inspect all areas for deterioration and damage		
Paintwork	Check for damage or deterioration		
External Elements			
Timber	Inspect for weathering and potential decay. Check paint coatings and finishes to ensure they are adequate.		
Windows	Inspect for loose, damaged or weathered timberwork including sashes, mouldings, architraves, stiles, sills. Check they move freely.	Check all windows for operability; ensure hardware is intact and operational. Check internal faces around windows for stains that can indicate failed flashing.	Inspect for paint deterioration, damage and weathering.
Doors	Check all doors for operability; ensure hardware is intact and operational. Check for signs of weathering, damage or decay.	Inspect for paint deterioration, failure or damage.	
Stormwater			
Gutters, Rainwater Heads & Downpipes	Ensure birds are not nesting on or around downpipe offsets. Clear guttering and downpipes of any blockages. Ensure gutters are not sagging and fall to downpipes. Ensure leaf guards to outlets, rainwater heads and sumps sit correctly and are clear of debris. Check for organic growth, moss or stains around downpipes. Investigate source of damp if moss or staining detected. Inspect gutters and downpipes for cracks and loose or missing brackets. Repair/replace to match existing as necessary.	Ensure downpipes are not dented, damaged or restricted water flow. Ensure connection to storm water system is sound and clear of debris.	

ON-GOING MAINTENANCE SCHEDULE – ARGYLE STORES			
AREA/ITEM	SHORT TERM (EVERY 1–2 YEARS)	MEDIUM TERM (3-5 YEARS)	LONG TERM (10 YEARS)
Roofing			
Roof sheeting		Inspect all roofing. Remove and replace corroded or otherwise terminally damaged roof sheeting. Inspect underlying structure for damage and repair as necessary.	
Flashing		Investigate whether any chemical incompatibility between the flashings and the roof sheeting has caused damage or discolouration of the roof sheeting. Check effectiveness of damp-proof courses and flashings and replace damaged sections.	
Parapets, capping		Inspect and repair/restore when necessary.	
INTERIOR			
Generally			
Walls: Brick and lightweight walls	Inspect for damp and water penetration. Investigate source and repair where necessary. Monitor all cracks.		
Windows & Doors including sashes and frames	Check all doors and windows for operability; ensure hardware is intact and operational.		
Paintwork	Inspect for deterioration or damage. Where necessary re-apply paint avoiding build-up of paint on timberwork in particular on sashes and door leaves. Clean and apply topcoat or		

ON-GOING MAINTENANCE SCHEDULE – ARGYLE STORES			
AREA/ITEM	SHORT TERM (EVERY 1–2 YEARS)	MEDIUM TERM (3-5 YEARS)	LONG TERM (10 YEARS)
	remove paint and apply two topcoats if required.		
Ceilings	Inspect for damp or water penetration bowing or warping. Repair as necessary ensuring that significant elements are conserved.		
Cornices, and other ceiling trim	Inspect for damage, clean and repair as necessary.		
Plasterwork	Inspect for damage and deterioration. Any repairs should use material compatible with the original plasterwork and applied by a tradesman with experience in restoration.		
Timber floor and roof structure Floorboards Joinery Timber staircase	All timber elements (including structural elements) are to be inspected individually for damage or deterioration where accessible. A heritage specialist should be consulted about the replacement or repair of any elements. Check for integrity of damp and termite barriers		
Services			
Electrical	Ensure all internal wiring is in good condition and has been installed by a qualified electrician and in compliance with Australian Standards. Inspect for damage to electrical fittings and fixtures and ensure that they have been installed in compliance with Australian Standards.		
Plumbing and drainage	Inspect for deterioration and damage to pipework, fittings and fixtures.		

9

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10

Appendices

10.1 Fabric Identification

This appendix identifies elements of building fabric, external and internal, according to its development phase. The development phases are defined a follows.

DEVELOPMENT PHASE	DEFINITION
Piper	Original fabric which dates from the first building on the site(1826-27)
Unwin I	Fabric introduced by FW Unwin between 1828 and c1835
Unwin II	Fabric introduced by FW Unwin between 1840 and 1845
Ives	Fabric introduced by IE Ives between 1877 and 1881
C1890s	Fabric/alterations introduced c1890s
Twentieth century	Fabric introduced in the twentieth century, pre-1967
SCRA	Fabric introduced during Sydney Cove Redevelopment Authority (SCRA) AND Sydney Cove Authority (SCA) management (1967-1995)
Post-1996	Fabric introduced since 1996

The identification of fabric follows the format established in the 2008 CMP and draws on the identification of age of fabric included in that report.

The term ‘warehouse door’ used in the tables below refers to a door opening originally used to move storage goods in and out of the building.

Existing floor plans and elevations are included below for reference. The plans have been annotated to identify the elements and door numbers that are referred to in the fabric identification tables. Plans and elevations are not to scale.

External fabric is listed for each wing. Internal fabric is listed for each element from lowest floor level to highest.

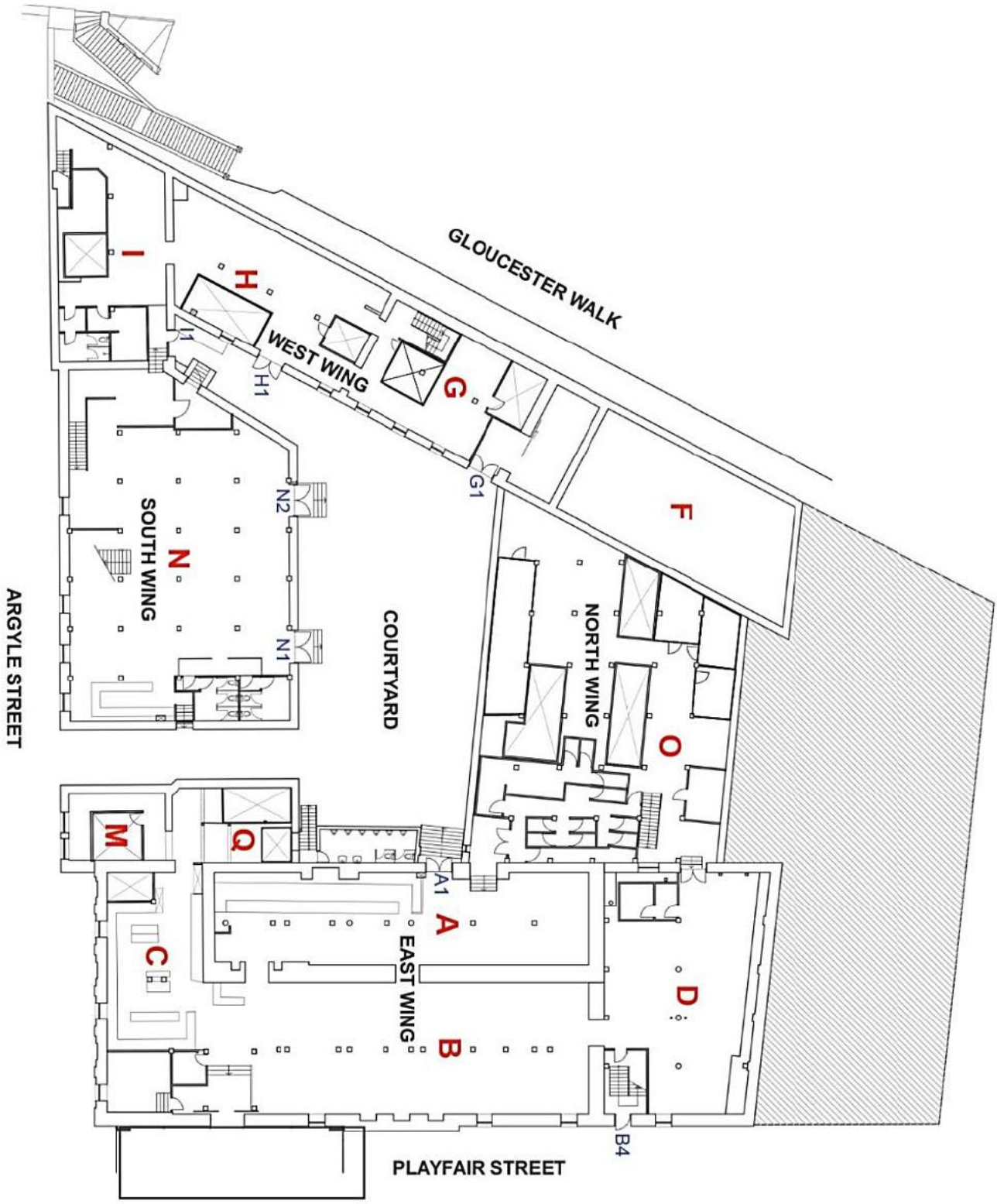


Figure 182: Basement plan. (Source: TKD Architects with GML overlay 2022)

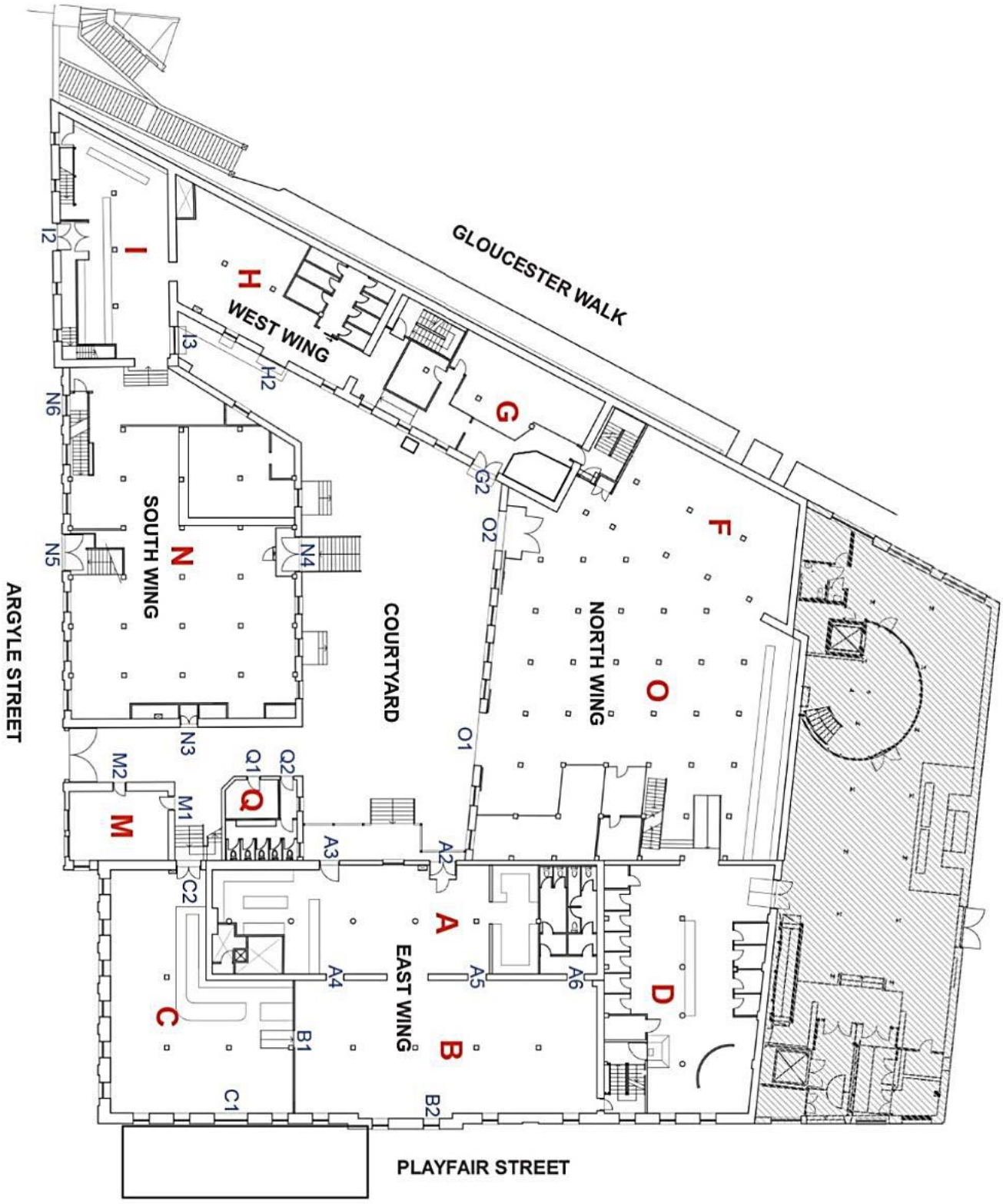


Figure 183: Ground floor plan. (Source: 2008 CMP with GML overlay 2022)

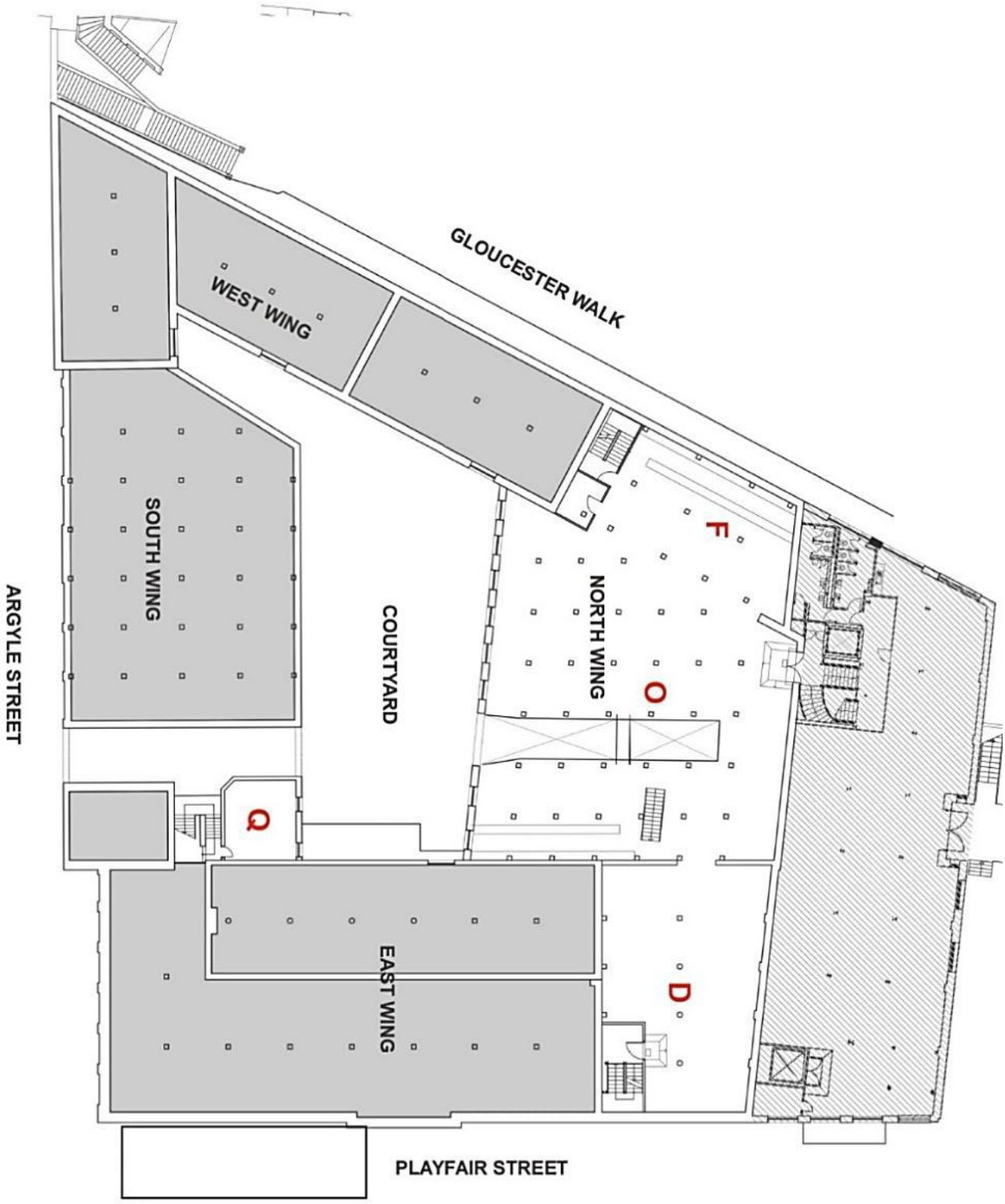


Figure 184: Level 1 plan. Note: no doors have been labelled for this floor. (Source: TKD Architects with GML overlay 2022)

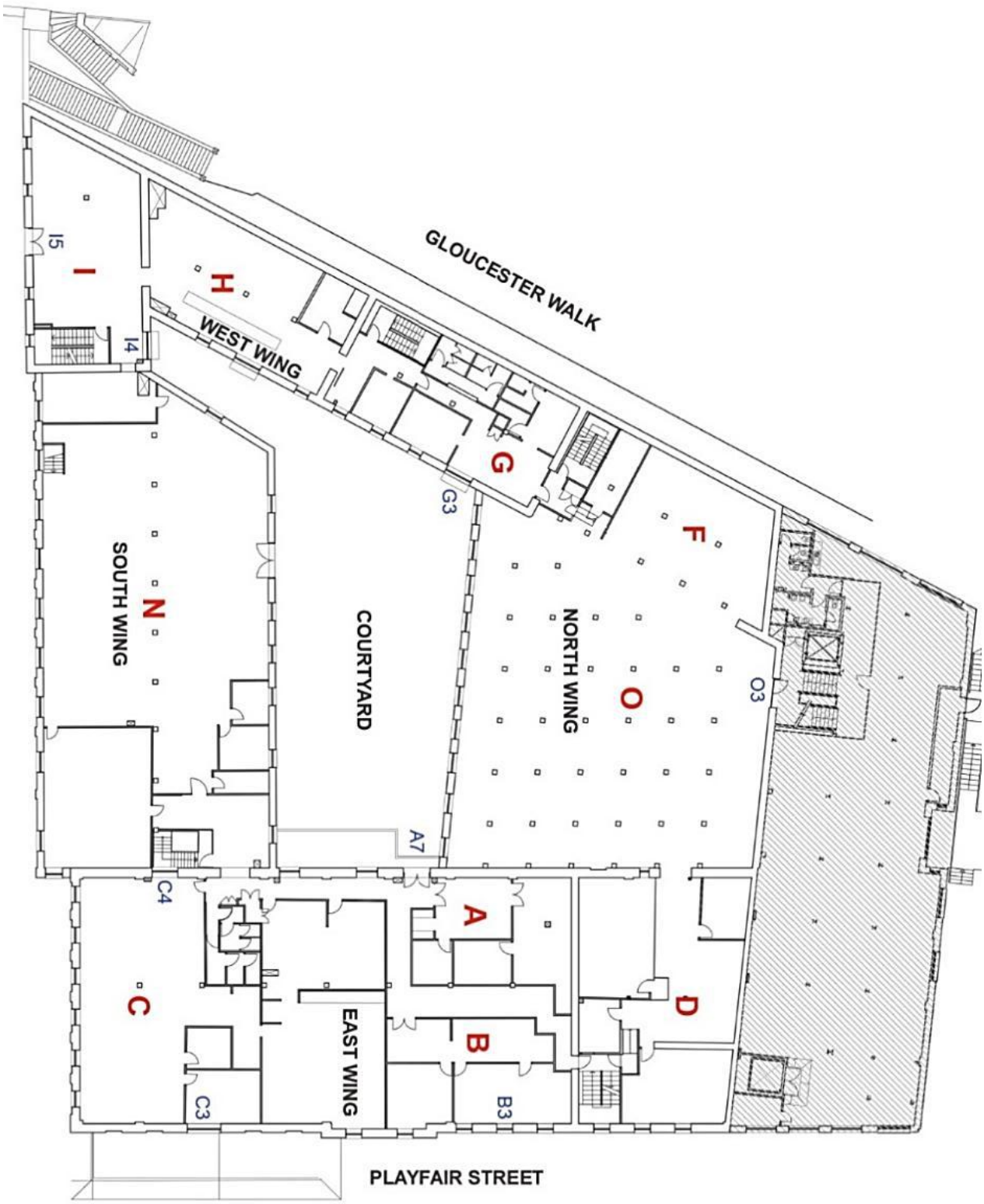


Figure 185: Level 2 plan. (Source: TKD Architects with GML overlay 2022)

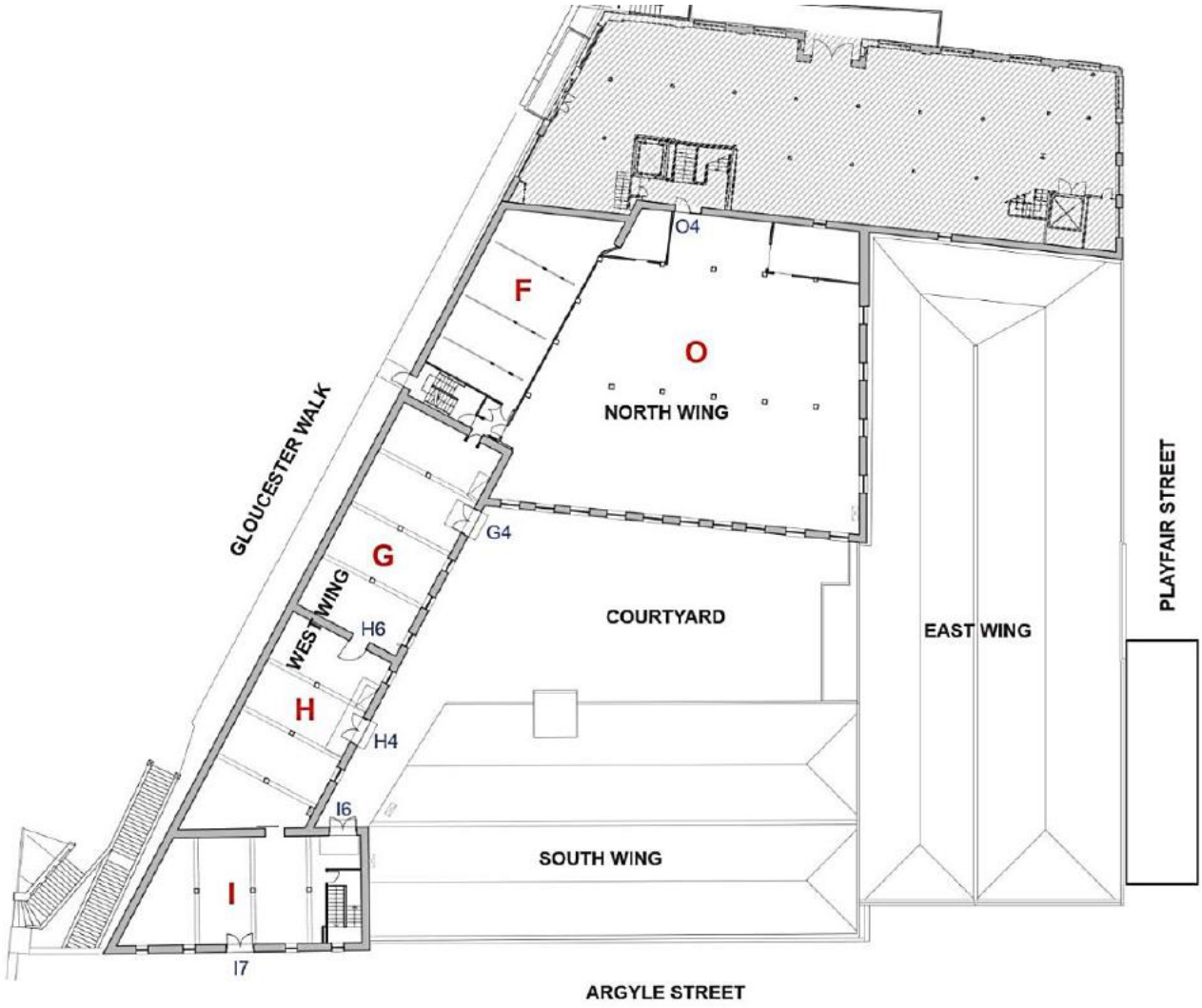


Figure 186: Level 3 plan. (Source: TKD Architects with GML overlay 2022)



Figure 187: South (Argyle Street) elevation showing elements I, N and C. (Source: TKD Architects with GML overlay 2022)



Figure 188: East (Playfair Street) elevation showing elements C, B and D. (Source: TKD Architects with GML overlay 2022)

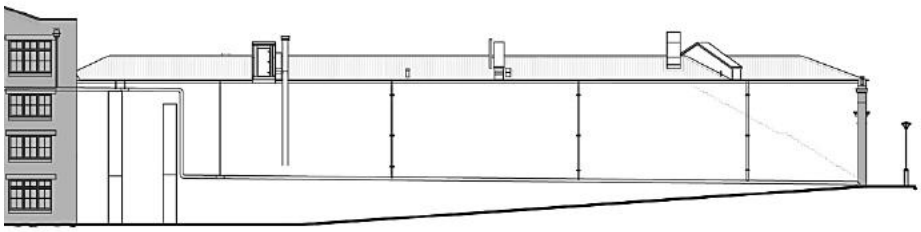


Figure 189: West elevation showing elements F, G, H and I. (Source: TKD Architects with GML overlay 2022)

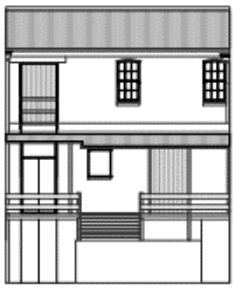


Figure 190: East wing west (courtyard) elevation. (Source: TKD Architects with GML overlay 2022)

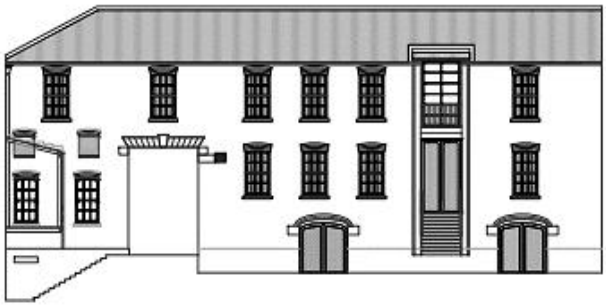


Figure 191: South wing north (courtyard) elevation. (Source: TKD Architects with GML overlay 2022)

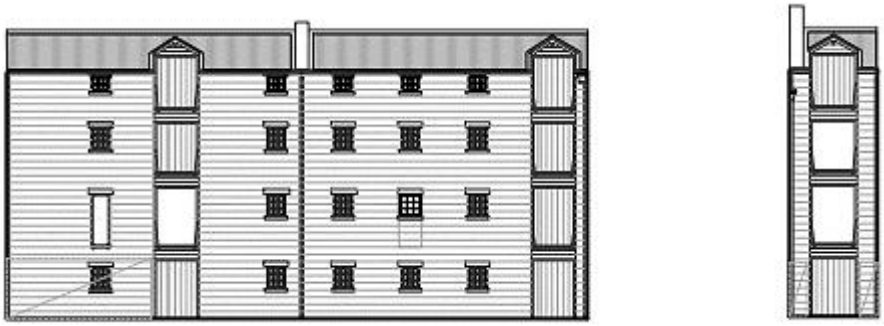


Figure 192: West wing south (courtyard) elevation and north (courtyard) elevation of Element I. (Source: TKD Architects with GML overlay 2022)

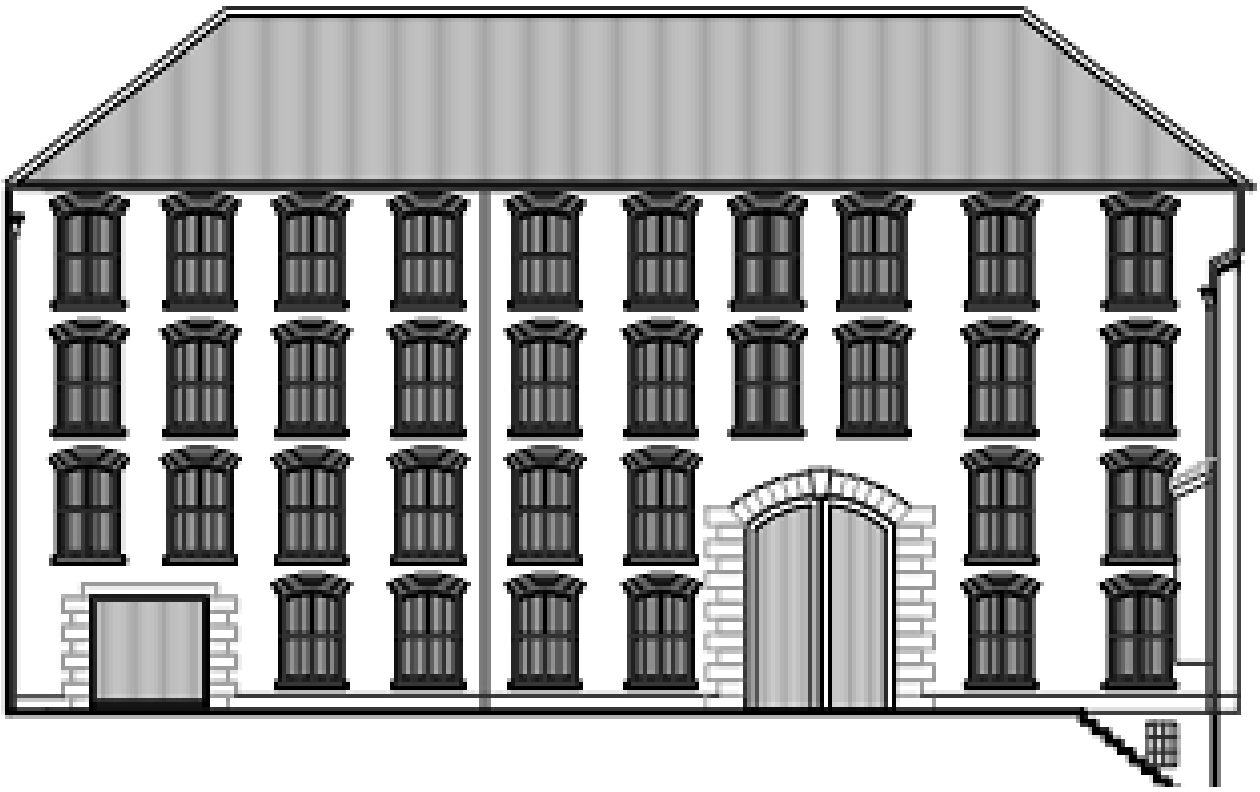


Figure 193: North wing south (courtyard) elevation. (Source: TKD Architects with GML overlay 2022)

10.2 Fabric Identification — Building Exterior

East Wing

EAST WING EXTERIOR		
ITEM	PERIOD	DESCRIPTION
East Elevation	(Elements B, C, D)	
Roof	SCRA; Post-1996	Zinc corrugated steel and zincalume
Eaves	Unwin I	Timber soffit board
Fascia	Unwin I	Approximately 200mm x 19mm beaded timber, painted
Rainwater goods	SCRA	Copper rainwater heads and downpipes
Walls: basement	Unwin I	Rough square sandstone wall base
Walls: Ground floor (Elements B & C)	Unwin I SCRA	Brickwork in rough colonial bond Lime wash finish
Walls: Ground Floor (Element D)	Unwin I & SCRA Unwin I	Rough squared stone, ashlar Stone pilaster at north end, rendered ashlar stone dressings
Walls: Second Floor	Unwin I SCRA	Masonry rendered, marked out as ashlar, brick dentil course Projecting string course at second floor level, rendered
Window openings basement	Unwin I	Sandstone sills; iron bars set in timber frames to outside of window
Window openings ground floor (Elements B & C)	Unwin 1 & SCRA ---------- ?	Sandstone sills, Timber lintels ---------- 1 opening bricked in 2 rolled metal girders as lintels; rendered surround
Window openings ground floor (Element D)	Unwin I	Sandstone sills and surrounds
Window openings first floor	Unwin I ? ---------- SCRA	11 window openings square headed — vertical sliding / double-hung sashes Blind openings — infilled? ---------- Sandstone sills
Door openings basement and ground floor	Unwin I	Warehouse opening at southern end
Door openings first floor	SCRA	2 warehouse door openings with expressed timber lining to assumed timber lintel

EAST WING EXTERIOR		
ITEM	PERIOD	DESCRIPTION
Other	Post-1996	Framed pavilion with glazed walls and canvas roof
South Elevation	(Element C)	
Roof	SCRA & Post-1996	Zinc corrugated steel and zincalume
Rainwater Goods	SCRA	Copper rainwater heads and downpipes
Walls	Unwin I	Dressed ashlar approx. 250mm courses divided into bays by 8 pilasters with capitals and entablature. Projecting string course at the first floor level. Blocking course of Greek pediment and half round blocks at the roof level
Window openings	Unwin I	Rectangular openings formed in the stone with stone sills at the ground and first floor. Basement level: 3 blind openings and 3 openings with metal grilles
West Elevation (courtyard)	(Element A)	
Roof	SCRA & Post-1996	Zinc corrugated steel and zincalume
Rainwater Goods	SCRA	Painted metal rainwater heads and downpipes Painted metal half round gutter
Eaves	Unwin I	Beaded timber fascia
Walls	Piper and Unwin I --- SCRA ? --- SCRA	Masonry with exposed string course at first floor level --- Render to west wall lined out as ashlar --- Render: marked out in ashlar under the verandah
Verandah	Twentieth century and SCRA --- SCRA --- SCRA	150mm x 150mm sawn timber posts, chamfered, sawn roof framing 100mm x 75mm, sawn beam chamfered 75mm x 150mm --- Steel frame balustrade, woven wire infill, steel frame stairs with hardwood tread, stainless steel handrails --- Timber decking
Window openings	Unwin I	Sandstone sills with flat segmental brick heads (no longer visible)

EAST WING EXTERIOR		
ITEM	PERIOD	DESCRIPTION
		Timber windows
Door openings	Unwin I and SCRA	Vertical stack of warehouse openings with hardwood lintel and hardwood frames (Piper/Unwin I) Door leaves, swinging stages, exposed cathead beam and iron pulleys (SCRA)

West Wing

WEST WING EXTERIOR		
ITEM	PERIOD	DESCRIPTION
East Elevation (Courtyard)	(Elements G, H, I)	
Roof	SCRA; Post-1996	Zinc corrugated steel and zincalume
Fascia	Unwin II	Beaded 19mm x 200mm approx. timber fascia
Walls	Unwin II	Coarse roughly squared ashlar, sparrow pecked Note: a large section has been reconstructed at the northern end
Rainwater goods	SCRA	Painted metal downpipes
Door Openings	Unwin II --- SCRA	3 warehouse openings extending through all floors --- Cathead under gable roof Reconstructed swinging platforms suspended on chai fittings Ground floor level: applied acrylic sheet over base of doors Hardware: iron handles fixed to the outer frame
Window openings	Unwin II	Timber frame within stonework opening, with metal bars set into timber
Other	Unwin II	Fixed hardwood-framed steam powered pulley winch made by Tannett Walker & Company, Leeds, 1885, according to the iron plate fixed to the side. Hydraulic hoist.
South Elevation	(Element I)	
Roof	SCRA & Post-1996	Zinc corrugated steel and zincalume
Rainwater Goods	SCRA	Copper downpipes, painted Painted metal half round gutter
Fascia	Unwin II --- SCRA	Beaded 19mm x 200mm approx. timber fascia --- Timber gable to central door opening

WEST WING EXTERIOR		
ITEM	PERIOD	DESCRIPTION
Walls	Unwin II	Course roughly squared ashlar, sparrow pecked, margined at the window and warehouse door openings
Window openings	Unwin II	Square headed window openings with margined sandstone stone lintels and projecting stone sills
Door openings	Unwin II	Stack of three warehouse openings
		Cathead beam under gable roof
	----------	----------
	SCRA	Bricked up basement opening
Other	Unwin II	Iron ring at the bottom of the wall adjacent to the middle bay
		Carved timber rope cleat at second storey warehouse opening
		Carved Number 12 face fitted to ground floor warehouse doors
	----------	----------
	Twentieth century	Hose reel point
		Painted sign between first and second eastern bays
	----------	----------
	SCRA	Evidence of light fittings on either side of the central bay
		Steel sign bracket and flood lights for The Argyle venues
West Elevation	(Element F, G, H, I)	
Roof	SCRA & Post-1996	Zinc corrugated steel and zincalume
Rainwater Goods	SCRA	Copper downpipes, painted
		Painted metal half round gutter
Fascia	Unwin II	Beaded 19mm x 200mm approx. timber fascia
	----------	----------
	Unwin II	Course roughly squared ashlar, sparrow pecked
Walls	Twentieth century	Cement ribbon pointing
		Evidence of lime wash
Other	Twentieth century	Fire exit door and structure (roof level); bridge

South Wing

SOUTH WING EXTERIOR		
ITEM	PERIOD	DESCRIPTION
South Elevation	(Elements M, N)	
Roof	SCRA; Post-1996	Zinc corrugated steel and zincalume
Rainwater goods	SCRA	Copper rainwater heads and downpipes
Walls	Ives	Masonry rendered, marked out as ashlar with double height pilasters with capitals on a stone base Stone base of regular dressed ashlar Continuous entablature with major projecting string course in the Tuscan order and blocking course
	----------	----------
	Post-1996	Paint to the render Note: the façade has few layers of paint; it appears to have been stripped of early layers
Window openings: basement and ground floor	Ives	Arche-headed window openings, projecting sandstone sills 6 grille openings in stone base
	----------	----------
	Unwin II	Lunette windows with stone surrounds
Window openings first floor	Ives	Arch headed window openings, plus 1 on the return, projecting stone sills
	----------	----------
	Unwin II	Lunette windows with stone surrounds on return
Door openings	Ives	Main opening: stone quoining and segmented arch with the words 'Argyle Stores', on the keystone monogram 'IEI' and a pair of oak leaves. (Note: Evidence that words and monogram have been painted white in the past.) Arched masonry opening, rendered, with double door, in fourth bay from west
	----------	----------
	Twentieth century	Arched masonry opening, rendered, with single door, in the first bay from west.
	----------	----------
	SCRA	Door leaves: beaded ledged, braced and sheeted in rough sawn work
Other	Post-1996	Bronze switchboard sign adjacent to the arch openings Painted street numbers Signage for The Argyle tenancies
	----------	----------
	SCRA	2 cast aluminium bollards in front of the main entrance

SOUTH WING EXTERIOR		
ITEM	PERIOD	DESCRIPTION
North Elevation (Courtyard)	(Elements N, Q)	
Roof	SCRA & Post-1996	Zinc corrugated steel and zincalume
Rainwater Goods	Twentieth century	Metal rainwater heads and downpipes, painted
	----------	----------
	SCRA	Painted half round gutter, metal approx. 200mm x 19mm
Fascia	SCRA	Beaded timber fascia
Walls	Ives	Flemish bond face brick work, lime pointing Stone base course at the basement level, coursed ashlar dressed Note: repair under the base course brick level, under the main warehouse doors, executed in common brick work
Window openings	Ives	Sandstone stone sills, 3 ring brick arched lintels
Door openings	Ives	Skillion dormer to the warehouse opening at the western end Basement level: 3 centred 3 ring arches to lower warehouse openings with stone impost blocks Flat timber lintel to opening to Argyle Street walkway
Other	Post-1996	Steel-framed stairs with hardwood treads Vent opening adjacent to the lintel of the opening to Argyle Street walkway, metal
	----------	----------
	Twentieth century	Bollards on either side of main entrance

North Wing

NORTH WING EXTERIOR		
ITEM	PERIOD	DESCRIPTION
South Elevation (Courtyard)	(Element O)	
Roof	SCRA; Post-1996	Zinc corrugated steel and zincalume
Rainwater goods	SCRA	Metal half round gutters downpipes, painted
Fascia	SCRA	19mm approx. beaded fascia
Walls	Ives	Face brickwork, English bond, on a chamfered stone base
Window openings	Ives	Sandstone sills, iron round bar security grills fixed into the masonry, 3 ring arched brickwork lintels

NORTH WING EXTERIOR		
ITEM	PERIOD	DESCRIPTION
Door openings	Ives	2 arch large openings, 1 arched with keystone
	----------	----------
	SCRA	Letters 'IVES' and the date 1881 on keystone, reconstructed
Other	Ives	Metal lantern light fitting above main doorway
	----------	----------
	SCRA	Bronze plaque commemorating the inauguration of the Sydney Cove Redevelopment Scheme in the historic The Rocks district, 'birthplace of this nation'
	----------	----------
	Post-1996	Brass main switchboard plaque

10.3 Fabric Identification — Building Interior

East Wing – Element A

EAST WING INTERIOR – ELEMENT A		
ITEM	PERIOD	DESCRIPTION
Basement Level	Bar	
Ceiling	Post-1996	Battened ply sheets
	----------	----------
	Piper	Exposed timber beams
Structure	Piper	Timber posts, circular and square, nominally 300mm diameter/square
Wall	Piper	Unlined roughly squared stone ashlar, brick arches
Skirting	-	Nil
Floor	SCRA	250mm x 150mm brick pavers
Door A1	Post-1996	Pair warehouse doors, framed and sheeted
	----------	----------
	Piper	Solid hardwood frame with iron strap hinges, bolts, cleats to outside
	----------	----------
	Post-1996	Push bars
Windows	-	Nil
External Stair	Ives?	Stone stairs basement leading to ground floor courtyard
	----------	----------
	Post-1996	Lightweight stair with non-slip tread over stone stair
Other	Post-1996	Bar, partitions and bathrooms
Ground Level	Bar	
Ceiling	Post-1996	Underside flooring, hardwood 130mm
	----------	----------
	Piper	Exposed joist and beams, hardwood 200mm x 65mm and 200mm x 200mm, supported on square posts 300mm x 300mm
Wall	Piper and Unwin I	Face brick of colonial bond, lime washed
	----------	----------
	Piper and Unwin I	Exposed hardwood lintels to door and window openings, relieving arches
	----------	----------
	Post-1996	Tiling to south
Skirting	Post-1996	200mm moulded timber

EAST WING INTERIOR – ELEMENT A		
ITEM	PERIOD	DESCRIPTION
Floor	Post-1996	90mm moulded timber
Door A2, A3		Refer to Courtyard East Elevation (Element A)
	Piper	Solid hardwood frame with iron strap hinges, bolts, cleats to outside
Door A4, A6	Post-1996	Glazed 2 panel
Door A5	Post-1996	Glazed 2 panel, bifold with fanlight
Windows	Post-1996	No sash, glazed
	Piper/SCRA	Timber double-hung sashes, original and reconstructed
	Piper	Solid hardwood window frames
	Unwin II	Bars in frame
Other	Piper	Evidence of large arched niches between Element A and B
	Post-1996	Bar, cool room and kitchen fitout to south. Partitions and lavatory fitout to north.
Level 1	-	

East Wing – Element B

EAST WING INTERIOR – ELEMENT B		
ITEM	PERIOD	DESCRIPTION
Basement Level	Bar	
Ceiling	Unwin I	Underside flooring, hardwood 150mm Exposed joist and beams, hardwood 200mm x 70mm and 300mm x 300mm, beams supported on heavy square posts 300mm x 300mm
Wall	Piper and Unwin 1	Unlined roughly squared stone ashlar, brick arches
Skirting	-	Nil
Floor	SCRA	250mm x 150mm brick pavers
Doors	-	Nil
Windows	-	Nil
Other	Post-1996	Restaurant fitout
Ground Level	Restaurant	

EAST WING INTERIOR – ELEMENT B		
ITEM	PERIOD	DESCRIPTION
Ceiling	SCRA	Underside flooring, hardwood 150mm
	Unwin I	Exposed joist and beams, hardwood 200mm x 65mm and 200mm x 200mm, supported on square posts 300mm x 300mm
Wall	Unwin I	Face brick of colonial bond, lime washed
	Unwin I	Exposed hardwood lintels to door and window openings, relieving arches
Skirting	Post-1996	230mm moulded timber
Floor	Post-1996	75mm hardwood
Door B1	SCRA	Pair warehouse doors, framed and glazed
	Unwin I	Solid hardwood frame with iron strap hinges, bolts, cleats to outside
Door B2	Post-1996	Glazed 2 panel with fanlight
Bricked in opening	SCRA	Opening bricked up
Windows	Post-1996	Inner glazing sash
	Unwin I	Solid hardwood frame
	Unwin I	Bars in frame
	Unwin I/SCRA	Timber double hung sashes — original and reconstructed
Other	Post-1996	Restaurant fitout
Level 1	-	

East Wing – Element C

EAST WING INTERIOR – ELEMENT C		
ITEM	PERIOD	DESCRIPTION
Basement Level	Kitchen	
Ceiling	Post-1996	Stainless steel lining
Wall	Post-1996	Stainless steel lining
Skirting	-	Nil
Floor	Post-1996	Non-slip membrane

EAST WING INTERIOR – ELEMENT C		
ITEM	PERIOD	DESCRIPTION
Doors	-	Nil
Windows	-	Nil
Other	Post-1996	Kitchen fitout
Ground Level	Bar	
Ceiling	Unwin I & SCRA	Underside flooring, hardwood 150mm
	----------	----------
	Unwin I	Exposed joist and beams, hardwood 60mm x 200mm and 270mm x 270mm, supported on heavily chamfered square posts 270mm x 270mm
Wall	Unwin I	Face brick of colonial bond to north and east
	----------	----------
	Unwin I	Rubble stone, formerly plastered, to south (previously wall of offices)
	----------	----------
	Unwin I	Brick, formerly plastered, to south end (previously wall of office)
	----------	----------
	Unwin I	Exposed hardwood lintels to door and window openings, relieving arches
Skirting	Post-1996	Panelled wainscoting
Floor	Unwin I	160mm hardwood
Door C1	SCRA	Pair warehouse doors
	----------	----------
	Unwin I	Solid hardwood frame with iron strap hinges, bolts, cleats to outside
Door C2	SCRA	Pair warehouse doors
	----------	----------
	Unwin I	Solid hardwood frame
Windows	Unwin I / SCRA	Timber double-hung sashes — original and reconstructed
	----------	----------
	Unwin I	Solid hardwood frame, with bars
Stair	SCRA	Hardwood staircase leading from ground floor to basement
Other	Post-1996	Bar fitout
	----------	----------
	Unwin I	Head stock to the columns with chamfered ends
		Evidence of linings to the windows, dados, sill boards, bar
		Evidence of fixings for ceiling linings in the southern bay

EAST WING INTERIOR – ELEMENT C		
ITEM	PERIOD	DESCRIPTION
Level 1	-	

East Wing – Elements A, B, C

EAST WING INTERIOR – ELEMENTS A, B, C		
ITEM	PERIOD	DESCRIPTION
Level 2	Offices	
Ceiling	Unwin 1	Exposed timber roof trusses and square posts
	----------	----------
	Post-1996	Plasterboard to underside of rafters Steel beams inserted where posts removed
Wall	Unwin I	Painted brickwork
	----------	----------
	Post-1996	Plasterboard linings
Skirting	Twentieth century	75mm x 75mm triangles
Floor	Unwin I	150mm hardwood
	----------	----------
	Post-1996	Membrane
Former doors infilled — niche remains visible	Post-1996	Three former opening infilled — in north wall between elements A and D, west wall between elements A and O and west wall between elements C and M.
Door B3, C3	SCRA	Timber glazed doors, Oregon frame
Door A7	SCRA	Pair warehouse doors, framed and glazed
	----------	----------
	Unwin II	Solid hardwood frame with iron strap hinges, bolts, cleats to outside
Door C4	Unwin I	Timber frame
	----------	----------
	Post-1996	Fixed glaze panel
Windows	Unwin I	Solid hardwood frames
	----------	----------
	Unwin I / SCRA	Timber double-hung sashes — original and reconstructed
Other	Post-1996	Partitioned office fitout and bathrooms

East Wing – Element D

EAST WING INTERIOR – ELEMENT D		
ITEM	PERIOD	DESCRIPTION
Basement Level	Restaurant Dining	
Ceiling	SCRA	Underside flooring, hardwood 100mm
	----------	----------
	Unwin I	Exposed joist and beams: joists very rough sawn out of edges of logs, supported on heavily chamfered posts 200mm x 75mm
Wall	Unwin I	Unlined roughly squared stone ashlar, brick arches
Skirting	-	Nil
Floor	SCRA	250mm x 150mm brick pavers
Windows	Unwin I	Iron bars set in stone
	----------	----------
	Post-1996	Gauze and glass
Other	Post-1996	Restaurant fitout and timber partitioned storeroom
Ground Floor	The Argyle — bathrooms	
Ceiling	Unwin I	Underside flooring, hardwood 130mm
	----------	----------
	Unwin I	Exposed joist and beams: joists very rough sawn out of edges of logs, supported on square posts 300mm x 300mm
Wall	Unwin I	Face brick of colonial bond, common brick to north, stone roughly squared ashlar to east
Skirting	-	Nil
Floor	Post-1996	130mm hardwood
Windows	-	-
Stair	Post-1996	Isolated fire stair partitioned from main space
Other	Post-1996	Bathroom fitout
Level 1	The Argyle Tavern	
Ceiling	Unwin I	Underside flooring, hardwood 130mm
	----------	----------
	Unwin I	Exposed joist and beams: joists very rough sawn out of edges of logs, supported on square posts 300mm x 300mm
Wall	Unwin I	Face brick of colonial bond, common brick to north, stone roughly squared ashlar to east
Skirting	-	Nil
Floor	Post-1996	130mm hardwood
Windows	-	-

EAST WING INTERIOR – ELEMENT D		
ITEM	PERIOD	DESCRIPTION
Stair	Post-1996	Isolated fire stair partitioned from main space
Other	Post-1996	Bar fitout and booth seating
Level 2	Offices	
Ceiling	Unwin I --- Post-1996	Exposed joist and beams with exposed horizontal timber boards --- Plaster lining
Wall	Unwin I	Face brick of colonial bond, common brick to north, stone roughly squared ashlar to east
Skirting	-	Nil
Floor	Post-1996	130mm hardwood
Opening between Elements D and O	Unwin I	Opening with timber lintel, frame and timber rope cleats
Windows	Unwin I --- Unwin I --- Post-1996	Solid hardwood frame painted --- Timber double-hung windows — original and reconstructed --- Roller blinds
Stair	Post-1996	Isolated fire stair partitioned from main space
Other	Post-1996	Exposed, suspended air conditioning ducts, cable trays and fluorescent lighting. Partitioned office fitout

West Wing – Element F

WEST WING INTERIOR – ELEMENT F		
ITEM	PERIOD	DESCRIPTION
The interior fabric of Building F has been assessed with Building O in the north wing.		

West Wing – Element G

WEST WING INTERIOR – ELEMENT G		
ITEM	PERIOD	DESCRIPTION
Basement Level	Commercial Kitchen; garbage room	
Ceiling	Post-1996	Sheet-lined and painted ceilings; proprietary cool room ceilings
Ceiling (Garbage room)	C1890s	Curved off-form concrete ceiling to garbage room (former opium store)
Wall (Perimeter)	Unwin II	Sandstone block — generally concealed by other finishes

WEST WING INTERIOR – ELEMENT G		
ITEM	PERIOD	DESCRIPTION
Wall (Internal)	Twentieth century; SCRA; Post-1996 --- c1890s	Cement render; wall tiles; stainless steel sheet; proprietary cool room walling; sheet lining on framing --- Rendered masonry walls around the garbage store
Skirting	Post-1996	Coved and finished as per floor; no skirting in garbage room
Floor	Post-1996	Applied seamless flooring in kitchen; tiles in cool room
Doors (G1)	SCRA --- Unwin II	Leaf: pair warehouse doors, framed, ledged and sheeted --- Hardwood frame
Windows	Unwin II --- Unwin II	Frame: hardwood. Metal bars in frame --- Internal sheeting over windows
Staircase	SCRA	Hardwood staircase leading from basement through to second floor
Other	Post-1996	Contemporary kitchen fixtures, fittings and services
Ground Floor	Storage	
Ceiling	Unwin II	Exposed joists and underside of timber boards of floor over-painted
Structure	Unwin II	Hardwood beams on chamfered hardwood posts 250mm x 300mm. All unpainted
Wall (Perimeter)	Unwin II --- ??	Roughly squared ashlar sandstone, picked, unpainted --- Brickwork infill below window
Wall (internal)	Post-1996	Framed and sheet lined walls
Skirting	-	No skirting
Floor	Post-1996	Carpet; resilient sheeting
Door (G2)	SCRA --- Post-1996	Leaf: pair warehouse doors, framed, ledged and sheeted --- Clear plastic sheeting/glass over exterior of door
Window	SCRA --- Unwin II	Timber casement sashes: single nine-pane divided sash --- Frame: solid hardwood. Bars in frame.
Staircase	SCRA	Hardwood staircase leading from ground to second floor
Other	Post-1996	Metal mesh walls, ice machine, shelving

WEST WING INTERIOR – ELEMENT G		
ITEM	PERIOD	DESCRIPTION
First Floor	N/A	
Second Floor	Staff Amenities	
Ceiling	Unwin II --- Post-1996	Exposed joists and underside of timber boards of floor above, 150mm wide, painted. --- Set plasterboard ceilings to wet areas
Structure	Unwin II	Hardwood beams on chamfered hardwood posts 250mm x 300mm, painted
Wall (Perimeter)	Unwin II	Roughly squared ashlar sandstone, picked, painted
Wall (Interior)	Post-1996	Framed and sheeted walls, tiling to wet areas
Skirting	Post-1996	Coved resilient sheeting skirtings in wet areas only
Floor	Post-1996?	Raised framed floor to wet areas. All floors finished with resilient sheeting
Door (G3)	SCRA	Leaf: pair warehouse doors, framed, ledged and sheeted
Window	SCRA --- Unwin II	Timber casement sashes: single 4-pane divided sash --- Frame: hardwood. Bars in frame
Staircase	SCRA	Hardwood staircase leading from ground to first and second floors
Other	Post-1996	Bathroom fixtures and fittings, lockers, kitchen and server, internal flush doors
Third Floor	Roofspace Services	
Ceiling	Post-1996 --- Unwin II	Underside of roof sarking and wire mesh supports --- Exposed timber roof framing
Structure	Unwin II	Timber posts and beams, partly painted
Wall	Unwin II	Roughly squared ashlar sandstone, picked. Remnant paint finish
Skirting	-	No skirting
Floor	Post-1996	Timber sheeting. Area of ‘unsafe flooring’ identified by signage
Window	Unwin II	Timber frames with metal grilles, no glazing — windows used for air supply to ducts
Other	Post-1996	Services and ductwork, metal cages

West Wing – Element H

WEST WING INTERIOR – ELEMENT H		
ITEM	PERIOD	DESCRIPTION
Basement Level	Commercial Kitchen	
Ceiling	Post-1996	Sheet-lined and painted; proprietary cool room ceiling
Wall (Perimeter)	Unwin II	Sandstone block — generally concealed by other finishes
Wall (internal)	Post-1996	Cement render, wall tiles, stainless steel sheet, proprietary cool room walling, sheet lining on framing
Skirting	Post-1996	Coved and finished as per floor
Floor	Post-1996	Applied seamless flooring. Tiles in cool room.
Doors H1	Post-1996 --- Unwin II	Leaf: pair flush doors with stainless steel hardware --- Frame: Hardwood
Windows	Unwin II --- Post-1996	Timber frame with fixed metal bars --- Internal lining across face of opening
Other	Post-1996	Contemporary kitchen fixtures, fittings and services
Ground Floor	Dining Room	
Ceiling	Unwin II --- Post-1996	Exposed joists and underside of timber boards of floor above, painted --- Set plasterboard ceiling in bathrooms
Structure	Unwin II	Hardwood beams on chamfered hardwood posts 3000mm x 300mm nominally. All unpainted
Wall (perimeter)	Unwin II	Roughly squared sandstone Ashlar, picked, unpainted
Wall (internal)	Post-1996	Framed walls to bathrooms, wall tiles Timber block decorative lining
Skirting	-	No skirting
Floor	Post-1996	Timber flooring possibly applied over floor substrate Tiles in bathrooms
Window	SCRA --- Unwin II	Timber casement sashes: single nine-pane divided sash --- Frame: solid hardwood. Bars in frame
Doors H2	Post-1996 --- Unwin II	Former door frame infilled with single sheet of glass --- Timber frame to above glazing
Other	Post-1996	Sliding internal screens on head track; fixed joinery units

WEST WING INTERIOR – ELEMENT H		
ITEM	PERIOD	DESCRIPTION
Second Floor	Bar Lounge	
Ceiling	Unwin II --- Post-1996	Exposed joists and underside of timber boards of floor above, unpainted --- Set plasterboard ceiling over bar
Structure	Unwin II	Hardwood beams on chamfered hardwood posts 3000mmx300mm nominally. Beams painted
Wall (Perimeter)	Unwin II	Roughly squared ashlar sandstone, picked, unpainted
Wall (Internal)	Post-1996	Framed and sheeted
Skirting	-	No skirting
Floor	Post-1996	Timber floating floor
Window	SCRA --- Unwin II	Timber casement sashes: single nine-pane divided sash --- Frame: hardwood. Bars in frame
Other	Post-1996	Bar fitout — bar, shelves, services
Third Floor	Roofspace, Services	
Ceiling	Unwin II --- Post-1996	Exposed timber roof framing --- Underside of roof sarking and wire mesh support
Structure	Unwin II	Timber posts and beams, partly painted
Wall	Unwin II	Roughly squared ashlar sandstone, picked. Remnant paint finish
Skirting	-	No skirting
Floor	Post-1996	Timber sheeting
Door H4	SCRA --- Unwin II	Leaf: pair warehouse doors, framed, ledged and sheeted --- Frame: hardwood
Opening in wall between Elements H and I	Unwin II --- Twentieth century	Hardwood lintel --- Rendered reveals
Window	Unwin II	Timber frames with metal grilles, no glazing — windows used for air supply to ducts
Other	Post-1996	Services and ductwork, metal cages

West Wing – Element I

WEST WING INTERIOR – ELEMENT H		
ITEM	PERIOD	DESCRIPTION
Basement Level	Commercial Kitchen, Storage and Amenities	
Ceiling	Post-1996	Sheet-lined and painted; proprietary cool room ceiling
Structure	Post-1996	Stainless steel sheet linings to columns and sheet linings to beams (assumed to be the original timber columns and beams)
Wall (Perimeter)	Unwin II	Sandstone block — generally concealed by other finishes (wall tiles) but exposed in non-food preparation areas
Wall (internal)	Post-1996	Painted brick, wall tiles, stainless steel sheet, proprietary cool room walling
Skirting	Post-1996	Coved and finished as per floor
Floor	Post-1996	Applied seamless flooring over concrete
	----------	----------
	Twentieth century	Tiling in bathroom
Door I1	SCRA	Leaf: framed timber joinery door
	----------	----------
	Post-1996	Leaf: flush door
	----------	----------
	Unwin II	Frame: hardwood, 2 iron pins
	----------	----------
	SCRA	Inner frame: hardwood
Blocked in window	Unwin II	Blocked in window on south wall. Remnant metal grille remains
Staircases	SCRA	Timber staircases
Other	Post-1996	Contemporary kitchen fixtures, fittings and services; bathroom fixtures, internal flush doors.
Ground Floor	Bar	
Ceiling	Unwin II	Exposed hardwood joists 75mm x 200mm, painted
	----------	----------
	Post-1996	Underside flooring, hardwood 150mm, painted
Structure	Unwin II	Roughly squared ashlar sandstone, picked, unpainted
Wall (Perimeter)	Unwin II	Roughly squared ashlar sandstone, picked, unpainted
Wall (internal)	Post-1996	Framed and lined walls
Skirting	-	No skirting
Floor	Post-1996	Timber floating floor
Door 12	SCRA	Leaf: pair timber swing doors, ledged, braced and sheeted

WEST WING INTERIOR – ELEMENT H		
ITEM	PERIOD	DESCRIPTION
13	----------	----------
	Unwin II	Frame: solid hardwood, iron gudgeon straps
	----------	----------
	SCRA	Hardware: iron strap hinges, bolts
	----------	----------
	Post-1996	Original warehouse door opening converted to window with translucent glazing
	----------	----------
	Unwin II	Timber frame to 13
Opening between Elements H and I	C1890s / twentieth century	Opening with rendered reveals
Windows	SCRA	Timber casement sashes: single 9-pane divided sash
	----------	----------
	Unwin II	Frame: hardwood
	----------	----------
	Unwin II	Bars in frame
Staircase	SCRA	Timber, closed string staircase
Other	Post-1996	Bar fitout
Second Floor	Bar	
Ceiling	Unwin II	Exposed hardwood joists 75mm x 200mm
	----------	----------
	Post-1996	Underside flooring, hardwood 150mm
Structure	Unwin II	Timber posts (250mm x 300mm nominally) and beams (250mm square nominally), unpainted
Wall	Unwin II	Roughly squared ashlar sandstone, picked, unpainted
Skirting	-	No skirting
Floor	Post-1996	Timber floating floor
Door 15	SCRA	Leaf: pair warehouse doors, ledged, braced, boarded
	----------	----------
	Unwin II	Frame: hardwood, iron gudgeon straps
	----------	----------
	SCRA	Hardware: iron strap hinges, bolts, cleats to outside
14	----------	----------
	Post-1996	Original warehouse door opening converted to window
	----------	----------
	Unwin II	Timber frame

WEST WING INTERIOR – ELEMENT H		
ITEM	PERIOD	DESCRIPTION
Opening between Elements H and I	C1890s / twentieth century	Opening with rendered reveals
Windows	SCRA	Timber casement sashes: single 9-pane divided sash
	----------	----------
	Unwin II	Frame: hardwood
	----------	----------
	Unwin II	Bars in frame
Staircase	SCRA	Timber, open riser staircase
Other	Post-1996	Glass enclosure around staircase
Third Floor	Roofspace, Services	
Ceiling	Unwin II	Exposed timber roof framing
	----------	----------
	Post-1996	Underside of roof sarking and wire mesh support
Structure	Unwin II	Timber posts and beams, unpainted
Wall (Perimeter)	Unwin II	Roughly squared ashlar sandstone, picked
Wall (Internal)	Post-1996	Framed and sheeted wall around stair
Skirting	-	No skirting
Floor	Post-1996	Timber sheeting
Door 17	SCRA	Leaf: pair warehouse doors, ledged, braced and sheeted
	----------	----------
	Unwin II	Frame: hardwood, iron gudgeon straps
16	----------	----------
	SCRA	Leaf: pair warehouse doors, ledged, braced and sheeted
	----------	----------
	Unwin II	Frame: hardwood, iron gudgeon straps
Opening between Elements H and I	C1890s / twentieth century	Opening with rendered reveals
	----------	----------
	SCRA ?	Single leaf sliding joinery door mounted on head track
Windows	SCRA	Timber casement sashes: single 9-pane, 2-pane or 4-pane sash
	----------	----------
	Unwin II	Frame: hardwood
	----------	----------
	Unwin II	Bars in frame

WEST WING INTERIOR – ELEMENT H		
ITEM	PERIOD	DESCRIPTION
Staircase	SCRA	Timber staircase with open risers
Other	Post-1996	Services and ductwork, metal cages

South Wing – Element M

SOUTH WING INTERIOR – ELEMENT M		
ITEM	PERIOD	DESCRIPTION
Basement Level	Cool room and kitchen store	
Ceiling	Unwin II	Underside of exposed joists and timber flooring
Cornice	-	-
Wall (Perimeter)	Unwin II	Sandstone blockwork, painted on west wall; face brickwork
Wall (interior)	Post-1996	Cool room walls
Skirting	-	-
Floor	Twentieth century	Quarry tiles
Doors	Twentieth century	Rendered reveals to opening. Metal gate fitted
Windows	-	-
Other	Post-1996	Shelves
Ground Floor	Security Office	
Ceiling	Unwin II --- ?	160mm boarded timber lining --- Timber boarded hatch
Cornice	Unwin II	Profiled timber 90mm x 90mm
Wall	Unwin II	Vertical 160mm timber lining boards
Skirting	Post-1996	230mm profiled timber
Floor	Twentieth century (SCRA?)	90mm hardwood boards. Evidence of removed fixture or walls
Door M1, M2	Ives --- Ives --- Ives ---	Leaf: timber joinery door, half glazed, 2 lower panels --- Frame: rebated jamb lining --- Architrave: 175mm faceted moulded timber ---

SOUTH WING INTERIOR – ELEMENT M		
ITEM	PERIOD	DESCRIPTION
Window	Ives? --- Ives --- Ives	Timber double-hung 2 pane sashes. Upper sashes have arched head rail --- Frame: timber box frame --- Metal bars in external masonry
Other	Post-1996	Chandelier light fittings

South Wing – Element N

SOUTH WING INTERIOR – ELEMENT N		
ITEM	PERIOD	DESCRIPTION
Basement Level	Restaurant / Bar	
Ceiling	Ives	Underside flooring, hardwood 150mm
Structure		Timber posts, nominally 300mm square, with stop-chamfer detail. Timber column head with curved detail to some posts. Timber beams nominally 300mm square
Wall (perimeter)	Ives	Roughly squared ashlar sandstone; face brickwork; painted brickwork (within bathrooms)
Wall (Internal)	SCRA or Post-1996	Brick walls within bathrooms, framed and sheeted walls, glass walls, wall tiles
Skirting	Post-1996	Timber bead, nominally 75mm x 35mm
Floor	SCRA or Post-1996	Floating timber board floor over substrate, carpet, tiles. Substrate not identified
Doors N1, N2	SCRA --- Ives	Leaf: pair warehouse doors, framed, braced and sheeted --- Frame: hardwood
Windows	Possibly twentieth century	Fixed glazing, mesh to exterior
Staircase	Post-1996	Steel framed stair with carpet finish and metal/glazed handrails; timber staircase (basement to second floor)
Other	Post-1996	Bar fitout, toilets fitout, curtains, flush doors
Ground Floor	Restaurant	
Ceiling	Ives --- Post-1996	Understood flooring, hardwood 150mm --- Suspended plasterboard
Structure		Timber posts, nominally 300mm square, with stop-chamfer detail. Timber column head with curved detail to some posts. Timber beams nominally 300mm square
Wall (perimeter)	Ives	Roughly squared sandstone ashlar; face brick of colonial bond, evidence of other walls at certain points

SOUTH WING INTERIOR – ELEMENT N		
ITEM	PERIOD	DESCRIPTION
Wall (internal)	SCRA / post-1996	Framed and sheeted walls, glass walls, tiles
Skirting	-	No skirting
Floor	Post-1996	Floating timber floor over substrate; applied seamless floor finish on sheeting over substrate (kitchen)
Door N3 N5 --- N4 N6	SCRA IVES --- SCRA --- Post-1996 --- IVES --- SCRA	Leaf: pair warehouse doors, framed, braced and sheeted Frame: sawn hardwood --- Leaf: pair framed and sheeted --- Frameless glazed door inside --- Frame: hardwood --- Original window opening adapted with door added
Window	Ives, SCRA --- Ives --- Ives	Sashes: timber double-hung (original and reconstructed) South wall — 2 pane sashes. Top sash has arched head North wall — 6 pane sashes --- Frame: timber box frame --- Metal bars in external masonry
Staircase	Post-1996 --- Post-1996	Steel-framed stair with carpet finish and metal/glazed handrails Timber staircase (basement to second floor) --- Steel-framed stair with timber treads connecting to Element I
Other	Post-1996	Toilets, kitchen and scullery fitouts, restaurant fitout, curtains
Second Floor	Office / Studio (vacant)	
Ceiling	Post-1996	Set plasterboard (raking) with exposed timber trusses
Structure	Ives --- Ives	Exposed timber king post trusses supported on timber beams (nominally 200mm x 250mm) and timber posts (nominally 200mm square) with stop-chamfer detail. Some posts have timber column head with curved edge detail. All paint finished --- Painted brick of colonial bond

SOUTH WING INTERIOR – ELEMENT N		
ITEM	PERIOD	DESCRIPTION
Wall (perimeter)	Unwin II	Painted sandstone to part of east wall
	----------	----------
	Unwin II	Sandstone, render marked out as ashlar to part of east wall, paint finish
Walls (internal)	Post-1996	Framed and sheeted walls
Skirting	Twentieth century	75mm x 75mm triangular trim batten in southeast room
Floor	Post-1996	Timber sheeting, carpet
Window	Ives, SCRA	Sashes: timber double-hung (original and reconstructed) South wall — 2 pane sashes. Top sash has arched head North wall — 6 pane sashes
	----------	----------
	Ives	Frame: timber box frame
	----------	----------
	Ives	Bars in masonry externally
	----------	----------
	Ives	Oriel windows with metal bars set into masonry on the exterior
	----------	----------
	SCRA	Glass to oriel window
	----------	----------
	Post-1996	Perspex sheets attached to inside of frame with magnetic fixings
Staircase	Post-1996	Timber staircase (basement to second floor)
	----------	----------
	Post-1996	Lobby — steel-framed stair with glazed and steel mesh balustrade (ground floor to level 2)
Other	Post-1996	Bathroom fitout; copper drainage sump with PVC drainage pipe, air conditioners

South Wing – Element Q

SOUTH WING INTERIOR – ELEMENT Q		
ITEM	PERIOD	DESCRIPTION
Basement Level		
Ceiling	Post-1996	Timber boarded
	----------	----------
	Ives	Some exposed joists and beams
Wall	Post-1996	White

SOUTH WING INTERIOR – ELEMENT Q		
ITEM	PERIOD	DESCRIPTION
Skirting	Post-1996	Membrane coving
Floor	Post-1996	Membrane
Doors	-	-
Windows	-	-
Other	-	-
Ground Floor	Toilets	
Ceiling	Post-1996	Timber boarded with profiled timber cornice
Wall	Post-1996	Rendered brick
Skirting	Post-1996	Tiles
Floor	Post-1996 --- Post 1996	Tiles in WC --- Timber floorboards in airlock
Doors Q1, Q2	Post-1996	Timber frame, timber door leaves framed and sheeted
Windows	Post-1996?	Timber double-hung 6-pane sashes in timber frame
Other	Post-1996	Toilet partitions, fittings and fixtures

North Wing — Building O (and F)

While Building F is located in the west wing, for the purposes of interior analysis, it will be assessed with Building O in the north wing as most levels share the same tenancy and are treated as one floor space.

NORTH WING INTERIOR – ELEMENTS O AND F		
ITEM	PERIOD	DESCRIPTION
Basement Level (Note — no basement level to element F)	Back of House Storage, Cool Rooms, Bathrooms	
Ceiling	Post-1996	Plasterboard
Structure	Ives	Timber columns (nominally 300mm square) with stop-chamfer corners, some with head brackets with curved edges. Timber beams. All paint finished (paint likely to be post-1996)
Wall	Ives --- Post-1996	Sandstone cutting --- Framed walls with plasterboard lining; cool rooms

NORTH WING INTERIOR – ELEMENTS O AND F		
ITEM	PERIOD	DESCRIPTION
	----------	----------
	Post-1996	Tiling in bathroom
Skirting	-	No Skirting
Floor	SCRA?	Concrete
	----------	----------
	Post-1996	Brick paving in bathrooms
Doors	Post-1996	Flush doors; cool room doors
Windows	-	-
Staircase	Post-1996	Steel-framed and cage wire partitions
Other	Post-1996	Light framed and cage wire partitions
	----------	----------
	Post-1996	Services, equipment, shelves
Ground Floor	Bar	
Ceiling	Ives (Element O)	Exposed joist and beams: Joists 60mm x 250mm, supported on, evidence of paint and limewash.
	Unwin II (Element F)	Some exposed joists and beams
	----------	----------
	SCRA	Underside timber flooring
Structure	Ives	Timber columns (nominally 300mm square) with stop-chamfer corners, some with head brackets with curved edges. Timber beams. All unpainted.
Walls	Ives	Face-brick of colonial bond to south wall Face sandstone north wall
	----------	----------
	Piper, Unwin	Element O — roughly squared ashlar sandstone to east. Dressed stone surrounds to openings (Unwin I)
	----------	----------
	Unwin II	Element F — roughly squared ashlar sandstone to north, south and west and wall nib between Elements O and F.
	----------	----------
	SCRA	Element F — framed and sheeted south wall
Skirting	-	No skirting
Floor	Ives / SCRA	130mm hardwood. Some replacement fabric
Door O1, O2	Post-1996	Leaf: glass; Frame: steel; Hardware: vertical steel handle
Doors O1, O2	Ives	Timber joinery door leaves held open at sides of opening

NORTH WING INTERIOR – ELEMENTS O AND F		
ITEM	PERIOD	DESCRIPTION
Window (south wall)	Ives / SCRA --- Ives --- Ives	Sashes: timber-framed double-hung with arched top rail to upper sash, putty inside — original and reconstructed --- Frame: timber box frame --- Metal bars in masonry
Window openings (east wall)	Unwin I	Metal bars in stonework
Staircase in Element O	Post-1996	Steel-framed staircase leading from ground floor to first floor
Staircase in Element F	SCRA	Timber stair (ground floor to level 3) enclosed by walls
Other	Post-1996	Bar fitout, curtains to main entrance, furnishings, lighting
First Floor	Bar	
Ceiling	Ives --- Ives	Exposed joist and beams: Joists 60mm x 250mm --- Underside flooring, hardwood 150mm
Structure	Ives	Timber columns (nominally 300mm square) with stop-chamfer corners, some with head brackets with curved edges. Timber beams. All unpainted.
Wall	Ives --- Unwin II --- Piper, Unwin I --- SCRA	Face brick of colonial bond to south Face sandstone north wall --- Element F — roughly squared ashlar sandstone to north, south and west and wall nib between elements O and F --- Element O — roughly squared ashlar sandstone to east. Dressed stone surrounds to openings (Unwin I) --- Element F — framed and sheeted south wall
Skirting	-	No skirting
Floor	Ives/SCRA	130mm hardwood — original and reconstructed. Void in floor is original
Door	-	-
Window (South wall)	Ives/SCRA --- Ives	Sashes: timber-framed double-hung with arched top rail to upper sash, putty inside — original and reconstructed --- Frame: timber box frame

NORTH WING INTERIOR – ELEMENTS O AND F		
ITEM	PERIOD	DESCRIPTION
	----------	----------
	Ives	Metal bars in masonry
Staircase	Post-1996	Steel staircase leading from ground floor to first floor
Other	Post-1996	Bar fitout, furnishings, lighting, balustrades to void
Second Floor	Office	
Ceiling	Ives	Exposed joist and beams: Joists 60mm x 250mm, evidence of paint and limewash; underside flooring, hardwood 150mm
Structure	Ives	Timber columns (nominally 300mm square) with stop-chamfer corners, some with head brackets with curved edges. Timber beams. All unpainted.
Wall	Ives	Element O south wall — brick of colonial bond to south, painted
		Element O north wall — painted sandstone
	----------	----------
	Unwin I	Element O west all — painted sandstone
	----------	----------
	Unwin II	Roughly squared ashlar to north, west and east, painted
Skirting	-	No Skirting
Floor	SCRA	130mm hardwood, high polished (laid over timber floor substrate)
		Metal sheet over void in floor and at entrance
Door O3	Post-1996	Leaf: glass in rendered opening
Windows (south wall)	Ives/SCRA	Sashes: timber-framed double-hung with arched top rail to upper sash, putty inside — original and reconstructed
		----------
	----------	Frame: timber box frame
	Ives	----------
	----------	Bars in Masonry
	Ives	
Other	Post-1996	Office fitout including internal framed and sheeted walls
		----------
	----------	Openings in east wall — opening with stone sill and timber frame
	Ives	----------
	----------	Openings in east wall — mesh in timber framed sash.
	Post-1996	
Third Floor (note: no access to	Office	

NORTH WING INTERIOR – ELEMENTS O AND F		
ITEM	PERIOD	DESCRIPTION
Element F roofspace)		
Ceiling	Ives	Exposed underside of timber roof boards and exposed timber roof framing, unpainted
	----------	----------
	Post-1996	Skylights set into the roof/ceiling
Structure	Ives	Timber posts with stop-chamfer detail (300mm x 300mm nominally), some with timber heads with curved detail; timber beams; composite trusses, timber and steel.
Wall (perimeter)	Ives	South wall — painted brickwork. Stone sills unpainted but with evidence of former paint finish. East and north walls — painted sandstone and brickwork East wall — painted brickwork. Render to lower part of wall, paint finish
Wall (internal and between elements O & F)	Post-1996	Framed and sheeted walls, wall tiles to kitchenette
Skirting	-	No skirting
Floor	SCRA / Post-1996	Polished timber floor boards laid over substrate. Metal plate infill to former opening in floor.
Door O4	Post-1996	Frameless glass door in opening with rendered reveals
Window	Ives/SCRA	Sashes: timber-framed double-hung with arched top rail to upper sash, putty inside — original and reconstructed
	----------	----------
	Ives	Frame: timber box frame
	----------	----------
	Ives	Bars in masonry
Other	Post-1996	Office fitout

10.4 Lift Option Analysis for Argyle Stores

This appendix includes a lift options analysis for Argyle Stores, prepared by TKD Architects (2025) assessing five possible locations to improve access to the ground floor of the east wing and provide 24-hour access to as much of the upper levels of the north, east and south wings as possible.

TKDArchitects
Tanner Kibble Denton

Argyle Stores

Argyle Street,
The Rocks | Tallawoladah

Lift Options Analysis



Prepared for
Placemaking NSW

June 2025

DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
1	09/04/25	Preliminary draft	GP, JP	GP
2	16/04/25	Revised draft	GP, JP	GP
3	02/07/25	Final issue	GP, JP, YY	GP
4	30/07/25	Revised Opt4	GP, JP, YY	GP

Acknowledgment of Country



TKD Architects acknowledge the Traditional Custodians of the lands where we work and create, recognising their continuing and unbroken connection to the land, water and sky. We pay our respects to Elders past and present, and express our gratitude for their sharing of knowledge and cultures.

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3	BUILDING DESCRIPTION	**6**
4	HERITAGE CONSIDERATIONS	**7**
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6	RECOMMENDATIONS	**15**



The Argyle Stores Courtyard in 2001.
Source: The Rocks Discovery Museum

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Front Cover Image: The Argyle Stores in 2023. Source: Lindi Pierce, 2018

1 Introduction

Background and Objectives

This study has been prepared on behalf of Placemaking NSW to identify and assess possible locations for a new lift at Argyle Stores, Argyle Street, The Rocks.

Argyle Stores is a nineteenth-century former warehouse building owned by Placemaking NSW and leased to a variety of commercial and hospitality tenants. Constructed in stages, the building has four wings arranged around a central courtyard.

A new lift is needed to provide equitable and more convenient access for tenants and customers. Presently, only the first and second floors of the north wing are accessible by a lift located in the neighbouring Cleland Bond Store.

Placemaking NSW's requirement is for a lift that:

- provides access to 'El Camino', a restaurant on the ground floor of the east wing
- provides 24-hour access to as much of the upper levels of the north, east and south wings of the building as possible
- is sited to minimise adverse impacts on the heritage significance of the building.

Two possible locations for a lift suggested by Placemaking NSW are included in this study:

- within the historic goods lift shaft in the adjoining Cleland Bond Store
- outside the building on Playfair Street.

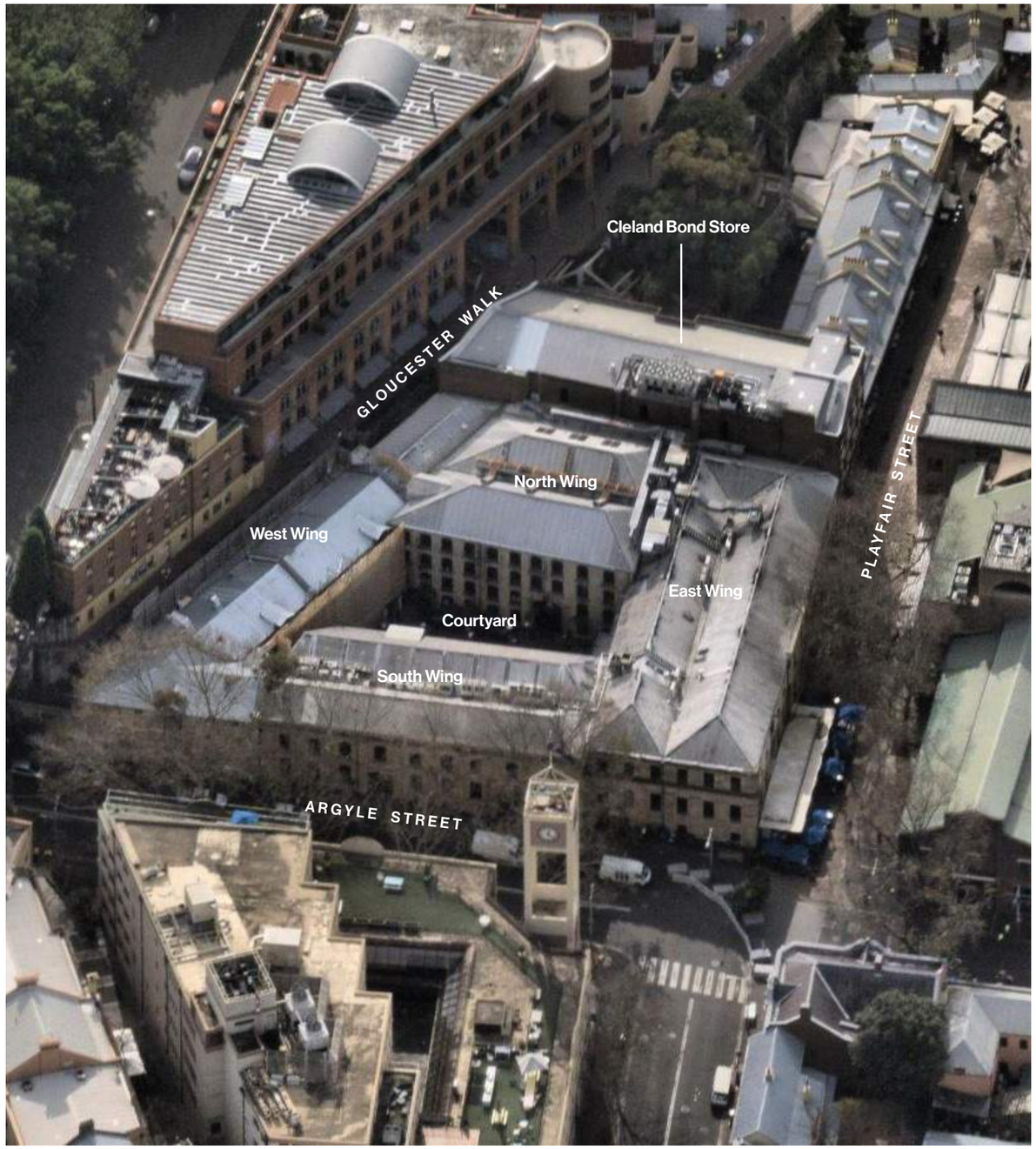
A further three locations are considered:

- within the east wing
- within the south wing
- within the courtyard.

This study assesses the potential heritage impacts and functional benefits of the five lift locations (section 5) and concludes with recommendations (section 6).

Limitations

This report provides high-level concept options for lift locations based on existing conditions drawings provided by Placemaking NSW. These include floor plans, some section drawings and limited information about existing floor levels. It is understood that there is no detailed survey drawing for the whole of the building.



Oblique aerial view of Argyle Stores.
Source: Nearmap with TKD Architects overlay



Courtyard looking west.



Courtyard looking south.



Playfair Street facade.

2 History and significance

History and use

The Argyle Stores were constructed in stages from 1826 to 1881 as warehouses. Part of the building was used as a customs house from 1830 until 1850, accommodating offices to manage the import and export of goods and collect associated duties. The building was altered in line with its continuing use as bonded storage from the nineteenth century to the twentieth century. The stores are associated with important retailers and merchants including Samuel Terry, Fredrick Wright Unwin, and the Tooth Brothers (of Tooth and Co Brewery). The courtyard of the building was opened to the public as part of conservation works in the 1970s and has become an important space to the local community and visitors.

The Cleland Bond Store was constructed in 1914 as a four storey warehouse for bonded storage. It was sold to Cleland Bond in 1933 when its original owner, Dingle and Co, went into liquidation following losses suffered during the Great Depression. The building continued to operate as a bond store until it was refurbished in the 1970s for commercial and office use. In the 1990s it was adapted into a department store, a function it served for a number of years.

Heritage significance

The Argyle Stores derives significance from its status as one of the earliest surviving commercial buildings in Sydney, with its earliest wing dating to c1826. It is significant as evidence of the early commercial and maritime history of The Rocks, serving an important civic use as a Customs House. Throughout its evolution and alteration, it has retained substantial evidence both externally and internally of its original and early uses, including a rare 1880s hydraulic hoist in the courtyard. Later changes to the building demonstrate shifts in trends of warehouse design from the nineteenth century to the twentieth century.

The Cleland Bond Store is of significance as evidence of the continued success and growth of bonded storage in The Rocks, forming an expansion to the adjacent Argyle Stores. It provides evidence of the evolution of the commercial and maritime uses of The Rocks in the early twentieth century. Though it has evolved and been altered in line with this use, it retains substantial physical evidence of its original design and function both externally and internally.

Today these two significant buildings form an important part of the highly valued historic precinct of The Rocks. The buildings are currently occupied by a number of hospitality venues and commercial offices.



The Argyle Stores in 1915.
Source: The Rocks Discovery Museum



The Cleland Bond Store in 1970.
Source: The Rocks Discovery



The Cleland Bond Store in 1989.
Source: City of Sydney Archives



Kerry & Co. Glass Plate Negative of Argyle Street and the Argyle Cut, c1892-1917.
Source: Powerhouse Museum

3 Building description

Building layout, construction and materials

Argyle Stores is a complex of connected former warehouse buildings arranged around a central courtyard with frontages to Argyle Street and Playfair Street. The various sections of the building were constructed in phases between 1826 and 1881.

The buildings are constructed of load-bearing masonry – variously brick or sandstone – and range from two to four storeys. Floor and roof structures are timber-framed.

The neighbouring four-storey Cleland Bond Store was completed in 1914. It is constructed of load-bearing masonry with timber-framed floors and roof structure. Its principal address is Playfair Street, and it has rear access at third floor from Gloucester Walk. A lift added in the 1990s in the south-west corner provides access to the north wing of Argyle Stores.

Building access and address

Each of the wings at Argyle Stores has separate street level access:

- East wing (Basement): from Playfair Street
- South wing (Ground): from Argyle Street
- North and west wings : from the courtyard.

None of these entries provide compliant access - refer to the diagrams and photos opposite.

The only parts of the building that have compliant access are the first and second floors of the north wing, via the lift in the neighboring Cleland Bond Store.



1. Playfair Street entrance to basement level, east wing (Munich Brauhaus). Non-compliance: steps at entry lobby.



2. Passageway: access to east, north and west wings via the courtyard. Non-compliance: uneven granite pavers.



3. Entrance to east wing ground floor tenancy (El Camino). Non-compliance: steps at entrance.



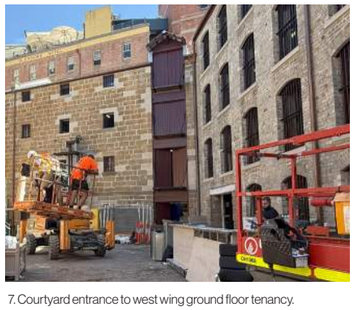
4. Argyle Street entrance to south wing ground floor tenancy (The Cut Bar and Grill). Non-compliance: steps at entrance.



5. Argyle Street entrance to south wing ground floor tenancy (Sake Restaurant and Bar). Non-compliance: steps at entrance.



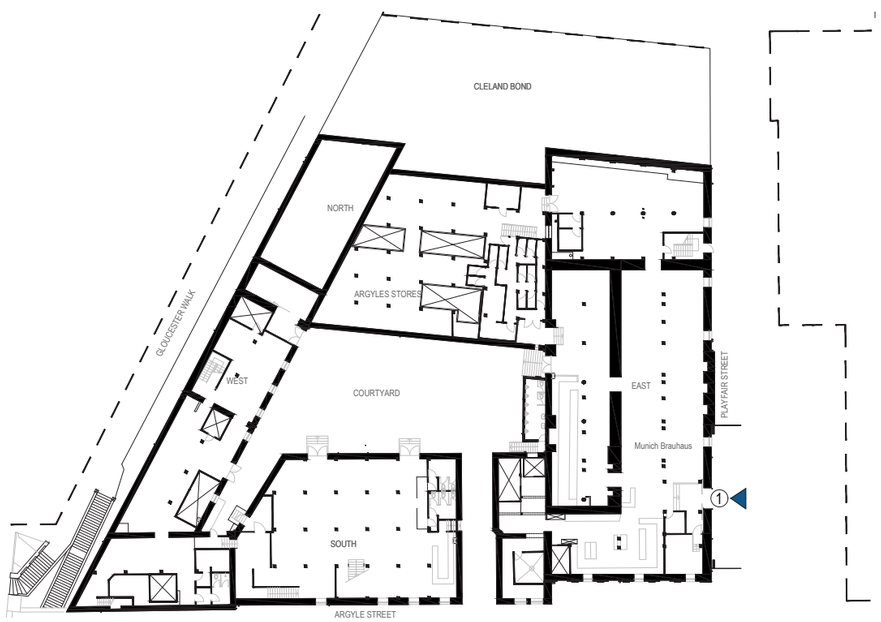
6. Courtyard entrance to south wing ground floor tenancy (Pacific Hunter Hospitality Group). Non-compliance uneven granite pavers.



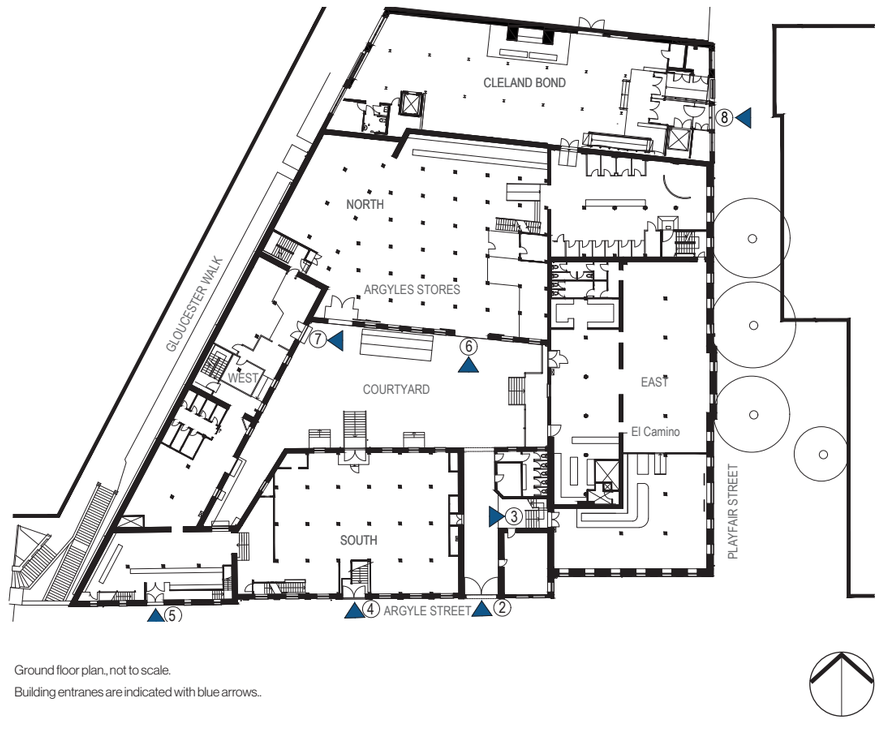
7. Courtyard entrance to west wing ground floor tenancy. Non-compliance: uneven granite pavers.



8. Playfair Street entrance to first and second floors, north wing (via lift in Cleland Bond).



Basement floor plan, not to scale.
Building entrances are indicated with blue arrows.



Ground floor plan., not to scale.
Building entranes are indicated with blue arrows..

4 Heritage Considerations

Statutory heritage framework

Argyle Stores and Cleland Bond Store are both state-listed heritage items, protected under listings SHR No. 01524 and SHR No. 01538 respectively. They are also individually listed on the s170 register of Placemaking NSW.

Relevant conservation management plan policies

The conservation management plans for the two sites contain policies to guide and manage change. The 2025 Conservation Management Plan for Argyle Stores was prepared by Placemaking NSW. The 2008 Conservation Management Plan for the Cleland Bond Store was prepared by Clive Lucas, Stapleton & Partners Pty Ltd.

Issues that are relevant to the installation of a lift include:

- The external facades of both buildings are graded as of exceptional significance.
- Most of the interior fabric and spaces are graded as of exceptional or high significance, but there are limited areas graded as of little or moderate significance. These are predominately existing access stairs, and spaces subject to current fitouts like bathrooms.
- In addition to the modern lift in the south-western corner of the Cleland Bond which services the Argyle Stores, an historic goods lift is located in the south-eastern corner. The timber enclosure to the lift is graded as of exceptional significance. The CMP for Cleland Bond notes in relation to the Goods Lift that "*this original lift void could be appropriately adapted in future to contain a new passenger lift if this was required*."
- The Conservation Management Plans for the buildings advocate for "*a whole of building/site approach should be adopted for provision of services and access*" including stairs and lifts.
- The policies of the CMPs do not preclude the upgrade of services and access, but state they must not have a detrimental impact on the significance of the buildings as a whole.
- The policies advocate for the reuse of areas previously modified for services, in preference to modifying intact fabric. the policies recommend that: *"Improvement works for accessibility are to be managed by skilled heritage consultants and heritage trained access consultants.*"

Policy 41 of the 2025 Argyle Stores includes these guidelines for the provision of lift access:

Investigations should be made into whether freestanding lift access can be provided within the complex. Options may include:

- *Within the recess between elements D, M and Q to provide access to the upper floors of the east and south wings — the stair in this area is of little significance and may be replaced.*
- *On the southern side of the courtyard to provide access to the south or west wings through a set of stacked warehouse openings that are already missing their original doors.*
- *In both cases the impact of the proposed changes on the heritage fabric, spaces (including courtyard space) and archaeology must be assessed. Options that have an adverse heritage impact that cannot be mitigated adequately must be avoided.*

The diagram opposite shows the two lift locations suggested by the CMP. These were considered as part of this study but were discounted: a lift in the suggested location in the east wing would require the removal of the existing entrance to El Camino, and a lift located in the courtyard to access the south wing would not provide access to the east or north wings.

Views and curtilage

The 2025 Conservation Management Plan identifies key views that contribute to the visual setting and heritage significance of Argyle Stores (section 3.3), and define its heritage curtilage (section 4.4.3). The key views are summarised graphically in the diagram below. When considering an external lift location, potential adverse impacts on these views need to be assessed.

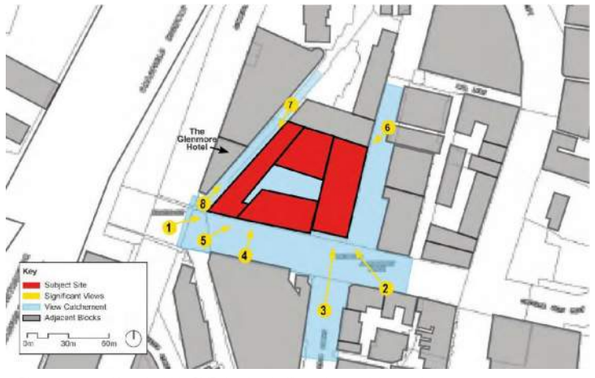


Diagram extracted from the 2025 CMP showing significant views and view catchment.
Source: 2025 Argyle Stores CMP..

Sydney Cove Redevelopment Authority Scheme

The 1984 Sydney Cove Redevelopment Authority Scheme provides building site control drawings that dictate the scale and location of permissable additions within The Rocks.

The diagram for the block bounded by Argyle Street, Playfair Street and Gloucester Walk (diagram XXIX) depicts two building envelopes adjacent to Argyle Stores on Playfair Street. It is outside the scope of this study to confirm whether the envelope with a maximum height of RL 21.00 would accommodate an external lift.

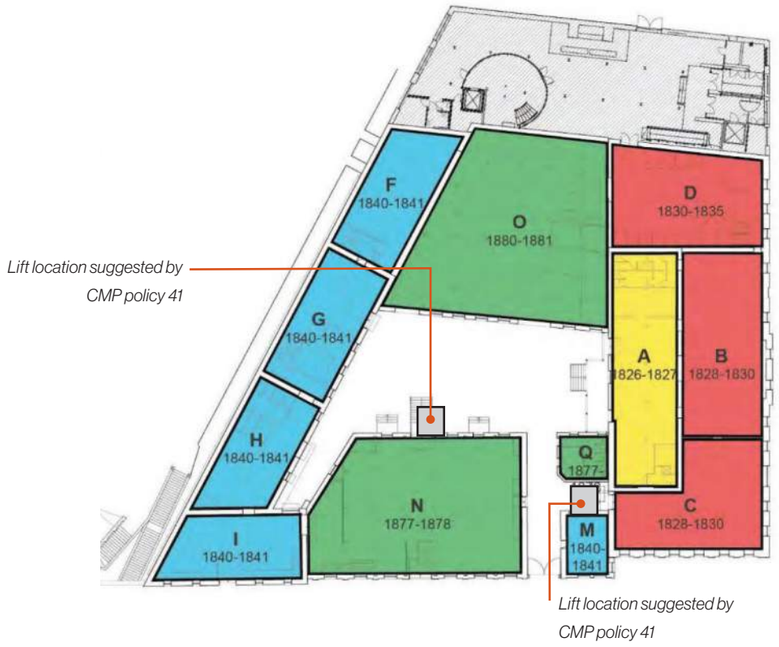
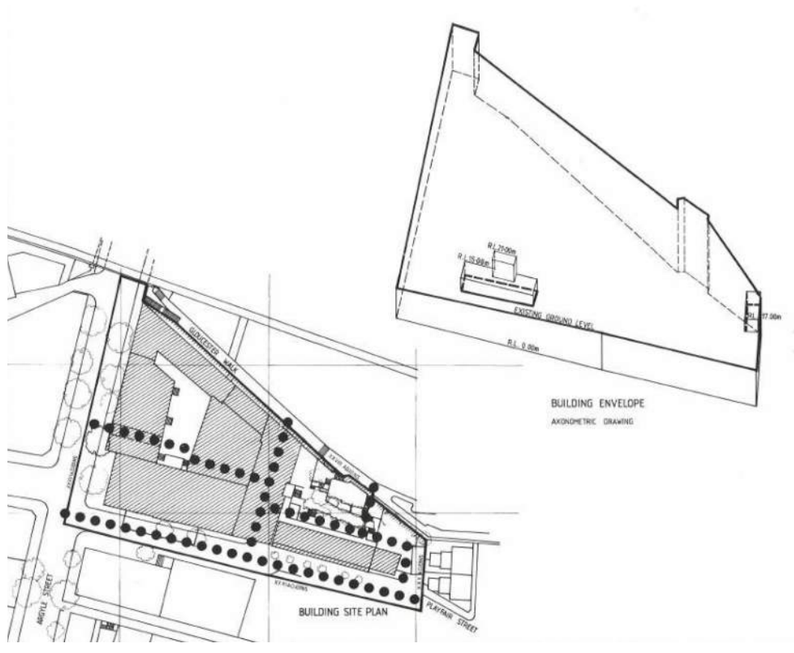


Diagram extracted from the 2025 CMP annotated to show the two suggested locations for a lift.
Source: 2025 Argyle Stores CMP with TKD Architects overlay.



SCRA diagram XXIX. showing two permissible building envelopes on Playfair Street.
Source: 1984 Sydney Cove Redevelopment Authority Scheme Building Site Control Drawings.

5 Lift Options

Introduction

The plan diagram opposite shows the options for five lift locations:

- Option 1: Cleland Bond goods lift
- Option 2: Playfair Street external lift
- Option 3: East ing
- Option 4: South Wing
- Option 5: Courtyard

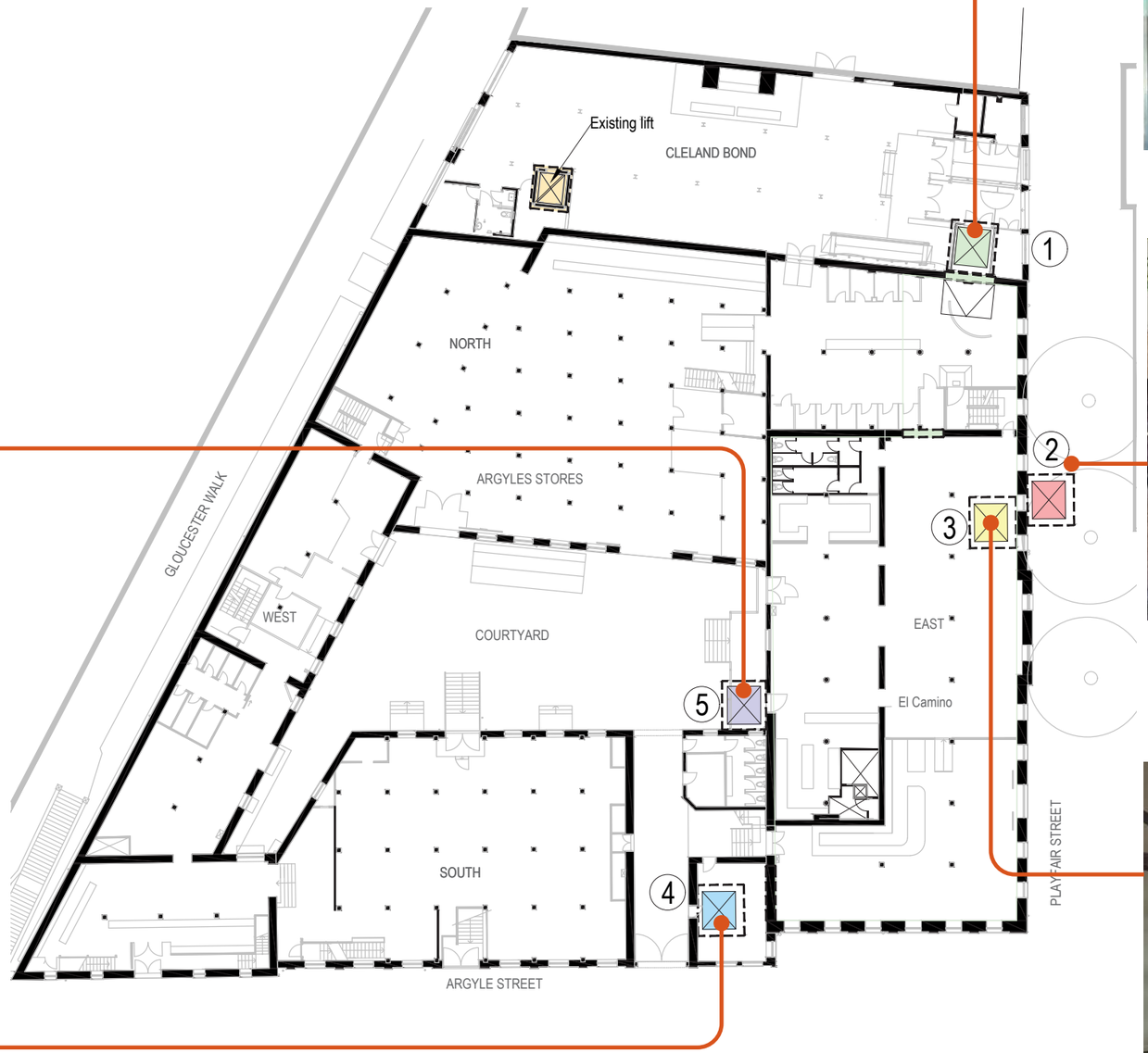
Following are concept plans showing their locations at each of the four levels of the building. Areas of the building that can be accessed from the lifts are shaded in colour.



Option 5 : Courtyard



Option 4 : South Wing





Option 1 : Cleland Bond goods lift



Option 2 : Playfair Street

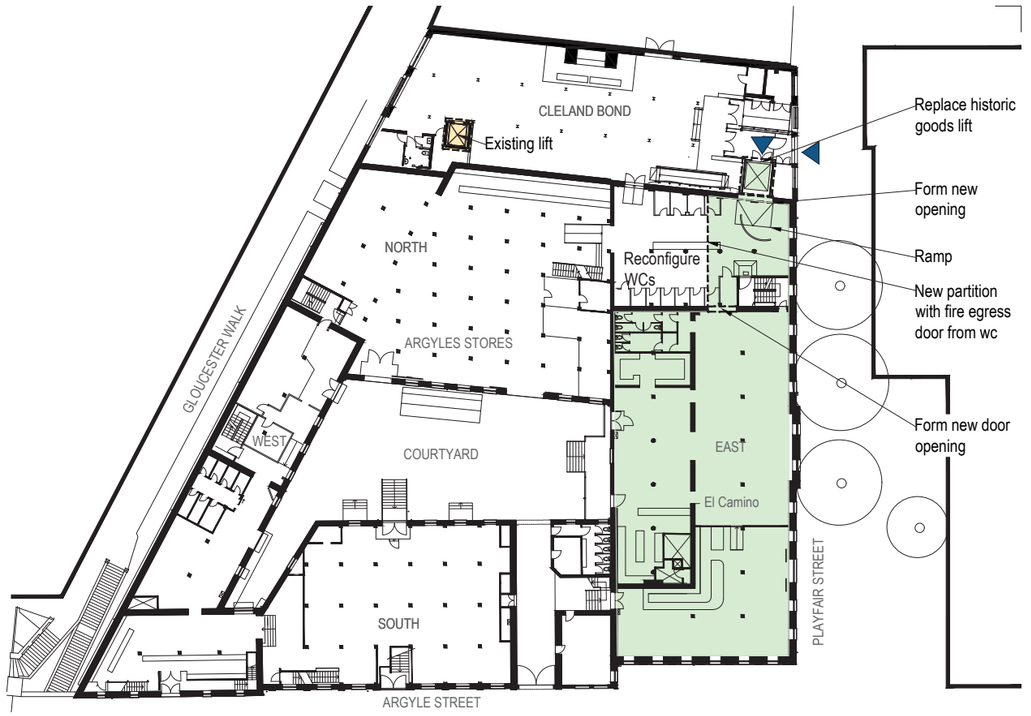


Option 3 : East Wing

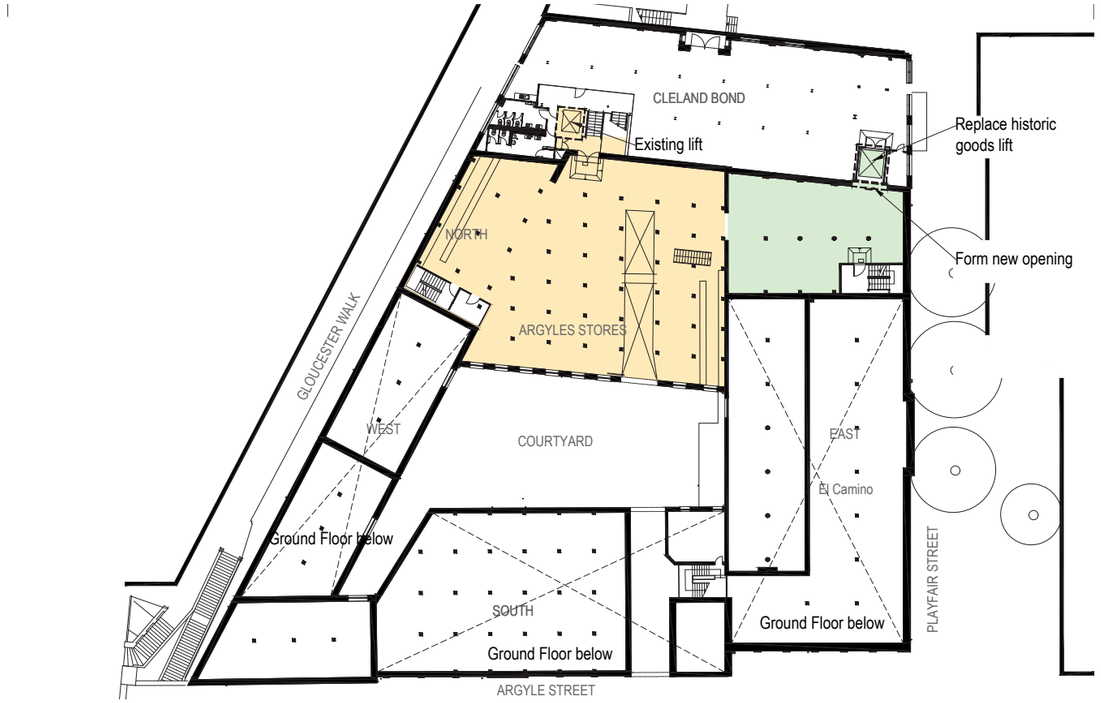
Option 1 - Cleland Bond goods lift



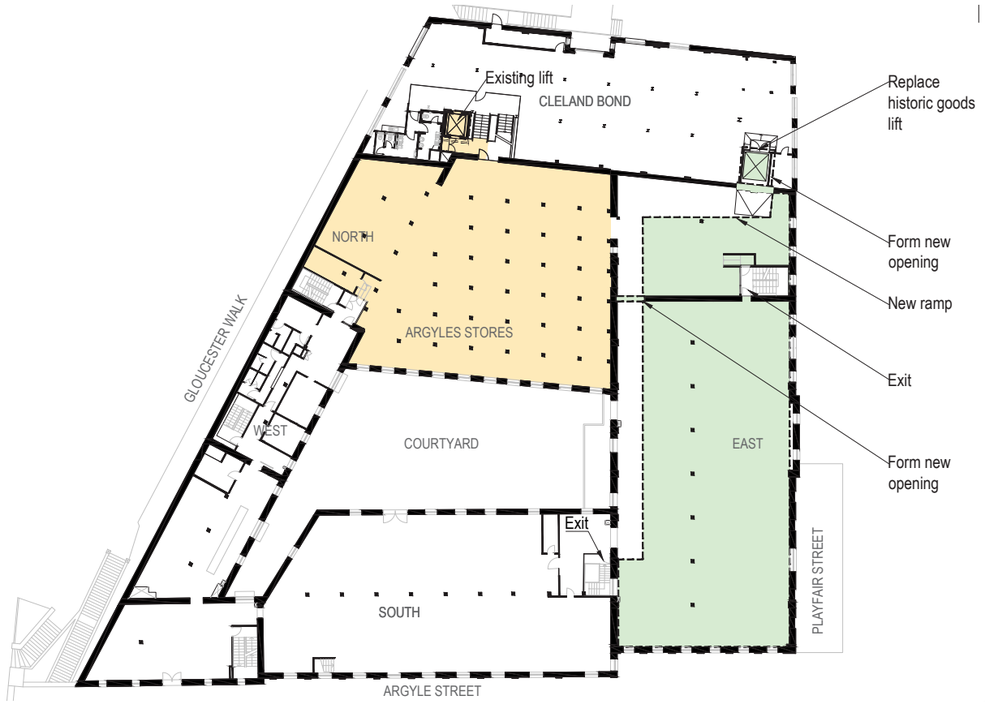
Basement Floor Plan



Ground Floor Plan

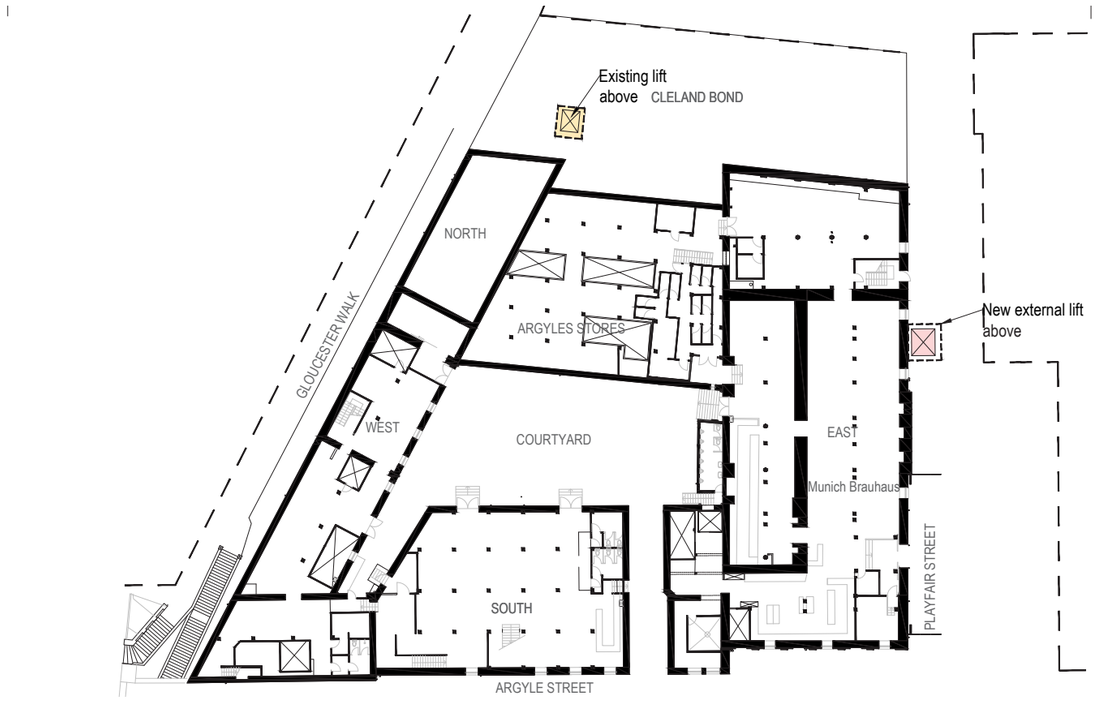


First Floor Plan

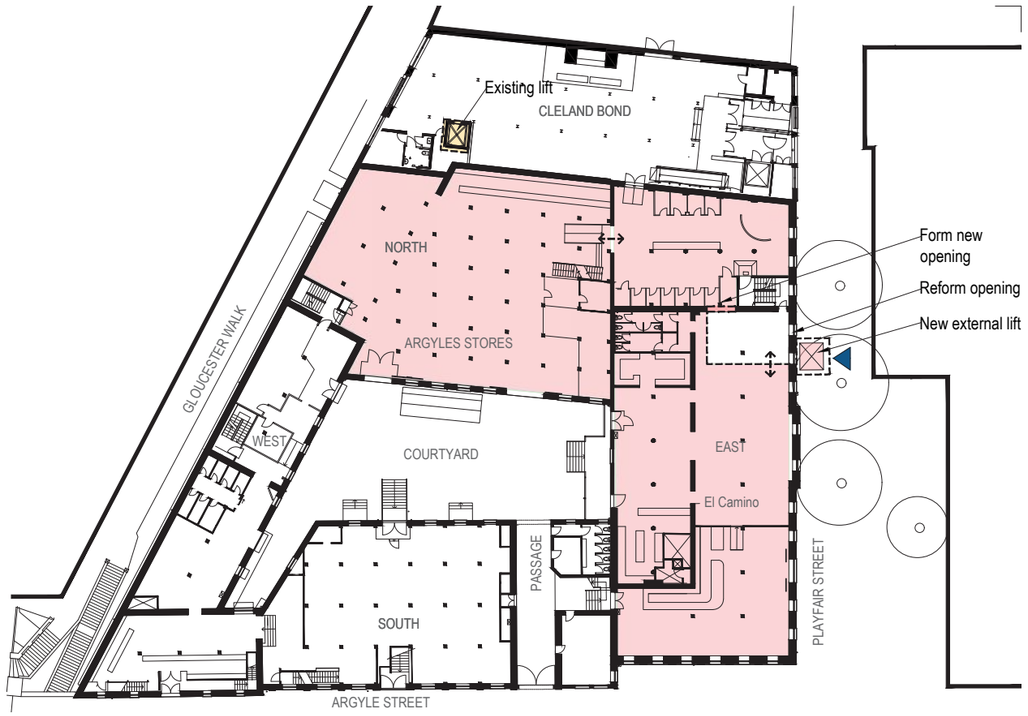


Second Floor Plan

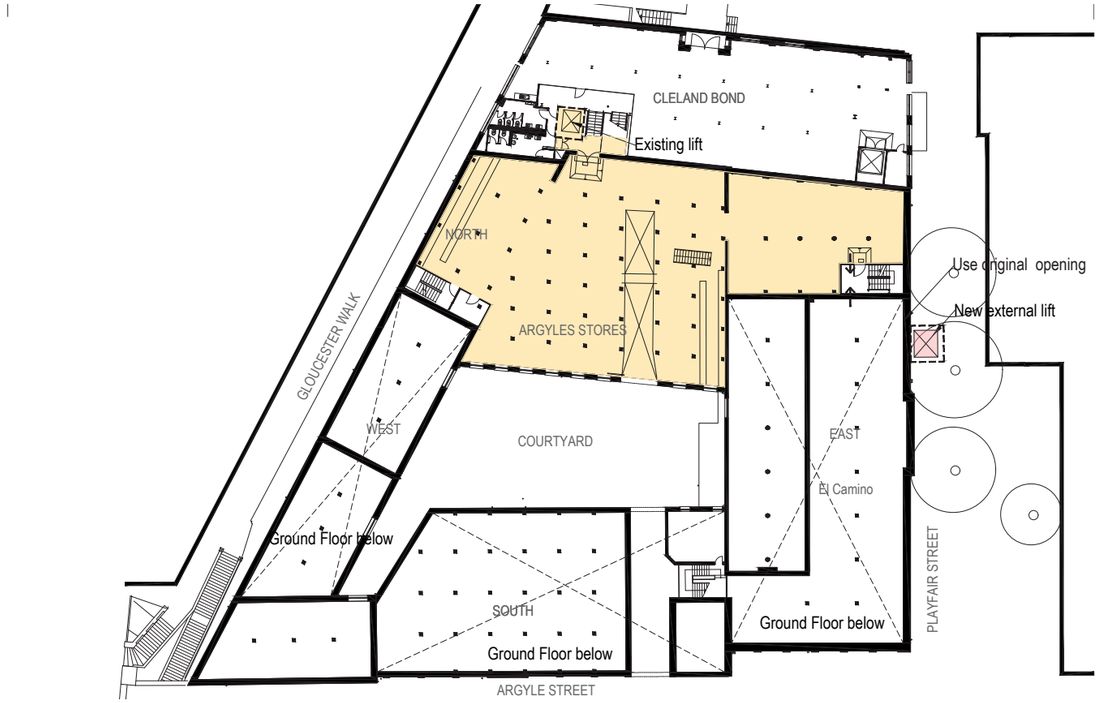
Option 2 - Playfair Street



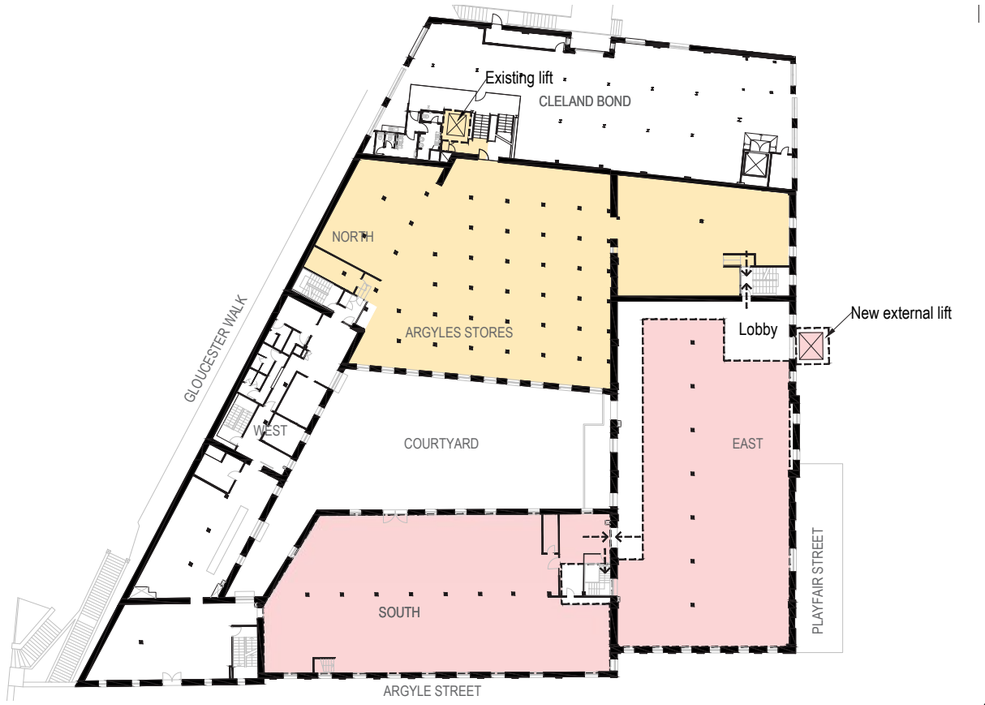
Basement Floor Plan



Ground Floor Plan

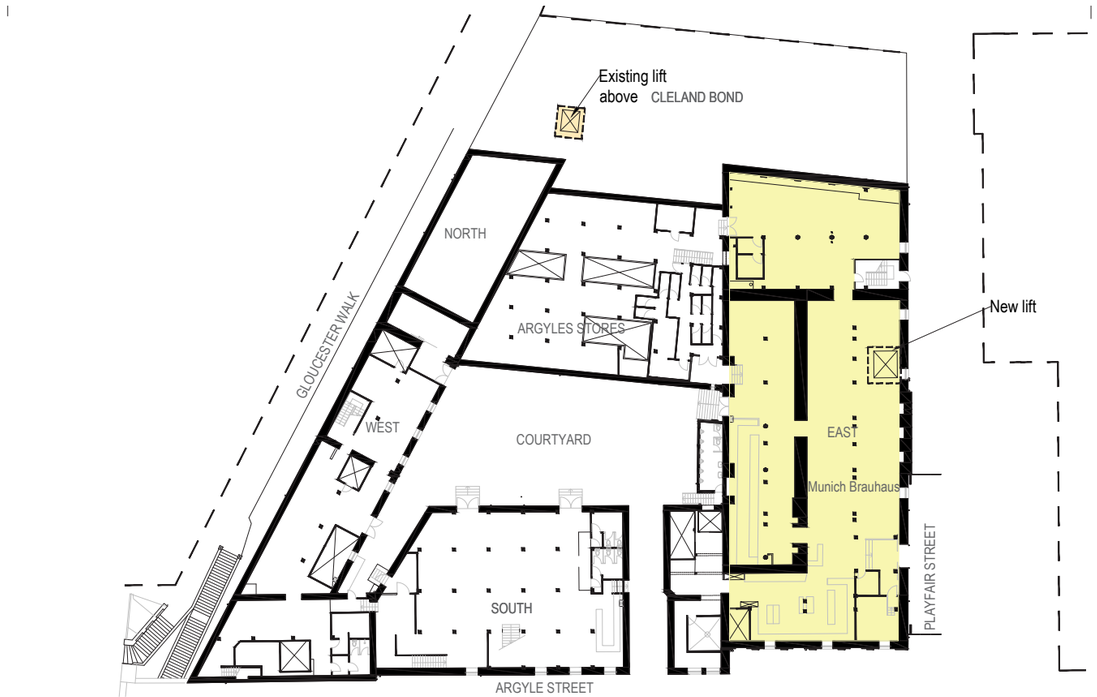


First Floor Plan

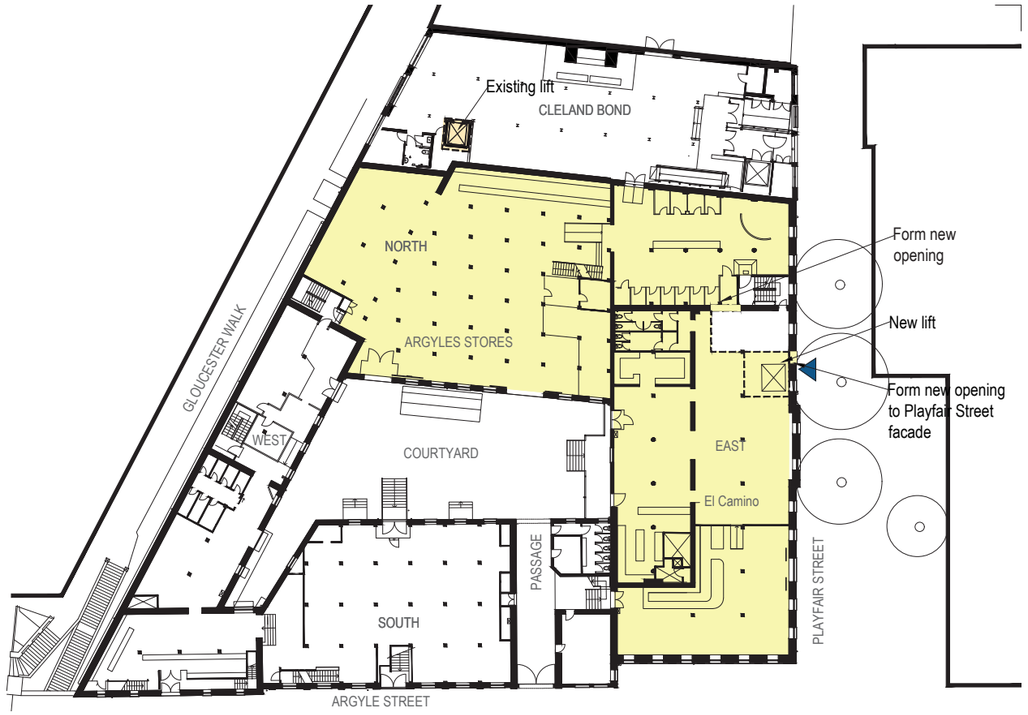


Second Floor Plan

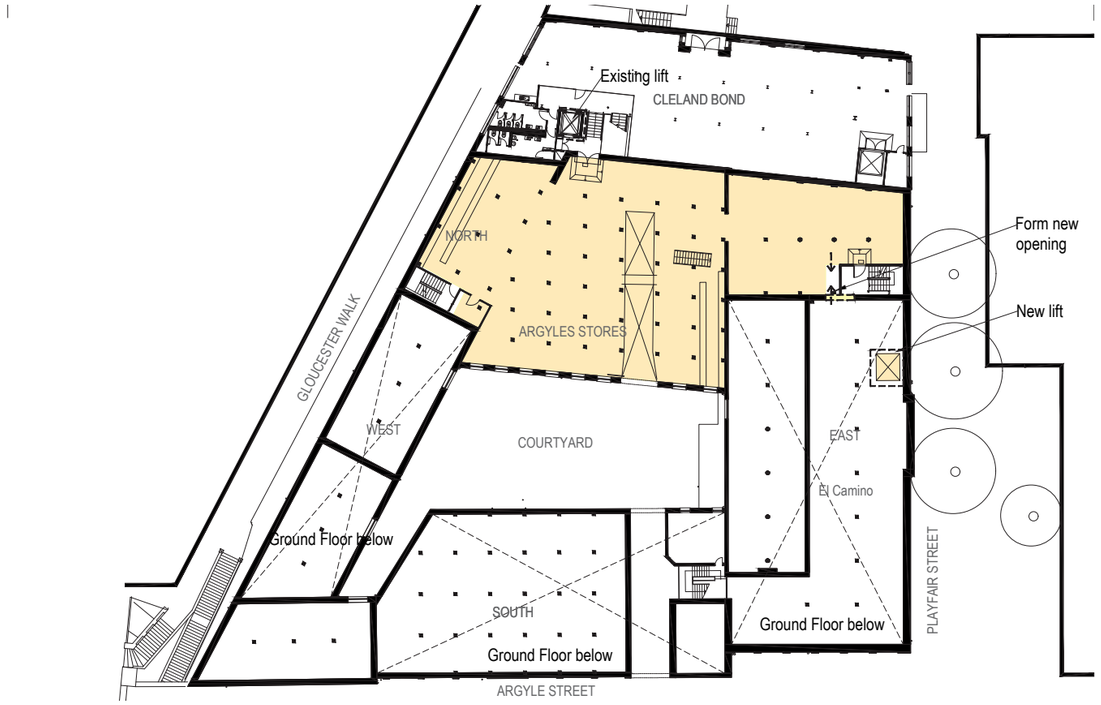
Option 3 - East wing



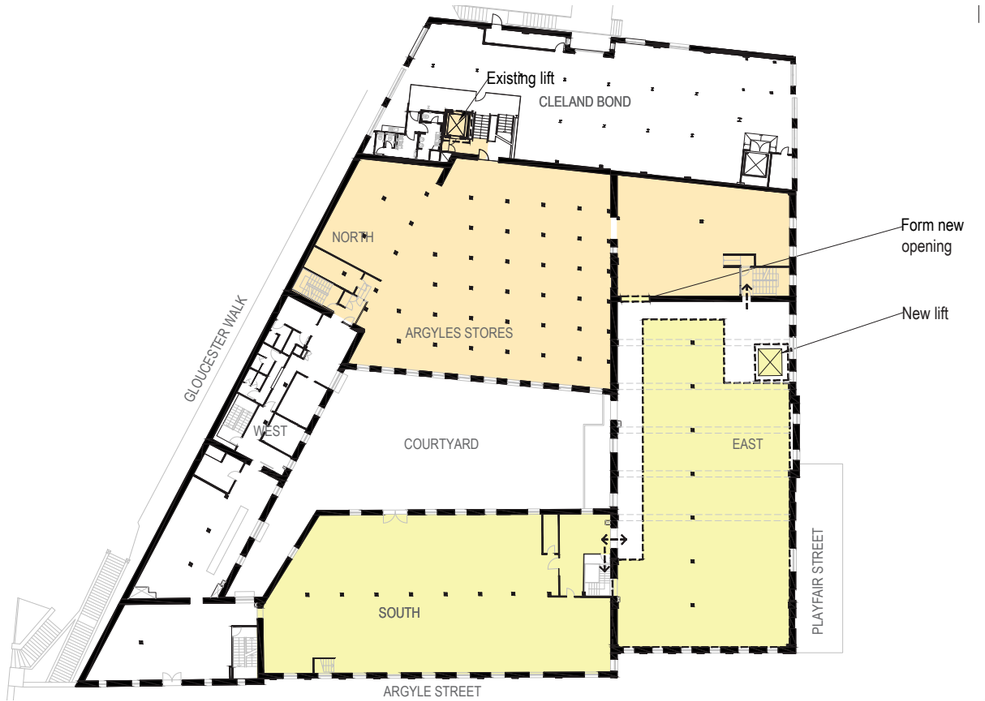
Basement Floor Plan



Ground Floor Plan

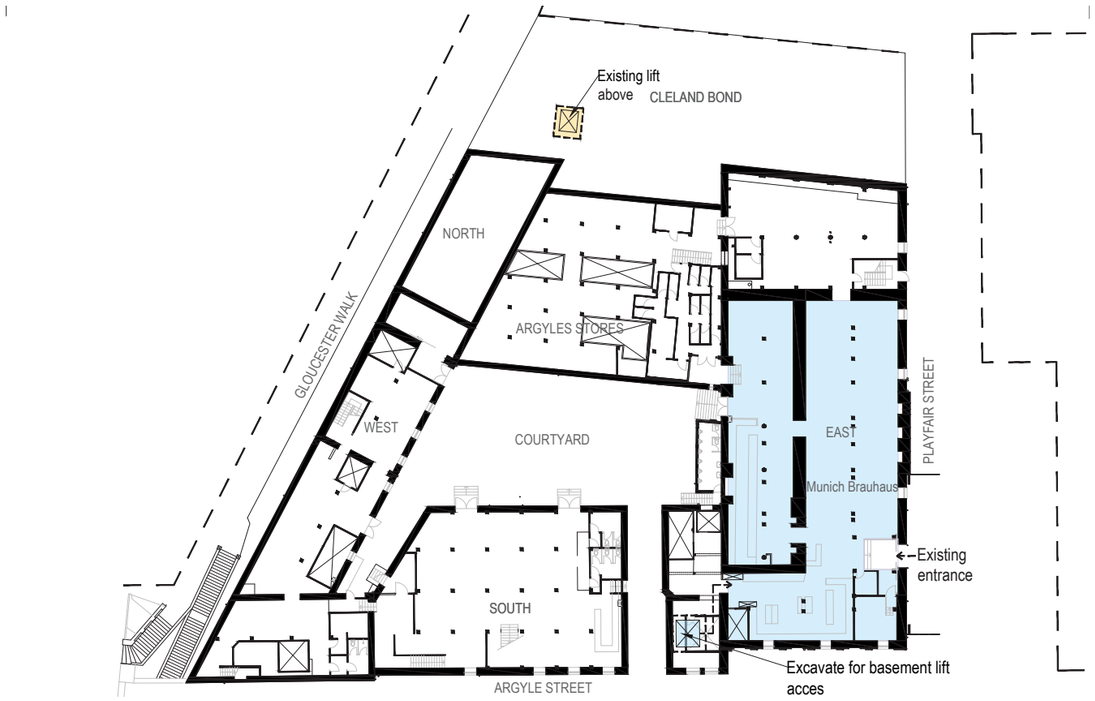


First Floor Plan

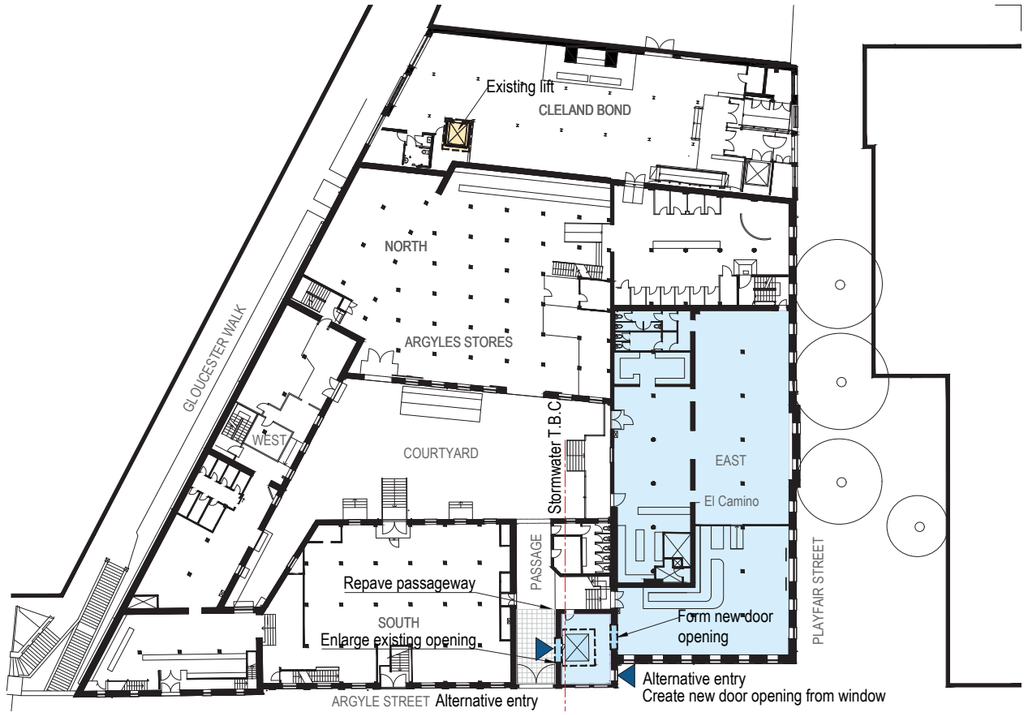


Second Floor Plan

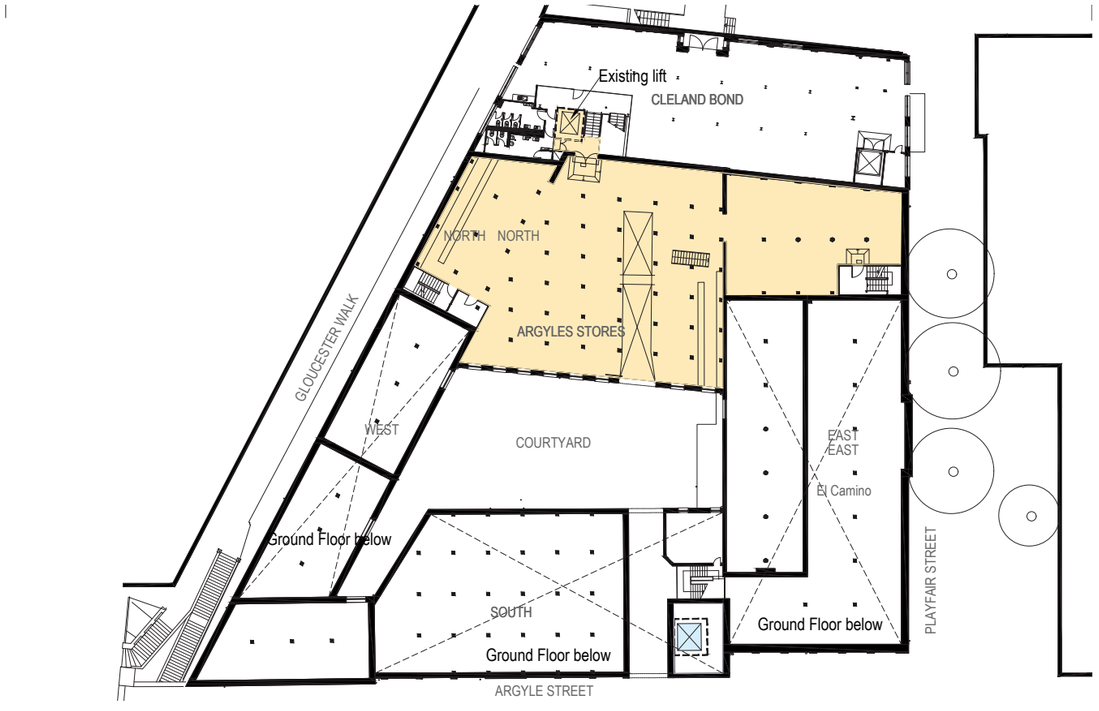
Option 4 - South wing



Basement Floor Plan



Ground Floor Plan



First Floor Plan

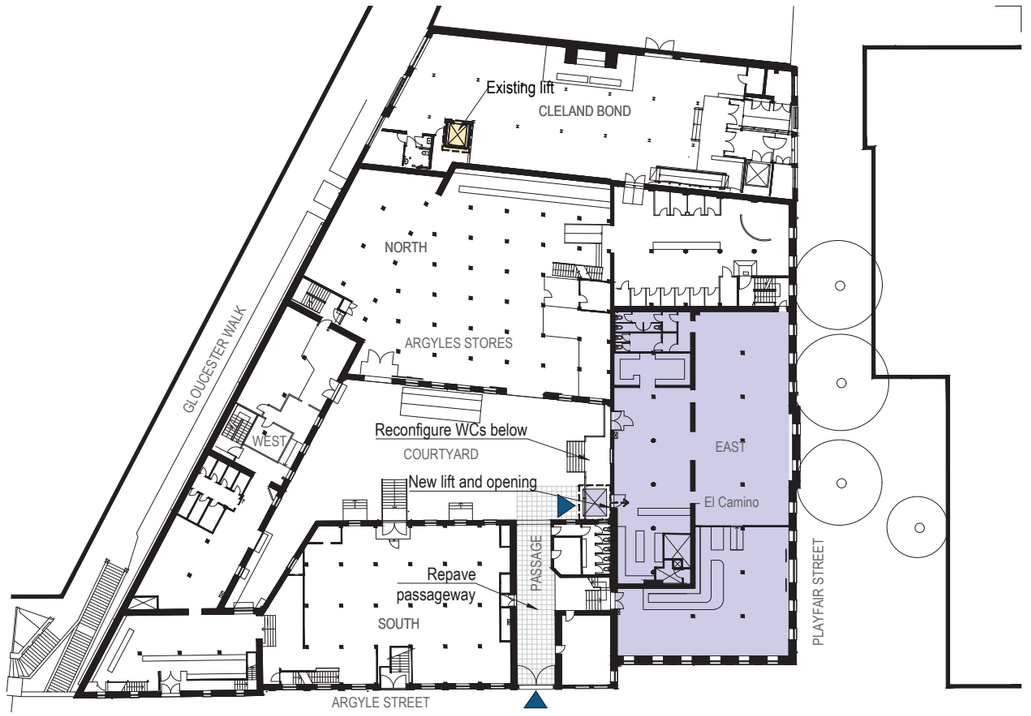


Second Floor Plan

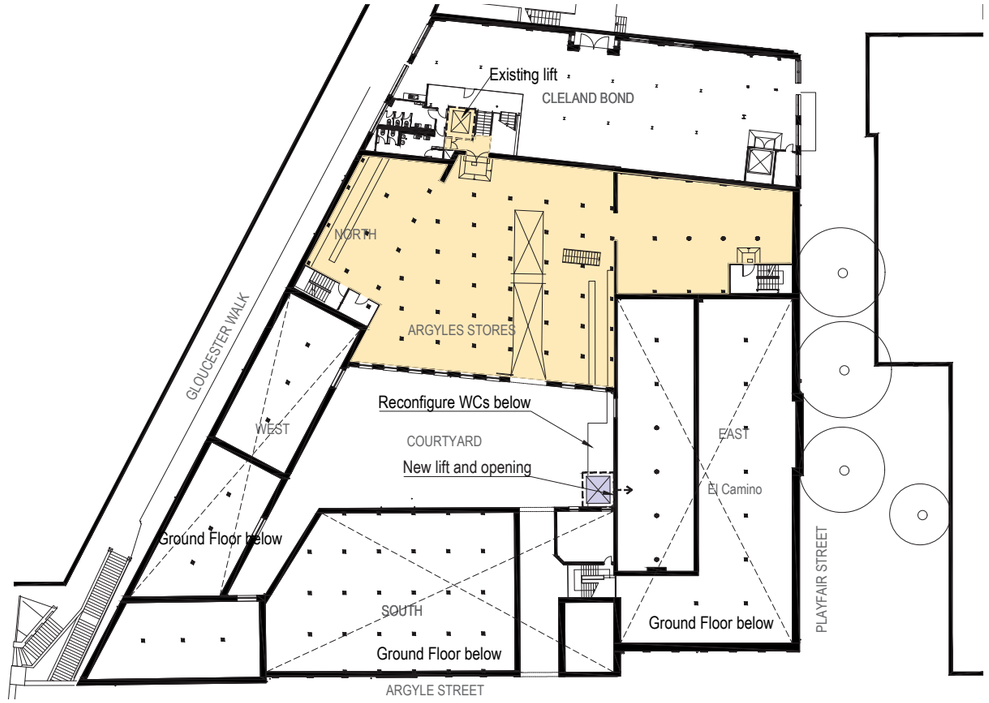
Option 5 - Courtyard



Basement Floor Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan

Lift Options Analysis

This matrix provides a comparative summary of the five lift locations assessed against potential heritage impacts and functional considerations.

	Option 1 **Cleland Bond Goods Lift**	**Option 2** **Playfair Street**	**Option 3** **East Wing**	**Option 4** **South Wing**	**Option 5** **Courtyard**
Areas accessed					
Basement	–	–	East Wing (Munich Brauhaus)	East Wing (Munich Brauhaus)	East Wing (Munich Brauhaus)
Ground Floor	East Wing (El Camino)	East Wing (El Camino) North Wing (optional)	East Wing (El Camino) North Wing (optional)	East Wing (El Camino)	East Wing (El Camino)
First Floor	East Wing	East Wing	East Wing	East Wing	East Wing
Second Floor	East Wing	East Wing South Wing	East Wing South Wing	East Wing South Wing	East Wing South Wing
Heritage impacts					
Visual impacts	Low impact.	High impact. Affects significant views and façade of Exceptional heritage significance.	Low impact.	Low impact.	Moderate impact.
Physical impacts	Requires demolition of original walls for new openings. Requires removal of historic lift car.	Requires demolition of original walls for new openings.	Requires demolition of original fabric for new openings. Requires a new opening in the significant Playfair Street façade. Requires new floor penetrations for lift shaft. .	Requires new floor penetrations for lift shaft. Requires replacement of some of the historic stone paving in the passageway.	Requires demolition of original fabric for new openings. Requires replacement of some of the historic stone paving in the passageway and courtyard.
Wayfinding	Poor legibility: requires signage to direct visitors to the neighbouring building. El Camino: the lift would be remote from the existing main entry.	Good legibility: the lift will be obvious to visitors. El Camino: the lift would be remote from the existing main entry.	Good legibility: the new entry on Playfair Street will be clear to visitors. El Camino and Munich Brauhaus: lift would be remote from the existing main entries.	Moderate legibility: may require signage to direct visitors to the lift. Munich Brauhaus: lift would be remote from the existing main entries.	Poor legibility: requires signage to direct visitors to the courtyard.
Other issues	–	Lift location will likely affect the root zones of two street trees. Extent and location of sub-surface street services are unknown.	Lift overrun needs to be confirmed: potential impact on roof.	Affects newly completed ground floor fit out and kitchen service area to Munich Brauhaus. Lift location needs to consider stormwater line in this area. Lift overrun needs to be confirmed: potential impact on roof.	Requires reconfiguration of WCs in the Courtyard.

6 Conclusions

All five locations for a lift at Argyle Stores are sited within areas that have been assessed as having 'Exceptional' heritage significance in the 2025 Conservation Management Plan, or within a significant view corridor. Installat ion of a new lift in any of the five locations, therefore, would result in some impact on the heritage significance of the building, visual and / or physical.

Accepting that installation of a lift will significantly improve the functioning and accessibility of the building – and its continued viable use in the longer term – the preferred location from a heritage perspective is one that minimises adverse impacts as far as possible while maximising the functional benefits of a new lift.

The following provides a summary assessment of the functional and heritage issues identified in the matrix on the previous page:

Lift location 1 – within the neighbouring Cleland Bond Store – is not located in a convenient or legible location compared with the other options, and necessitates the removal of the significant historic lift.

Lift location 2 – on Playfair Street – will result in adverse impacts on key identifed views and on the setting of the building and its environs. The lift will partially obscure the building's significant east façade.

Lift location 3 – within the east wing – is a useful and legible location as it will have a street entrance on Playfair Street and would provide access to nearly all of the east and south wings. The removal of timber floor framing to accommodate a shaft is considered acceptable when balanced against the benefits of a lift. This option, however, also necessitates the removal of early (1830s) fabric on the building's significant east façade to create a new street entrance.

Lift location 4 – within the south wing – is also a useful and legible location near the existing Argyle Street entrance that would provide access to nearly all of the east and south wings. As with location 3, its installation requires the removal of floor framing to accommodate a shaft. In addition, a ground floor door opening will need to be widened to accommodate a compliant lift entrance.

Lift location 5 – within the courtyard – requires the least physical impact on the building of all options, however it is not sited in a legible or easily accessible location for users or visitors.

Of these five locations, **location 4** is preferred from a heritage perspective as it provides an appropriate balance between the improved functioning of the building and minimising unavoidable impacts on heritage significance. While the loss of original fabric will result in minor adverse heritage impacts, the continued use of the building would be enhanced by improved circulation and accessibility.