

Cleland Bond Store 33 Playfair Street, The Rocks Conservation Management Plan

September 2026

ADOPTED

CONSERVATION MANAGEMENT PLAN



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We advise this resource may contain images, or names of deceased persons in photographs or historical content.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

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5	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

Cleland Bond Store is a significant early twentieth century warehouse that retains much of its original built form, symmetry, detailing and key aesthetic features that represent its former industrial use. It survives as one of the oldest steel framed warehouse structures in The Rocks, demonstrating the evolution of warehouse design and construction during the early twentieth century.

It makes a significant contribution to the highly significant Argyle Stores warehouse complex to which it was added in 1913, and has aesthetic significance in its own right for its important contribution to the streetscape of Playfair Street and Foundation Park, and the setting and character of The Rocks Conservation Area.

Cleland Bond Store, located at 33 Playfair Street, The Rocks, is of State heritage significance and is listed on the NSW State Heritage Register (SHR – item no. 01538) for its historic, aesthetic and scientific cultural values.

This 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 Cleland Bond Store. 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 Cleland Bond Store. 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 Cleland Bond Store, its location within The Rocks Conservation Area, the integrity of the original design and intactness of significant fabric, scope for change and new development needs to be carefully considered within the general principles outlined in this CMP.
- Cleland Bond Store has significant historical and spatial relationship with Argyle Stores complex. The close relationship between Cleland Bond Store and the adjacent Argyle Stores

should be conserved, as well as the relationship between Cleland Bond Store, Foundation Park and the rock face on the site's western boundary.

- 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.
- Internally, it is important that the large warehouse spaces on each floor remain legible as warehouse spaces — that is, open plan spaces with the internal steel and timber structures, roof trusses and masonry wall finishes, should remain clearly expressed. Original openings to Argyle Stores should be retained and reused.
- Due to its architectural character, heritage significance and distinctive spatial qualities, the preferred uses for Cleland Bond Store 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.
- The entrances to the building from Gloucester Walk and Playfair Street should remain open to the public.
- Rare features — including the original goods lift, surviving evidence of connections to Argyle Stores and archaeological remains — should be retained, conserved, highlighted and interpreted on site.



1

Introduction

1.1 Context of the Report

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



Figure 1: Location of Cleland Bond Store (shaded orange) within the context of The Rocks. (Source: Placemaking NSW 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 Cleland Bond Store 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 values 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

Cleland Bond Store 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 bounded by Playfair Street Terraces and Foundation Park to the north, Playfair Street to the east and Gloucester Walk to the west. It is bounded by a common wall with Argyle Stores to the south (see Figure 2 and Figure 3). There is a single rectilinear building on the site.

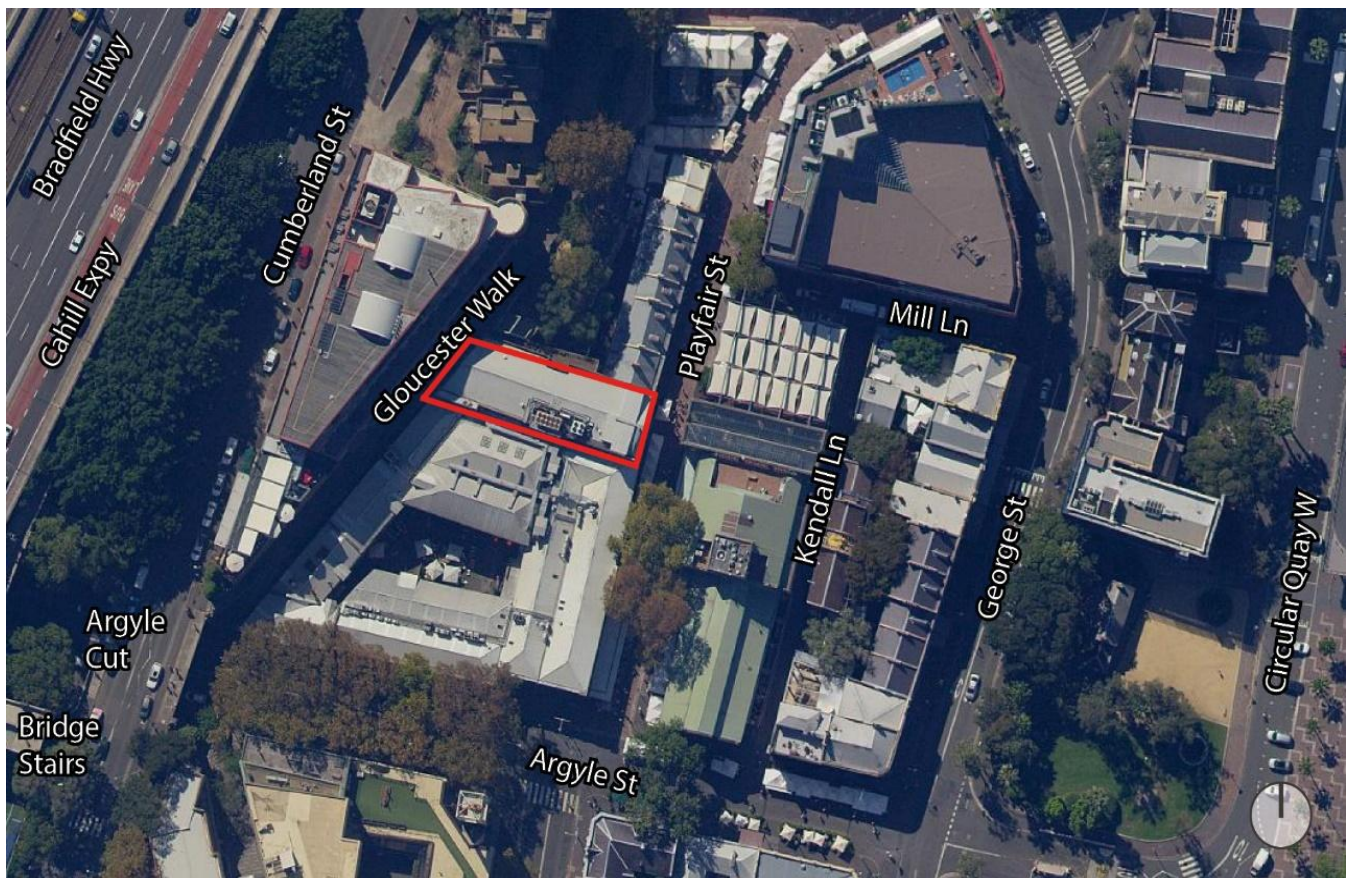


Figure 2: Aerial photo of Cleland Bond Stores (outlined in red). (Source: SIX Maps with GML overlay 2022)

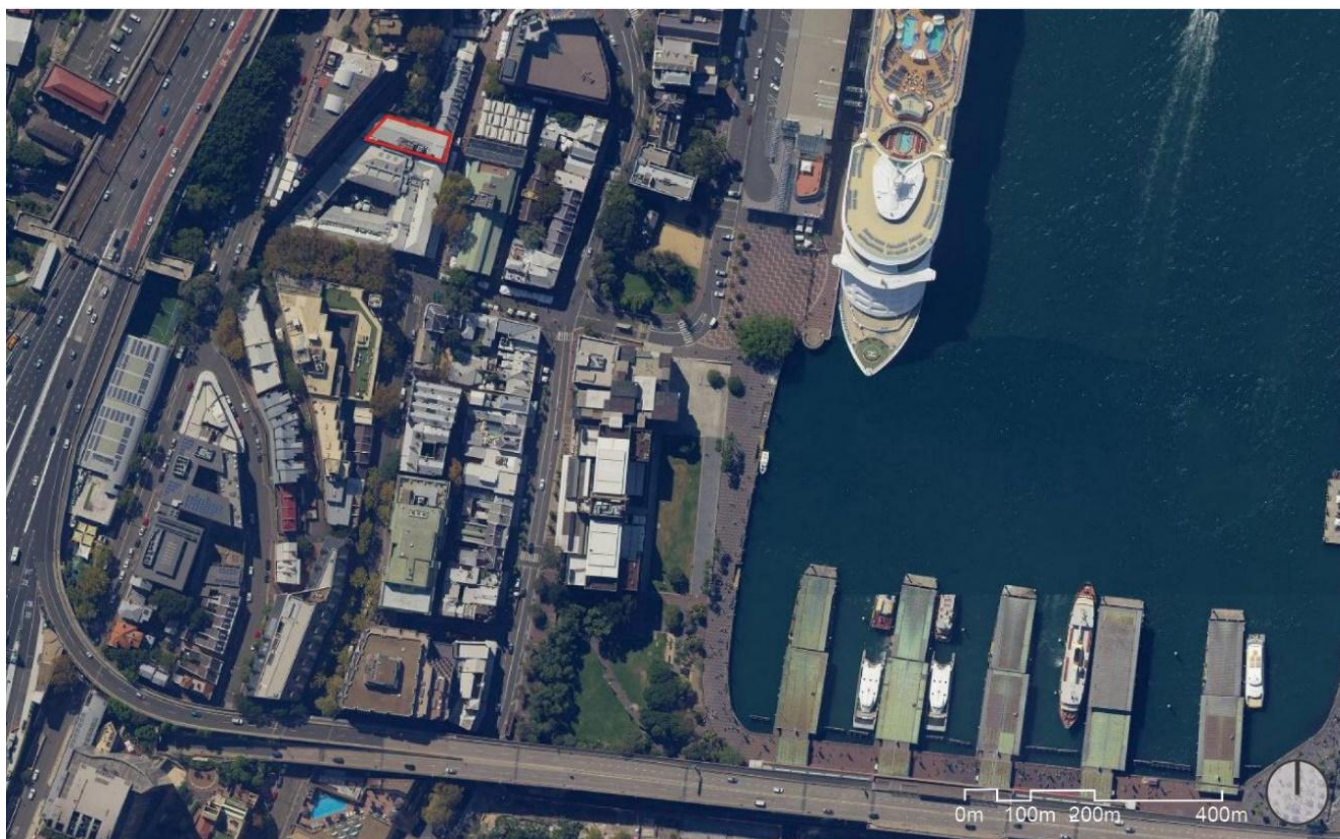


Figure 3: Aerial photo showing the location of Cleland Bond Store (outlined in red). (Source: SIX Maps with GML overlay 2022)

1.4 Cadastral Identification

Cleland Bond Store, at 33 Playfair Street, is owned by the Crown and vested in PMNSW. The site, which includes Cleland Bond Stores, comprises Lot 8 DP 246098, located within the County of Cumberland, Parish of St Phillip (see Figure 4). Cleland Bond Store is located at the southern end of the allotment that also includes The Playfair Street Terraces (17-31 Playfair Street) and Argyle Terrace (13-15 Playfair Street).



Figure 4: Cadastral plan of the site at Cleland Bond Store, Lot 8 DP 246098 (shown yellow and outlined in red). (Source: SIX Maps 2022)

1.5 Building Description

Cleland Bond Store is a four-storey brick warehouse building with a corrugated metal gabled roof concealed behind high brick parapets. It has an internal structure consisting of timber posts and beams laid out in a regular grid, four bays wide. Timber roof trusses support the gabled roof and span the full width of the building.

The building's primary, eastern façade is symmetrical and faces Playfair Street. Its northern façade faces both Foundation Park and Playfair Terrace, from which it is separated by a narrow inaccessible passageway. Its western façade faces Gloucester Walk. The building has been built as an addition to the adjacent Argyle Stores to the south and the upper portion of its southern wall is built directly on top of the northern wall of the Argyle Stores.

All four floors of the building are visible from Playfair Street, but as Cleland Bond Store has been built on a site that has been quarried or excavated into the sandstone bedrock, only the top floor of the building is visible above the rockface below Gloucester Walk. A narrow light well exists between the building and the rockface at the rear of the building.

The primary entrance to the building is on Playfair Street and consists of two large symmetrical openings at ground floor level. A secondary entrance is located at the rear of the building on the fourth floor and consists of a single door opening to Gloucester Walk. Fire egress points are located on all four levels the northern façade adjacent to Foundation Park, with those above ground level accessed via external stairs.

The building has large double hung multipaned sash windows, mostly with concrete lintels and brick sills.



Figure 5: Cleland Bond Store (centre) sitting between neighbouring sites of Argyle Stores (left) and Playfair Street Terraces (right). (Source: PMNSW 2026)

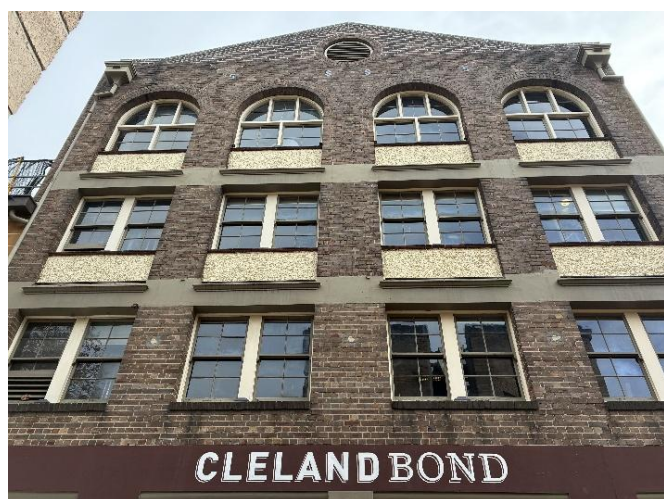


Figure 6: Front elevation—upper half, Playfair Street. (Source: PMNSW 2026)



Figure 7: Front elevation—lower half, Playfair Street. (Source: PMNSW 2026)



Figure 8: Rear elevation, Gloucester Walk. (Source: PMNSW 2026.)



Figure 9: Side elevation (north), Playfair Terraces and Foundation Park. (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 obligation that must be met in accordance with the proper management of the building. These obligations are further outlined in the report.

REGISTER/LISTING	ITEM NAME	ITEM NO.	DATE
Heritage Act State Heritage Register	Cleland Bond Store (Part of Argyle Stores)	01538	10 May 2002
PMNSW Section 170 Heritage and Conservation Register	Cleland Bond Store	-	-
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	7043	4 May 1976
Register of The National Estate ⁱ	Cleland Bond Store	14257	21 October 1980
Institute of Architects (NSW) Register of Significant Buildings	-	4703240	-

ⁱ *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.



State Heritage Register - SHR 01538, Plan 3144
Cleland Bond Store (part of Argyle Stores)
33 Playfair Street, The Rocks

Gazettal Date: 10 May 2002

0 7.5 15 22.5 30

Metres W E

Scale: 1:450 @A4

Datum/Projection: GCS GDA 1994



Legend

- SHR Curtilage
- Land Parcels
- Railways
- Roads
- Water
- Suburbs

Figure 10: The State Heritage Register listing boundary plan for SHR item No. 01538. The SHR boundary is shown in red. (Source: State Heritage Inventory <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5053153>, accessed July 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.

1.8 Limitations

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

This CMP does not address the site's pre-contact Aboriginal history, Aboriginal cultural associations or Aboriginal significance in detail, and consultation was not undertaken with the Local Aboriginal Land Council. However, Sections 2.1.1, 2.1.2 and 2.1.3 were developed and researched by knowledge holder Dharawal/Gumbaynggirr woman Rowena Welsh-Jarrett who has multiple links to coastal Sydney clan groups.

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 the terminology as defined in *The Pictorial Guide to Identifying Australian Architecture* (various editions) prepared by Irving, Apperly and Reynolds.

To provide a consistent approach to and understanding of the meaning of conservation processes and practices, a standardised terminology, based on the Burra Charter, has been adopted in this CMP. Article 1 of The Burra Charter gives the following definitions:¹

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

Cultural significance: means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

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

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

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

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

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

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

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

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

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

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

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

Additional terms used in this CMP are defined below.

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 (Heritage Curtilages, Heritage NSW, 1996).

¹ Australia ICOMOS Burra Charter 2013, p.2.

Replacement detail: means elements of joinery, masonry or other material, internal or external, that replaces missing parts of fabric in a similar style to the original, and which is materially compatible and in scale with the missing fabric, but which is not consistent with Burra Charter definitions of restoration or reconstruction.

Yard: an enclosed piece of ground adjoining or surrounded by a building or other structure, accessible from the building and usually from a public thoroughfare such as a lane or passage; in this document, always at the rear or back of a building, hence the ‘back yard’.

A series of abbreviations are used throughout the document:

BCA	Building Code of Australia
DDA	Disability Discrimination Act
PMNSW	Placemaking NSW is the trading name of Place Management NSW
SCA	Sydney Cove Authority
SCRA	Sydney Cove Redevelopment Authority
SHFA	Sydney Harbour Foreshore Authority
SHR	State Heritage Register
SLNSW	State Library of NSW

1.10 Documentary and Photographic Sources

A list of reports and studies referenced during the preparation of this CMP is contained in 9 Bibliography.

The historical information in this CMP was drawn from sources provided by PMNSW, including previous reports, historical maps, plans, drawings and photographs.

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

All photographs of Cleland Bond Store were taken by GML Heritage in June 2022 unless the specific view depicted had been superseded by recent physical changes to the site. Where this has occurred, the relevant photographs have been updated by PMNSW and appropriately sourced. Collectively, the photographs reflect the appearance and condition of the site as at September 2026.

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 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 updated in May 2025 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 2025 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 2003 and 1990 Conservation Management Plan for the Sydney Harbour Foreshore Authority, to which this 2008 CMP refers, was prepared by Graham Brooks & Associates and Orwell & Peter Phillips.

2

Documentary Evidence

2.1 Thematic History

To better understand how the Cleland Bond Store 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.² 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.³ 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 Aboriginal 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 area⁴.

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 adaptations of the elders, families and communities', made in response to the rapidly changing landscapes⁵.

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

² Both the Australian Heritage Commission (National) and the Heritage NSW (State) identified themes for research relating to places of heritage significance.

³ Heritage NSW, Heritage Information Series, Historical Research for Heritage, Baskerville, Bruce (2002).

⁴ Welsh-Jarrett, Rowena, History Content, RWJ Pty Ltd, as supplied to PMNSW, October 2024.

⁵ *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 country⁶.

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 sea⁷.

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 here⁸.

2.1.2 Post Colonial – Continued Connections with Country

The Plan of Sydney Cove, Port Jackson as surveyed by Captain John Hunter (Figure 11) 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 colonists⁹.

⁶ *ibid*

⁷ *ibid*

⁸ *ibid*

⁹ *ibid*



Figure 11: 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 12), 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 Street¹⁰.

¹⁰ Johnson, Dr Wayne

Aboriginal people such as Billygong. There are records of Aboriginal people who 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 recordings¹².

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 colony¹³. 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 labourers¹⁴.

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 movements¹⁵.

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 case¹⁶.

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 members¹⁷.

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
- Leslie Brindle (1970s).

¹² *op cit*, Welsh-Jarret

¹³ 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).

¹⁴ *op cit*, Welsh-Jarret

¹⁵ *ibid*

¹⁶ 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

¹⁷ *op cit*, Welsh-Jarret



Figure 13: 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 elsewhere¹⁸.

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 roots¹⁹. 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 rights²⁰. 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 wharves²¹.

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 protectionism²².

¹⁸ *op cit*, Welsh-Jarret.

¹⁹ 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.

²⁰ Morgan, G. 2006. *Unsettled Places*. Aboriginal people and urbanisation in New South Wales (Kent Town: Wakefield Press).

²¹ *op cit*, Welsh-Jarret

²² *ibid*

2.1.3 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 14: Aboriginal Sites and Historic Places. Source: The Aboriginal Heritage Information Management System

2.1.4 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 15: 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

2.1.5 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.

2.1.6 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 suburban 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

The Cleland Bond Store is part of the Argyle Precinct, of which the primary component is the Argyle Stores (12–20 Argyle Street), along with the Argyle Tavern (16 Argyle Street), Argyle Terrace (13–15 Playfair Street), Playfair Street Terraces (17–31 Playfair Street), terrace houses at 1–7 and 2–4 Atherden Street, and the escarpment at the west end of Atherden Place, The Rocks.²³

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

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

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

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

²³ Register of the National Estate

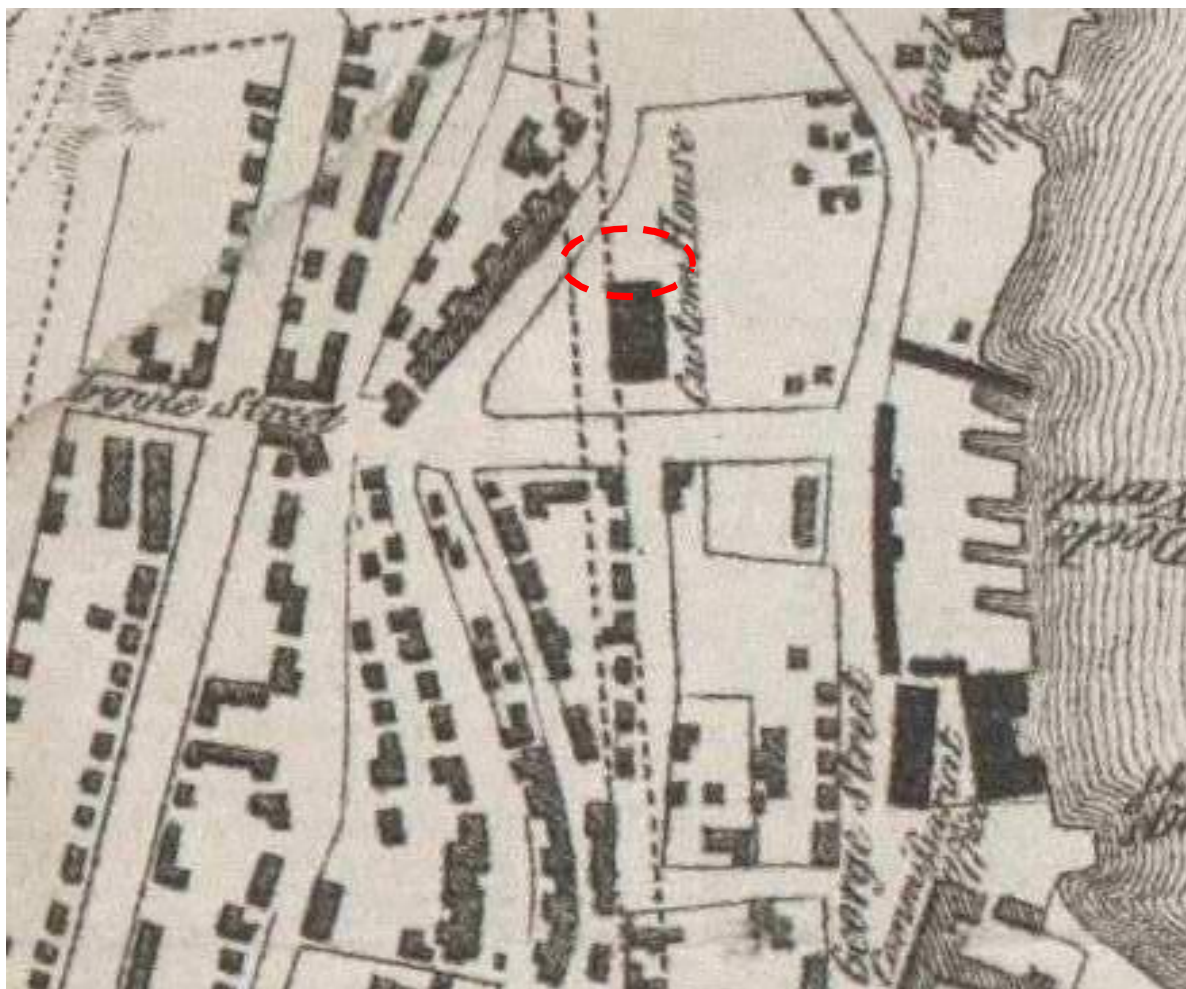


Figure 16: 1837 map of the town of Sydney by John Carmichael, showing the recently built Custom House (now part of Argyle Stores). The site of the Cleland Bond Store is circled. (Source: National Library of Australia, MAP NK2456/127, with GML overlay)

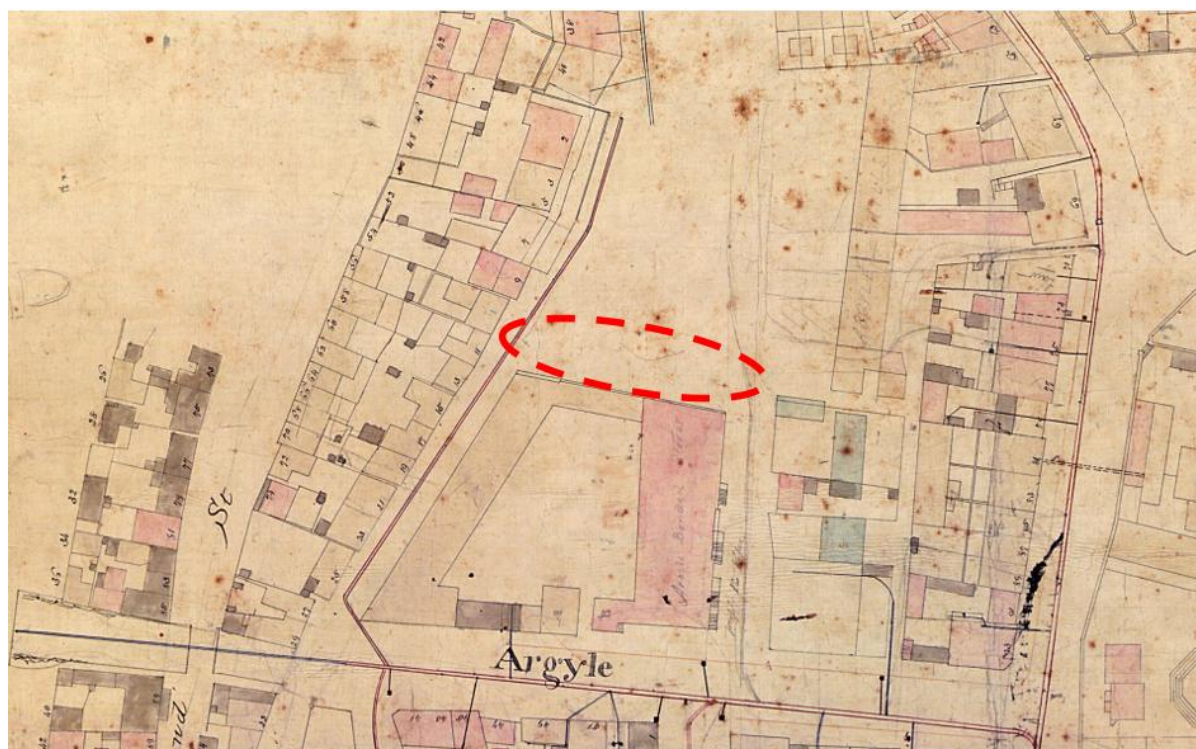


Figure 17: Extract from 1865 trigonometrical survey plan Block B2-1 showing the 'Argyle Bonded Stores' built by Frederick Wright Unwin in 1840-1841. The site of Cleland Bond Store is circled. (Source: City of Sydney Archives, with GML overlay)

2.4 Initial Development of the Site

The land on which the Cleland Bond Store now stands was originally part of the grounds of Sydney's first convict hospital, which was established after the arrival of the First Fleet at what is now the northern end of George Street and later extended southwards to the intersection of Argyle Street. The hospital complex included a residence for the Surgeon-General, as well as extensive herb and vegetable gardens that covered the slope west of the hospital.²⁴

2.5 History of the Occupation of the Site

In 1795 the land comprising the subject site was leased to William Balmain, who arrived in Sydney with the First Fleet as an assistant surgeon to New South Wales.²⁵ The land was described as adjoining the North End of the House built for the Principal Surgeon in the Town of Sydney²⁶ now the site of the Orient Hotel. The assistant surgeon's residence was erected on the opposite (south) side of Argyle Street. Balmain died in 1803, and in 1807 the land was released back to the Government. Governor Macquarie granted a lease of the land in January 1810 to William Gaudry for a period of 21 years.²⁷ Gaudry was a free settler who had arrived in the colony in 1807. In 1809 he married a daughter of ex-convict businessman Henry Kable.²⁸ Gaudry later became a partner in some of Kable's business enterprises. By 1837, Frederick Garling, a solicitor and clerk of the peace for the County of Cumberland,²⁹ was claimant to the future site of Cleland Bond Store. By then it was known as Lot 2 Section 85.³⁰

²⁴ Thorp, Wendy, 'Historical Development: Argyle and Cleland Bond Store Stores' (Appendix A), in Orwell and Peter Phillips, Outline Conservation Plan for the Argyle Stores Complex, prepared for the Sydney Cove Redevelopment Authority, March 1990, p 2.

²⁵ B. H. Fletcher, 'Balmain, William (1762-1803)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/balmain-william-1736/text1915>, published first in hardcopy 1966, accessed online 8 June 2022.

²⁶ State Records Authority of New South Wales; Kingswood, NSW, Australia; Archive Reel: 1999; Series: NRS 1213; Description: Colonial Secretary: List of all Grants and Leases 1788-1809, ancestry.com.au, viewed 19 Jul 2022.

²⁷ 'Classified Advertising', The Sydney Gazette and New South Wales Advertiser, 2 September 1837, viewed 4. Web. 8 Jun 2022 <<http://nla.gov.au/nla.news-article2212749>>.

²⁸ D. R. Hainsworth, 'Kable, Henry (1763-1846)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/kable-henry-2285/text2941>, published first in hardcopy 1967, accessed online 8 June 2022.

²⁹ G. P. Walsh, 'Garling, Frederick (1806-1873)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/garling-frederick-2080/text2605>, published first in hardcopy 1966, accessed online 8 June 2022.

³⁰ 'Classified Advertising', The Sydney Gazette and New South Wales Advertiser, 2 September 1837, viewed 4. Web. 8 Jun 2022 <<http://nla.gov.au/nla.news-article2212749>>.

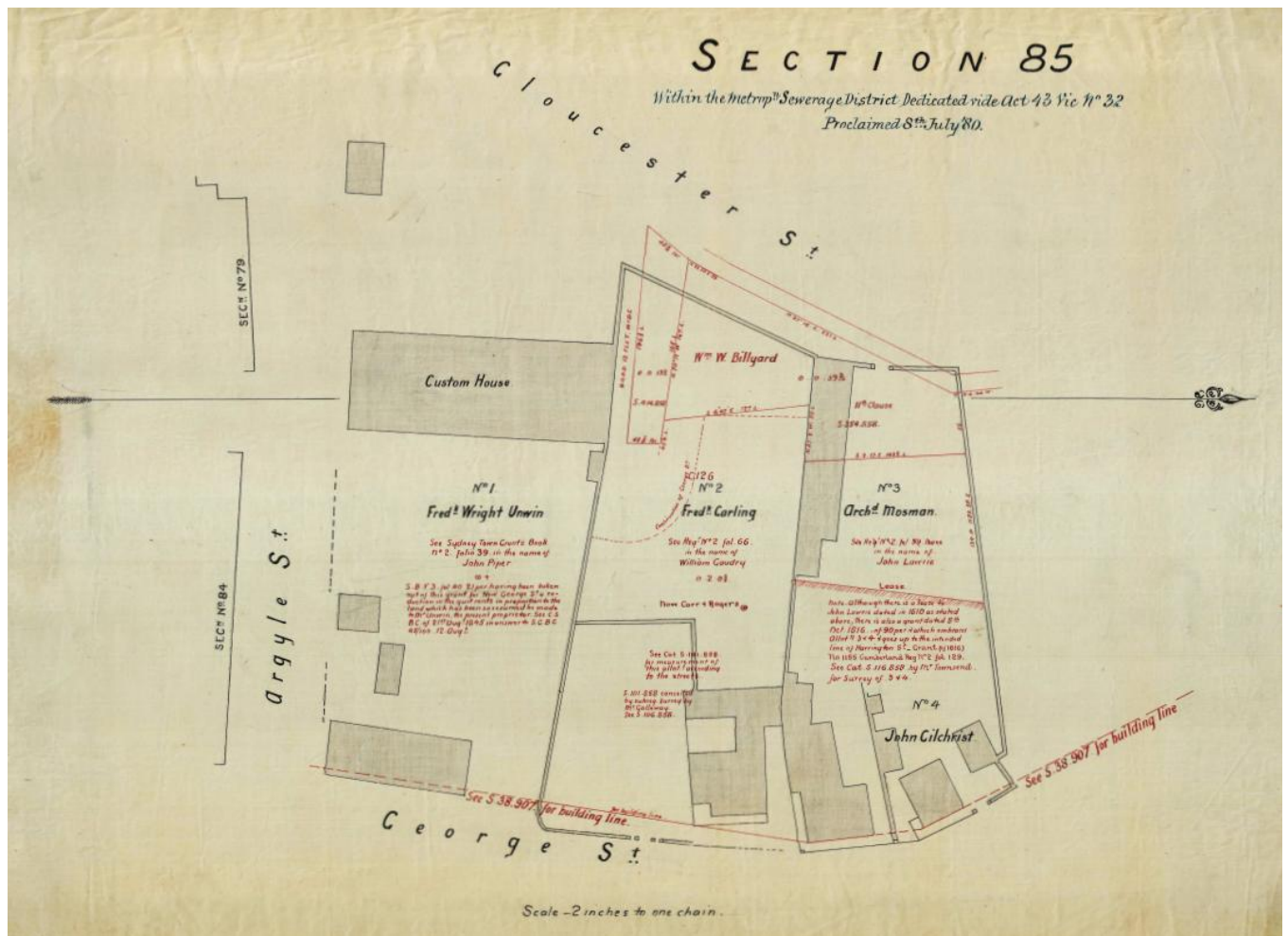


Figure 18: City of Sydney Section 85, 1833, showing Lot 2, which was awarded to Frederick Garling (No. 2). (Source: City of Sydney Archives)



Figure 19: City of Sydney Detail Plan 33, 1855, showing the approximate location of study site. (Source: City of Sydney Archives, with GML overlay)

sandstone alongside the exterior north wall footing of Unwin's Stores.³⁶ This east-west oriented drain is contemporary with the 1839/40 Unwin's Store construction and remains in situ within the ground floor of the Cleland Bond Store. In 1848 Unwin mortgaged the property to the Bank of Australasia,³⁷ and in 1852 he died.³⁸ The site of the future Cleland Bond Store was likely used as a yard by the occupants of Argyle Stores in the years that followed.³⁹

In 1873 a deposited plan was prepared, showing allotments for sale.⁴⁰ The site of Cleland Bond Store was labelled as government land.⁴¹ The following year, a George Street baker, Patrick Freehill,⁴² erected stables with wooden stalls and iron roofs on the land.⁴³

In November 1877 the stables were demolished and a 12-foot wide roadway was dedicated for a public thoroughfare along the southern boundary of the allotment. The remaining portion was considered for public auction.⁴⁴ By this time, the Playfair Street Terraces (presently at 17–31 Playfair Street) had been built to the north of the site, defining the northern boundary of the future Cleland Bond Store building (see Figure 21).⁴⁵

The site of the Cleland Bond Store remained unoccupied. However, in 1891 the site was bought by Phillip R Allen & Co (also known as Allen & Co), a firm of merchants and importers that had been established in the Northern Territory since 1873.⁴⁶ In 1897 ownership was transferred to D Wheeler⁴⁷ for a brief period before the Observatory Hill Resumption Act was gazetted in December 1900 and the land passed into government ownership.⁴⁸

³⁶ A. Wayne Johnson, Archaeological Excavations of Foundation Park and the Cleland Store, The Rocks, Sydney, prepared for Sydney Cove Authority, May 1996, p 15 and p 35ff Appendix 2 report.

³⁷ Sydney Cove Authority (SCA), Building Data Sheets, PS/03 (Cleland Bond Store), 1976-1979.

³⁸ NSW Register of Births, Deaths and Marriages.

³⁹ A. Wayne Johnson and Nadia Z Iacono, Archaeological Excavations of Foundation Park and the Cleland Store, The Rocks, Sydney, prepared for Sydney Cove Authority, May 1996, p 8.

⁴⁰ SCA, Building Data Sheets, PS/03.

⁴¹ SCA Building Data Sheets, PS/03.

⁴² ADB

⁴³ SCA, Building Data Sheets, PS/03.

⁴⁴ SCA, Building Data Sheets, PS/03.

⁴⁵ Foreshore Authority Heritage and Conservation Register listing for Playfair Street Terraces.

⁴⁶ 'Phillip R Allen & Co: Grand Old Firm Closing Down', Northern Territory Times and Gazette, 31 Jan 1920

⁴⁷ SCA, Building Data Sheets, PS/03. The identity and business of D Wheeler is unknown.

⁴⁸ Foreshore Authority Heritage and Conservation Register listing for Cleland Bond Store.



Figure 21: G Mahlstedt's Sydney Bonded and Free Store plans in 1894, p 16, showing the 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, with GML overlay)

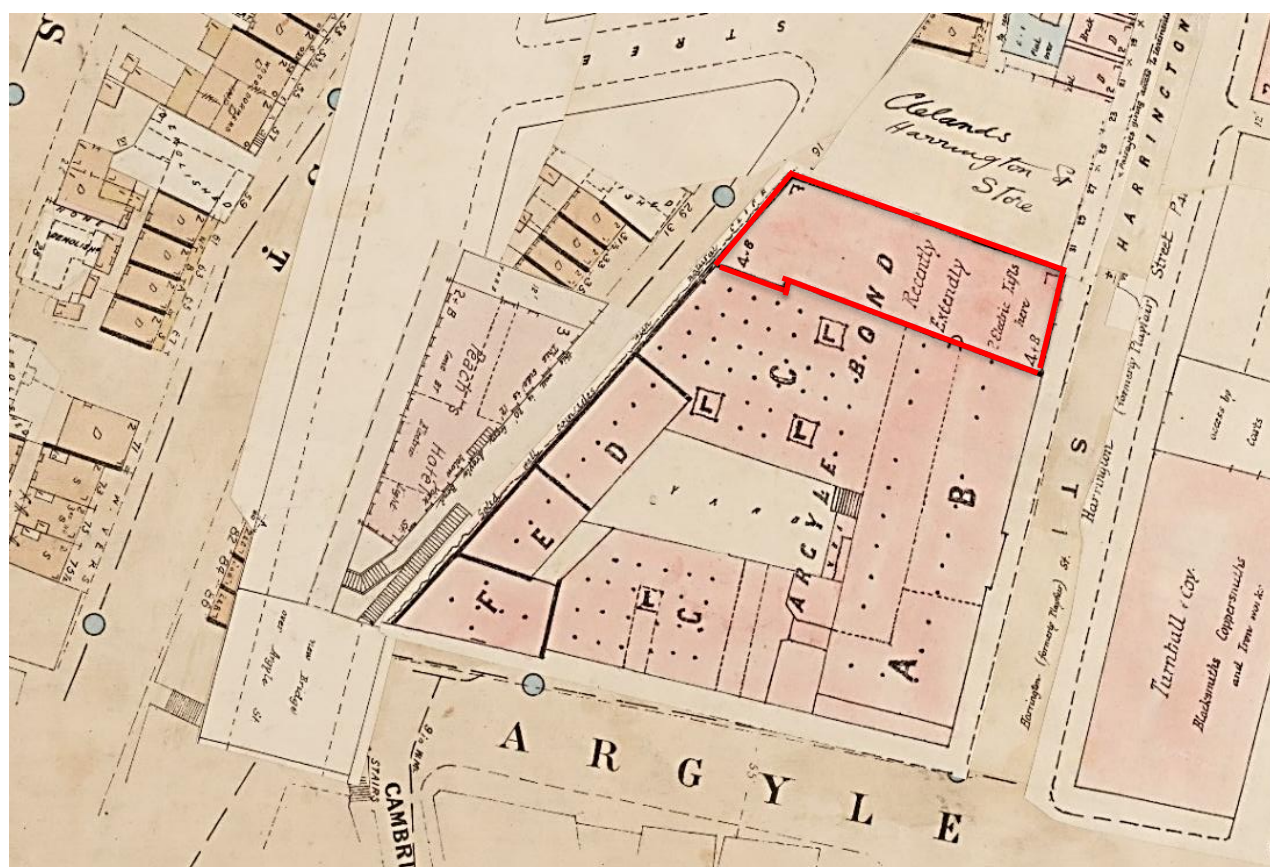


Figure 22: Detail from the 1901 Ignis et Aqua series of structural plans of the City of Sydney, Sheet 39, Vol 1, p 41. Shows section 'recently extended' to north marked 'Clelands Harrington St Store' likely annotated at a later period. (Source: State Library of NSW, M2 811.1744/1901/1, Z/M2 811.1744/1901/1, with GML overlay)

In 1912 William Dingle of Dingle & Co Bonded and Free Stores, then lessee of Argyle Stores, applied for a lease of the vacant land to the north of the stores. The Public Works Department invited tenders for 'additions to Argyle Bond, Argyle Street, City' to close 20 January 1913.⁴⁹ Six tenders were received. The lowest was submitted by Harold Longworth for £4857/10/.⁵⁰ The following month (March) Public Works announced that the contract for erection and completion of the additions to Argyle Bond was awarded to H Longworth.⁵¹ The Sydney Morning Herald reported that the contract was to extend Argyle Bond 'alongside the present stone building' with a new building of four storeys in brick.

*The new building will have a 42ft frontage and a depth of 123ft. It will be a plainly finished store on the inside, well lighted by windows from both the front and back walls. The floors will be wooden on steel stanchions. The cost of the building will be nearly £5000.*⁵²

Cleland Bond Store was considered part of Argyle Stores in directories and rate assessments until 1933 when, after enduring the worst of the Depression, Dingle & Co went into liquidation and sold its leases to the Argyle Stores and Cleland Bond Store separately.⁵³ Thomas McMahon took over the Argyle Stores lease, while in December that year, the lease for the Cleland Bond Store building was taken up by Cleland's Bonded and Free Stores, the company after which the building was later named. Cleland's Bonded and Free Stores, likely a descendant of the South Australian company of wine merchants established by George Fullerton Cleland in 1883⁵⁴ appears to have run a successful business in Sydney in the years that followed. By 1939, Cleland's also leased premises in Sussex Street and Gipps Street, Pyrmont, and a decade later leased an additional five warehouse premises in Sydney.⁵⁵

During Cleland's ownership, few renovations or improvements were made to the building, with the exception of some limewashing, the installation of electric lights and power points in 1935 and a stacking machine in 1951, and apparently ongoing repairs and renovations to the electric goods lifts.⁵⁶ In November 1946, the Argyle Stores and the Cleland Bond Store jointly suffered 'the biggest bond store robbery for years'. A variety of goods were stolen from Argyle Stores, while Cleland Bond Store was robbed of 400 torch globes.⁵⁷

The City Architect and Building Surveyor's Department building card for Cleland's Free Store Building in 1944 gives a detailed description of the property, accompanied by a block plan (Figure 25) and floor plan (Figure 26).

⁴⁹ 'Governments' Contracts; *Sydney Morning Herald*, 7 January 1913, p 4, Trove, National Library of Australia, viewed 9 Jun 2022 <<http://nla.gov.au/nla.news-article15388406>>.

⁵⁰ 'Government Tenders Open', *Daily Telegraph*, 4 February 1913, p 9, Trove, National Library of Australia, viewed 9 Jun 2022 <<http://nla.gov.au/nla.news-article238624834>>.

⁵¹ 'Government Gazette Tenders and Contracts', *Government Gazette of the State of New South Wales*, 12 March 1913, p 1560, Trove, National Library of Australia, viewed 9 Jun 2022 <<http://nla.gov.au/nla.news-article226759972>>.

⁵² 'Buildings and Works: Progress of the Trade', *Sydney Morning Herald*, 11 March 1913, p 7, Trove, National Library of Australia, viewed 9 Jun 2022 <<http://nla.gov.au/nla.news-article15404142>>.

⁵³ Maritime Services Board Tenancy Cards for Cleland Bond Store, 1933-1970; also Sands Directory, 1914-1933.

⁵⁴ Lindsay Cleland, 'Cleland, George Fullerton (1852-1931)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/cleland-george-fullerton-3232/text4873>, published first in hardcopy 1969, accessed online 9 June 2022.

⁵⁵ City of Sydney Council Rate Assessments, Gipps and Phillip Wards, 1948, reveal that the company leased premises in Cambridge, Kent, Point, Day and Washington Streets, as well as in Sussex and Gipps Streets.

⁵⁶ Maritime Services Board Tenancy Cards for Cleland Bond Store, 1933-1970.

⁵⁷ 'Robberies from Bond Stores', *Canberra Times*, 12 November 1946, p 4, Trove, National Library of Australia, viewed 9 Jun 2022 <<http://nla.gov.au/nla.news-article2700083>>.

CARD No. DISTRICT 32/2a CITY ARCHITECT AND BUILDING SURVEYOR'S DEPT. APPLICATION No. YEAR 1944.

33 HARRINGTON ST
CLELANDS FREE STORE BOND.

TYPE. Brick and stone walls. Ground floor concrete, upper floors timber. Steel story posts & beams. Use free store bond.

NO. OF FLOORS. Four (4) floors.

PERSONNEL. 3 permanent, 2 casual.

ROOF. Galv. corr. iron. Lift motor room project above roof. Outer walls brick, other walls galv. corr. iron.

HEIGHT. Approx 45' 0"

AREA. Approx 128 x 42'

STAIRS. One set of 3' 6" wide timber stairs ground floor to top floor.

FIRE ESCAPES Nil.

LIFTS. Two (2) elec. lifts. Size about 9' x 9'. Timber and open wire cages.

LIGHT AREAS. ① Size about 18' x 6'. From ground level. Windows to area steel frame and wired glass.

13-6-44

M.C. of S 4791

OVER.

Figure 23: Building Survey Card for Cleland Free Store Bond, 1944. (Source: City of Sydney Archives, Unique ID A-00508767)

② Light area about 4' 0" wide full length of rear wall. The rock face of this area is up to level of top floor.

SPRINKLERS Nil. FIRE EXT, 2 on each floor.

INTERCONNECTED NO.

LANES Nil. 12' 0" wide public way at rear adjoining open area.

METERS. Ground floor, front.

VENTILATION Natural.

AIR RAID SHELTER. NO.

TOILETS. One w.c. on 2 floor only.

NOTE. The building is 4 floors to Harrington rd. The two lifts are not fire proof. Timber & wire cages. One set only of timber stairs from ground to top floor. The main outlet is to Harrington rd. There is an outlet to Public Way at rear from top floor by a 3' 0" wide concrete bridge over the open space between building and rock face. Doors & gate to bridge open in. Steel roller shutters are to cut. doors to Harrington rd. One w.c. only on 2 floor. Timber floors are supported on steel stanchions & steel beams. Windows to area ① are steel frame & wired glass. Windows to top floor over looking adj. premises two storey steel framed wired glass. Other windows timber frames.

Figure 24: Building Survey Card for Cleland Free Store Bond, 1944 (re). (Source: City of Sydney Archives, Unique ID A-00508767)

Cleland's retained the lease on the building until 1965, when it was transferred to Brambles Bonded and Free Stores, a company with which Cleland had merged.⁵⁸ In 1969 Brambles requested approval to sub-let the two top floors to John Anderson and Associates, and Jarvis Coates Furniture.⁵⁹ In 1970 their tenancy expired and the building was vacated.⁶⁰

⁵⁸ Maritime Services Board Tenancy Cards for Cleland Bond Store, 1933-1970.

⁵⁹ Maritime Services Board Tenancy Cards for Cleland Bond Store, 1933-1970.

⁶⁰ Maritime Services Board Tenancy Cards for Cleland Bond Store, 1933-1970.

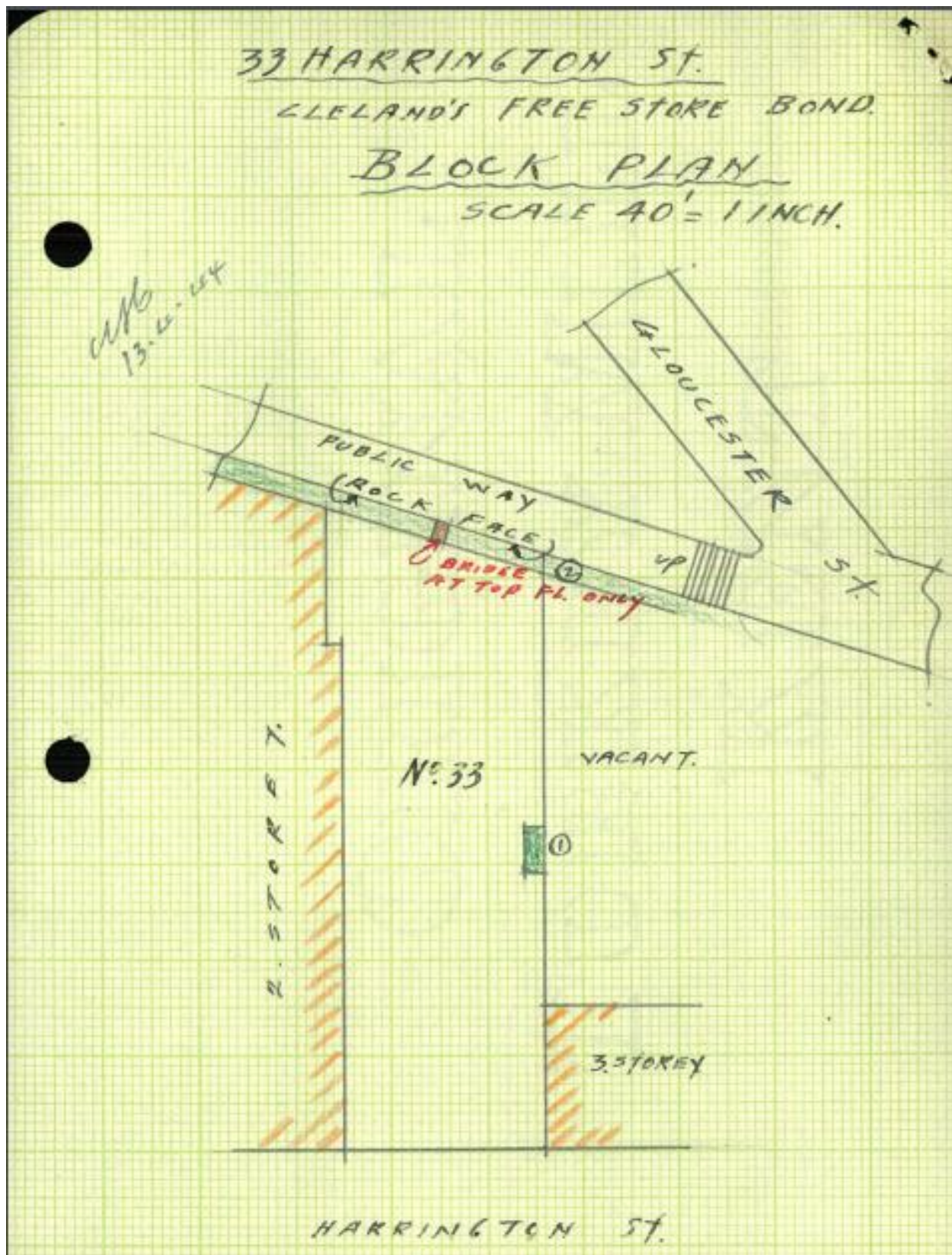


Figure 25: Block plan, 1944. (Source: City of Sydney Archives, Unique ID A-00508767)

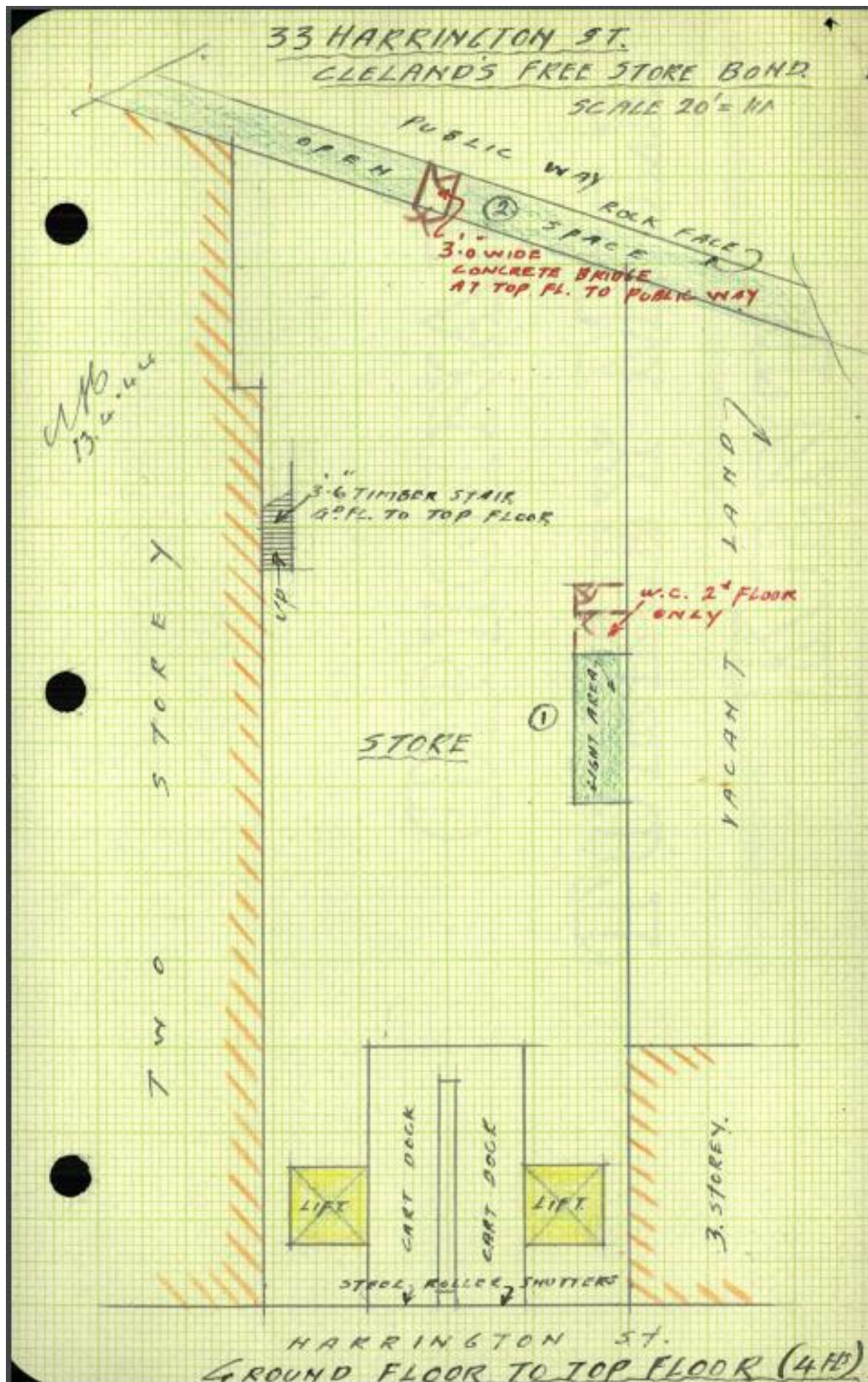


Figure 26: Ground floor to top floor plan, 1944. (Source: City of Sydney Archives, Unique ID A-00508767)

1.5.1 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 NSW Government's proposed scheme forced a shift in the SCRA's approach, towards adaptive reuse, rather than demolition and replacement, of old buildings. This, in combination with the SCRA's imperative to turn The Rocks into a tourist destination, saw a number of old warehouses, including the Argyle, Metcalf, Cleland and Campbell Bond Stores buildings, converted to accommodate specialty shops and restaurants.⁶¹



Figure 27: View south along what was then named Harrington Street, showing Cleland Bond Store, c1970s. (Source: Sydney Harbour Foreshore Authority [SHFA], 35188/PS/01)

In 1971 the SCRA invited proposals from interested parties for the conservation and conversion of the Cleland Bond Store and the adjoining row of terrace houses, subsequently named the Argyle Terrace (now the Playfair Street Terraces), for use as commercial premises. The successful proposal came from architects Fisher, Jackson and Hudson, and was to be one of the first conservation jobs undertaken by the SCRA.⁶² Builders Peter Kilmore & Co. were engaged for the work, which began in December 1971 and was completed in February 1973. Work included removing existing partitions and replacing sanitary fittings; removing a hoist from the northeast corner of the building and

⁶¹ Graham Brooks & Associates, Conservation Management Plan, pp 19-20.

⁶² Personal communication with Clive Lucas (formerly of Fisher, Jackson & Hudson), 31st October 2008.

infilling the resultant hole; constructing new stairs from the ground to the third floor, as well as new external stairs; removing existing roller shutters from the Playfair Street entrance and replacing them with heavy Oregon doors; and installing new gutters, downpipes and roofing.⁶³

Additional work was undertaken between 1975 and 1980, including the construction of ramps between the north wing of the Argyle Stores and the Cleland Bond Store, and the installation of a new timber floor and skirtings to the ground and first floors of the building. A concrete entry ramp from Playfair Street was built and a new entrance was cut from the Cleland Bond Store to the east wing of the Argyle Stores.⁶⁴

SCRA's successor, the Sydney Cove Authority, 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 29, Figure 30 and Figure 31). The subject area included the adjacent Cleland Bond Store. The areas shaded green were subject to long-term leases.

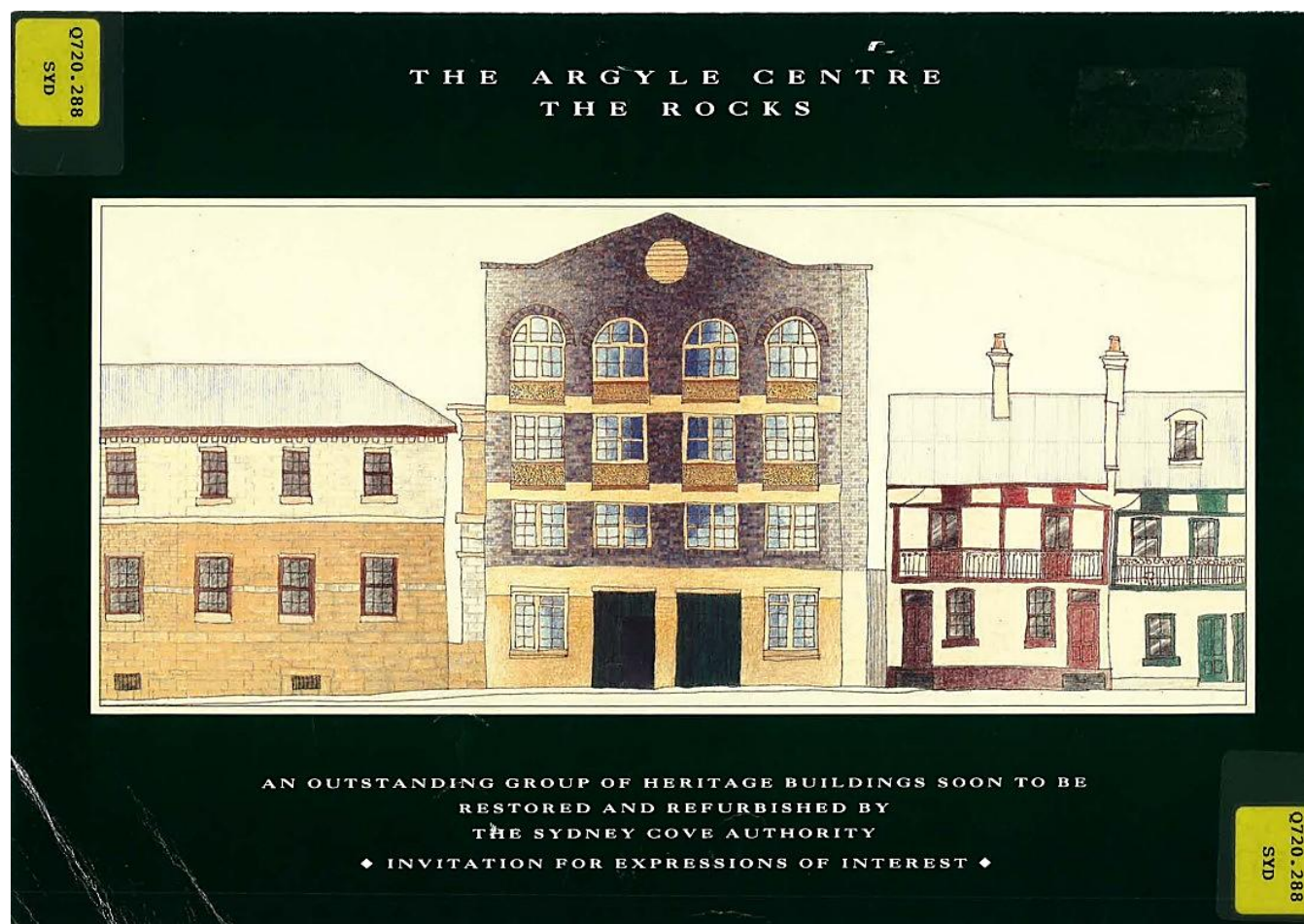


Figure 28: Cover page, Expressions of Interest brochure published by the Sydney Cove Authority, May 1990. (Source: NSW Heritage Library)

⁶³ Thorp, 'Historical Development', p 8.

⁶⁴ Thorp, 'Historical Development', p 8.

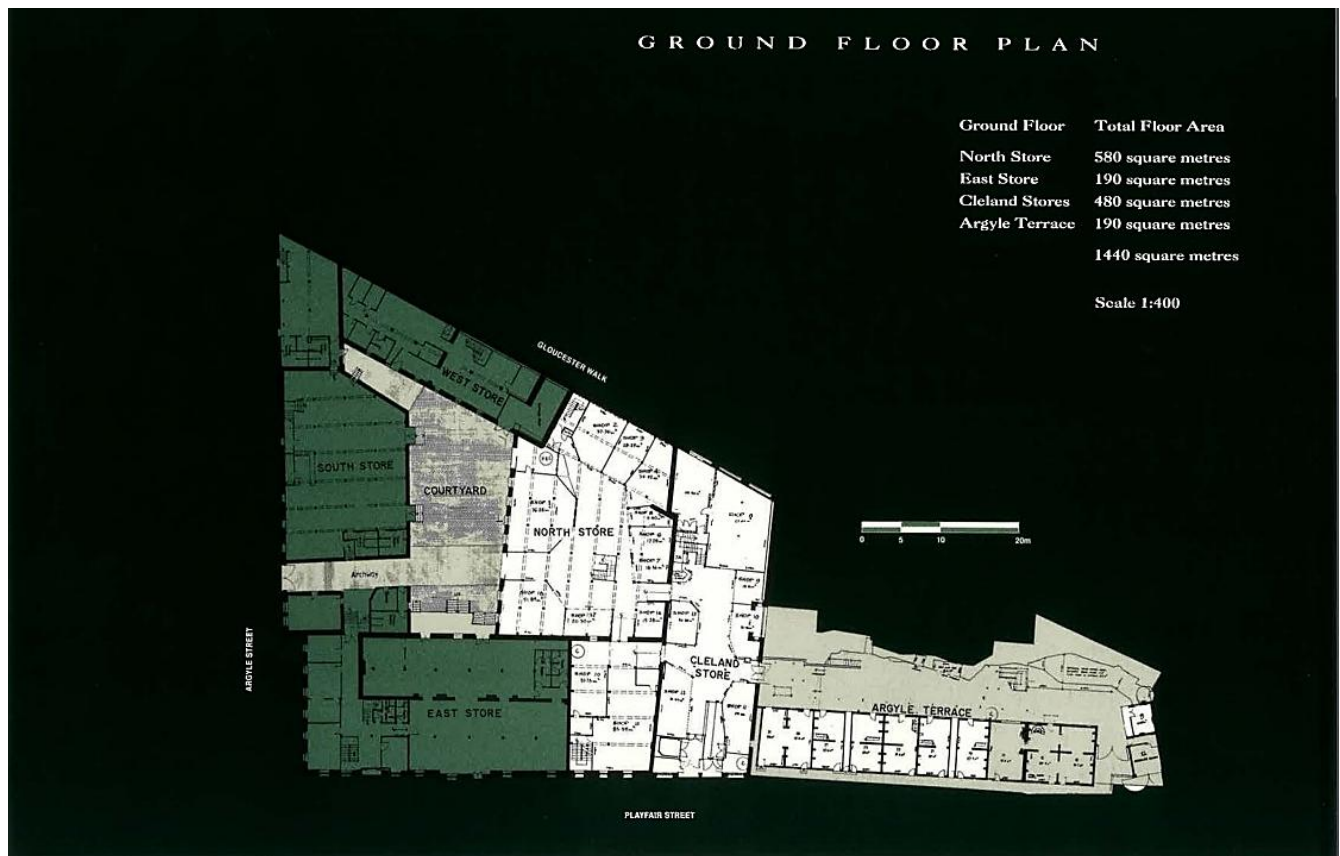


Figure 29: Expressions of Interest brochure, ground floor plan, May 1990. (Source: NSW Heritage Library)

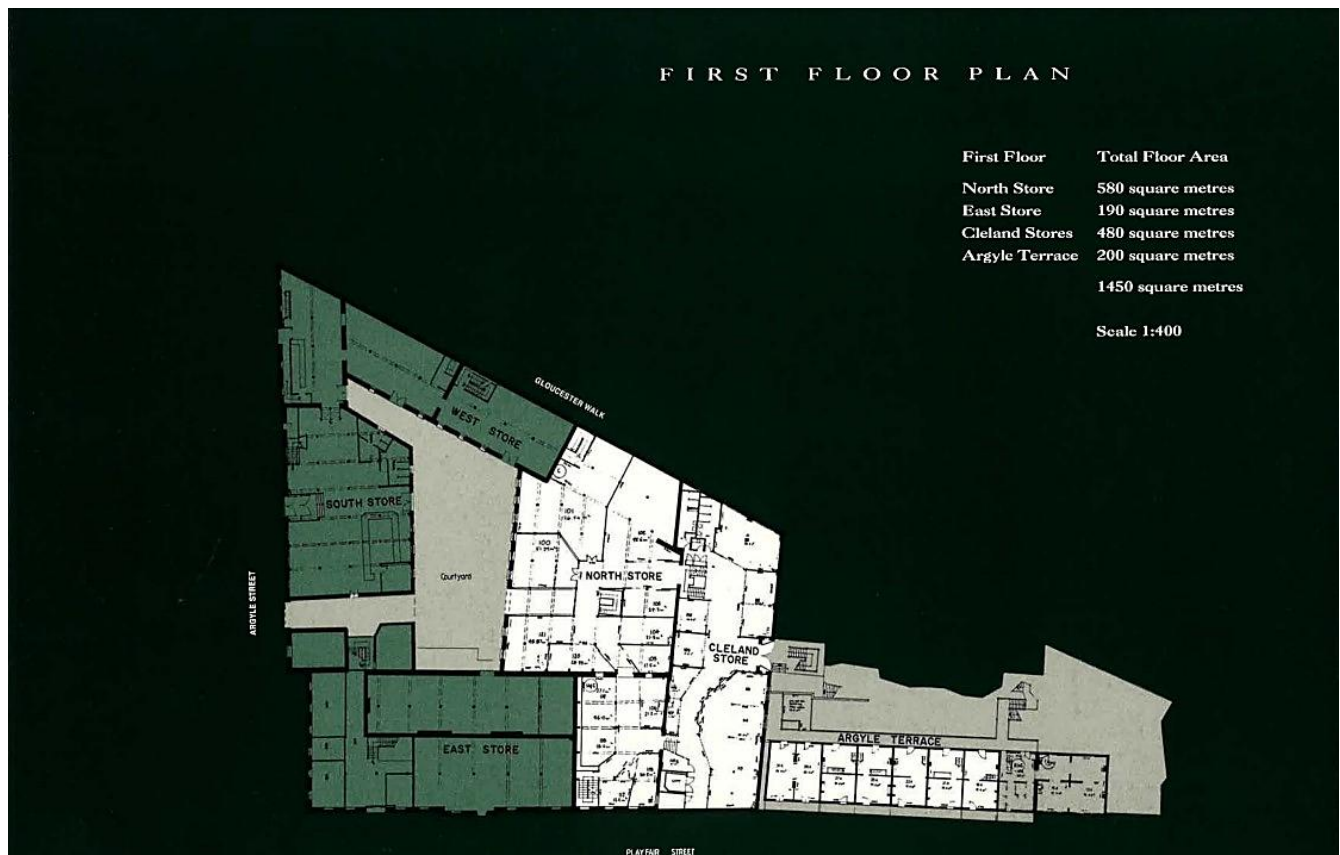


Figure 30: Expressions of Interest brochure, first floor plan, May 1990. (Source: NSW Heritage Library)



Figure 31: 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.⁶⁵ In 1993, Alan Jack + Cottier, an architecture firm, was 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.⁶⁶

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 the portion of Argyle Stores constructed by Unwin's Bonded Store in c1828.⁶⁷ The drain was covered and cemented over in situ though one section was encased in glass for public viewing. It remains in the foyer of the Cleland Bond Store, although visibility is poor.

Existing shop partitions were removed, and the masonry walls and timber structure of the building were exposed to display something of the building's original construction. New stairs and a lift were

⁶⁵ Graham Brooks & Associates 2003, Argyle Stores 12-20 Argyle Street, The Rocks, Conservation Management Plan, pp 22-23.

⁶⁶ Graham Brooks & Associates 2003, Argyle Stores 12-20 Argyle Street, The Rocks, Conservation Management Plan, pp 22-23.

⁶⁷ Iacono, Nadia, Archaeological Monitoring Report, the Argyle Bonded and Free Stores: Investigation of Sandstone Drain, 1994, in A. Wayne Johnson, Archaeological Excavations of Foundation Park and the Cleland Store, The Rocks, Sydney, prepared for Sydney Cove Authority, May 1996, Appendix 2 p35ff report.

installed, and the ground floor level was given a new floor once again.⁶⁸ The Argyle Centre (rebranded Argyle Department Store) was reopened in November 1995.



Figure 32: Glass-covered sandstone box drain below curved staircase, associated with part of the Argyle Stores erected by Unwin in c1828's Stores. (Source: PMNSW 2026)

1.5.2 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 for 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'.

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

⁶⁸ Graham Brooks & Associates, Conservation Management Plan, pp 19-20

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 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 33: 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/>)

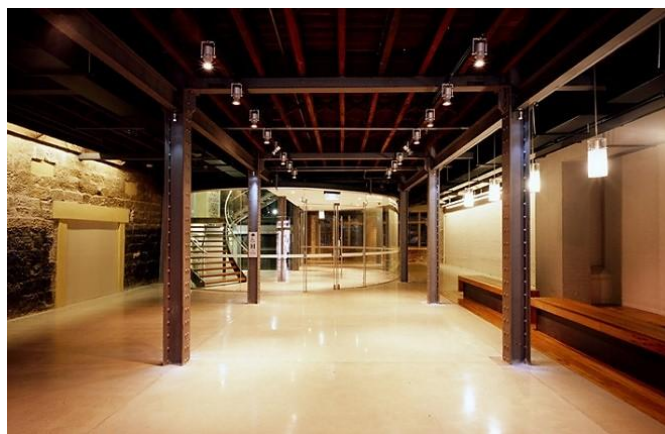


Figure 34: Ground floor of the Cleland Bond Store following the 2005 refurbishment works. (Source: TKD Architects webpage, <https://www.tkda.com.au/projects/argyle-and-cleland-bond-stores/>)

1.5.3 Recent History of the Site

Clive Lucas Stapleton & Partners Pty Ltd prepared a CMP for the Cleland Bond Store in 2008. Since then, the principal works undertaken include office fit outs to maintain the building’s continuing commercial use. Tenants of the building have included, but are not limited to, Bell Shakespeare Co Ltd (on Level 1, 2004–2014 or thereabouts), Lowe Hunt & Partners Pty Ltd (on Level 2, 2007–2017), Bel Mondo Restaurant (on the top floor, 1996–2013), Haslin Constructions (on Level 2, 2025- till date), Adthema Australia (Level 2, 2017-till date) and Pacific Concepts (also operating as Hunter St. Hospitality) (on level 2, 2017- till date).

Fugen Constructions refurbished the top floor of the Cleland Bond Store for Epoch in 2015-2016, however it has been recently vacated and remains as an empty tenancy.

Argyle and Cleland Bond Stores have been jointly subject to important maintenance works in recent years including structural maintenance works and a fire services upgrade in 2017 and 2018 respectively.

Works in 2021–2022 included alterations to an existing lift, and interior and exterior works to facilitate public access requirements and upgrade an existing public access way between Gloucester Walk and Playfair Street. Works to the Gloucester Walk entrance to the building included regrading of the pathway, removal of sections of existing fence to re-use, replacement of the grated drain, installation of a new ramp/deck, new handrails, new planter box and fencing, and a new kickplate at the ramp.

The existing passenger lift in the southwest corner of the building was replaced in 2023 to provide DDA-compliant access to all floors of Cleland Bond Store and the upper floors of the neighbouring Argyle Stores.

In 2024, new façade lighting was installed to the eastern frontage of Cleland Bond Store as part of the Safer Cities Project. The works included removal of existing light fittings and fixtures, and installation of new façade lighting to window sills and ledges on Levels 1–4 and to the ground floor awnings.

A series of maintenance and repair works were undertaken throughout 2025/26 including upgrade to the mechanical services, repair to external lintels on the northern facade, roofing repairs including replacement of box gutters, and structural repairs to the eastern gable facade consisting of brick stitching and repointing.

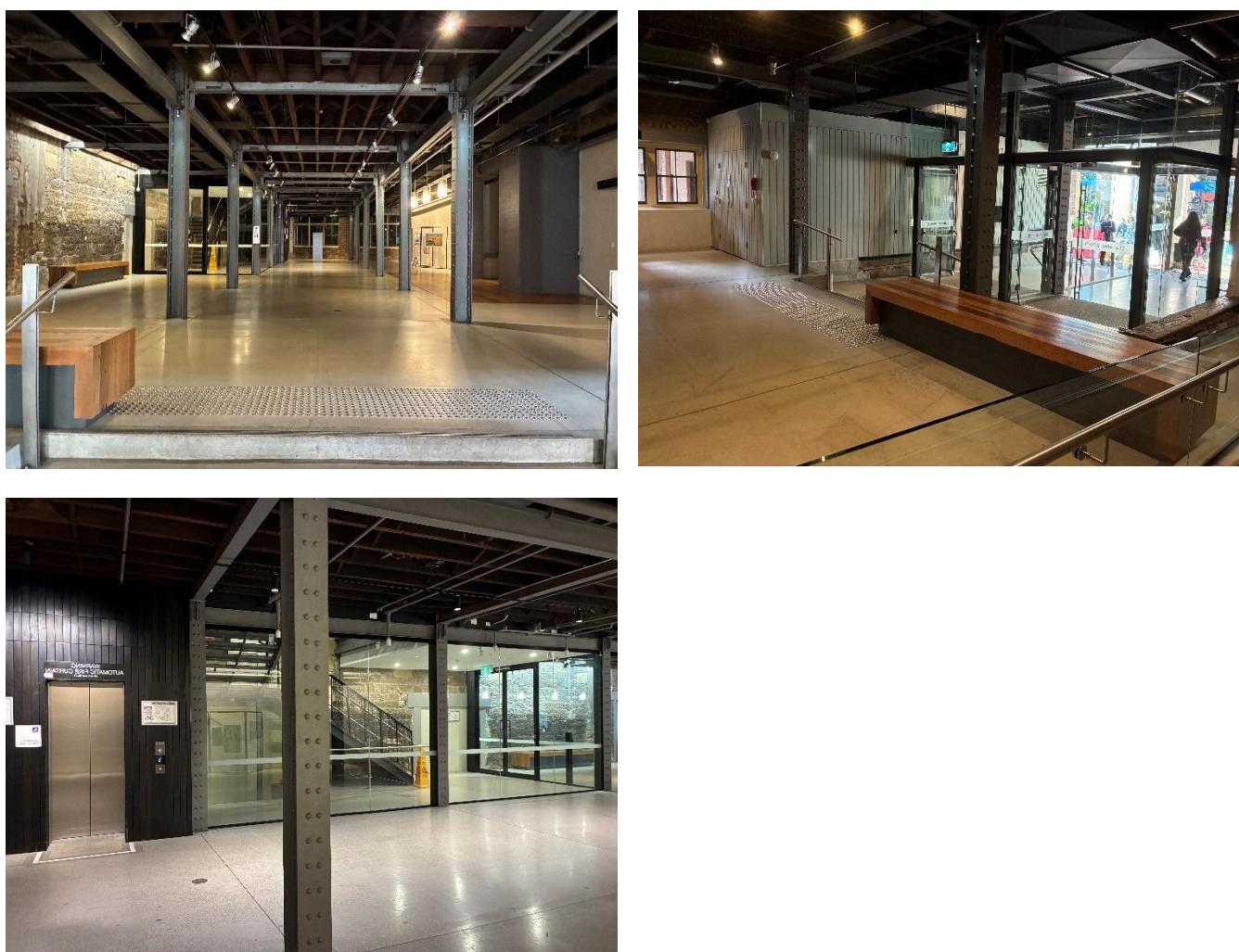


Figure 35: Three views of the ground floor foyer of Cleland Bond Store following refurbishment works. (Source: PMNSW, 2026)



Figure 36: New booster system adjoining the main entrance to Cleland Bond Store, 2021. (Source: Gartner Rose gartnerrose.com.au)

2.6 Development of the Site and Building Components

DATE	DESCRIPTION
1838	The site was granted to William Carr and George John Rogers.
1874	Patrick Freehill erected stables on the site.
1877	Freehill's stables were demolished and a 12-foot-wide road was dedicated for a public thoroughfare along the northern boundary.
1913–1914	Cleland Bond Store was built for William Dingle of Dingle & Co. Free and Bonded Stores, lessees of the adjacent Argyle Stores. The building was designed by the NSW Government Architect. Public Works invited tenders in January 1913. The building contract was awarded to H Longworth in March 1913.
1933	Dingle & Co. went into liquidation. Clelands Free and Bonded Stores took over the lease. The store later became known as Cleland Bond.
1971–1972	The Playfair Street Precinct, including Cleland Bond Store, was restored by Fisher, Jackson & Hudson Architects. All existing partitions, sanitary fittings etc were removed. A hoist in the northeast corner was removed and the hole infilled. New internal and external stairs were constructed. Existing roller shutters to the Playfair Street entrance were replaced with heavy Oregon doors. New roofing, gutters and downpipes were provided.
1975–1976	Ramps were built between the north wing of the Argyle Stores and the Cleland Bond building.
1978–1980	New timber floor and skirtings were constructed at the ground and first floors, as well as a concrete entry ramp from Playfair Street. A new entrance was cut from Cleland Bond Store to the Argyle East wing.
1990s	Renovation for the building's use as a department store. This included removal of partitioned shops, exposure of masonry walls and timber structure, construction of new stairs, a new lift, and new flooring at ground floor.
2005–2007	The Cleland Bond Store was refurbished as part of the upgrading works to the Argyle Stores. TKD Architects supervised the 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 the upper floors. The main staircase was redesigned. Internal office fitout of level 3 was completed by Davis Landgon Australia Pty Ltd.
2016	BD Building Projects completed upgrade works to the office space.
2017–2018	Building maintenance works and fire services upgrade to Argyle and Cleland Bond Store.
2021–2022	Access improvements including new access at Gloucester Walk, modifications passenger lift, new stairs at GF lobby, and smoke enclosure adjustment. Works to the Gloucester Walk entrance to the building included regrading of the pathway, removal of sections of existing fence to re-use, replacement of the grated drain, installation of a new ramp/deck, new handrails, new planter box and fencing, and a new kickplate at the ramp. A new paint finish to the existing awnings on ground floor. New metal plate cladding signage was added to the lower section of the column on the ground floor. (D/2021/1084)
2023	Replacement of the southwest passenger lift to provide DDA-compliant access to all floors of Cleland Bond Store and the upper floors of the neighbouring Argyle Stores.

DATE	DESCRIPTION
2024	Repointing of east gable façade and installation of helical reinforcement above timber vent frame. Lighting upgrades to the eastern façade.
2025	Maintenance and repair works to the existing window lintels on Level 3 including infill lintel (steel beam) with brickwork and render to match existing lintels, and replacement of existing corroded lintel with concrete lintel and render to match existing. Roofing repair works including replacement of north and south box gutter and east gable capping, and installation of capping to northern parapet. Repair and maintenance work including repair to timber vent frame and louvers at gable end, repair to windows on north, west and east façade, and repainting exterior.
2026	Upgrade to mechanical services, including the demolition and replacement of existing ageing and redundant mechanical a/c units, mechanical switch board, fan coil units, outside air fans, and associated electrical, control, plumbing services.

2.7 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.⁶⁹

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.⁷⁰

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.⁷¹ 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.⁷² 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. Cleland Bond Store 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.

⁶⁹ Ibid, p 133.

⁷⁰ Tropman & Tropman Architects, Argyle Terrace Conservation Plan, (August 1993), p 22.

⁷¹ Historic Houses Trust, Susannah Place 1844, A Museum in the Making, (1993).

⁷² Robert Moore Pty Ltd in association with the Historic Houses Trust, Conservation Analysis & Guidelines, (1989), p 14.

2.8 Ability to Represent Historic Themes

The following table identifies the relevant Australian and New South Wales historic themes represented at the site.

AUSTRALIAN HISTORIC THEMES	NSW HISTORIC THEMES	REPRESENTATION OF HISTORIC THEMES
3 Developing local, regional and national economies	Commerce	Originally built to extend the warehouse capacity of the adjacent Argyle Stores, Cleland Bond Store is associated with one of the earliest extant bond store buildings in NSW and thus with the early mercantile history of Sydney and NSW. As the site of commercial trade and other retail activities for nearly 100 years, Cleland Bond Store has housed a number of well-known commercial enterprises. Cleland Bond Store was continuously occupied as a bonded warehouse from 1914 until the late 1960s, from which time it was adapted for use by the Argyle Arts Centre and later for boutique retail, restaurant and office use.
7 Governing	Government and Administration	Since 1900, when the land was resumed in the Observatory Hill Resumption Act, government authorities including the Sydney Harbour Trust, the Maritime Services Board, the SCRA and the SHFA have continuously owned the Cleland Bond Store site. Aspects of the building's history since its construction in 1914, particularly government efforts to conserve and re-use the building since the late 1960s, reflect the nature of the activities and the changing priorities of these agencies.

3

Physical Evidence

This chapter describes Cleland Bond Store 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. Non-intrusive observation has been used in the fabric investigation.

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.

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. It is 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 gave the area its name, provided early building materials, and influenced the developing street pattern, which follows the contours of the land and 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 important 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 and 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 fortifications dating from the early contact and colonial period; 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. The overall character and diversity of The Rocks Conservation Area contributes to its heritage significance.

3.2 Street and Streetscape Description

The Cleland Bond Store is located on the eastern side of Playfair Street and is bounded by Gloucester Walk to the west. The building is attached to Argyle Stores to the south, and the Playfair Street Terrace (17–31 Playfair Street) and Foundation Park lie to the north. The Cleland Bond Store allotment is orientated in an east–west direction, with its principal elevation facing Playfair Street.

The topography of the area is steep and highly undulating. Cleland Bond Stores is built on a site that has been excavated / quarried out of the sandstone bedrock down to the level of Playfair Street. On its western side a high rock face rises up to the level of Gloucester Walk. The height difference between Playfair Street and Gloucester Walk is substantial — three floor levels in total. Only the top floor of the Cleland Bond Store is visible above Gloucester Walk. The steepness of the terrain

remains clearly evident in Foundation Park on the building's northern side where the rock terraces and quarried rock faces are clearly visible as part of the landscape.

The building's principal elevation and main entrance faces Playfair Street. A secondary entrance is provided from Gloucester Walk via a small footbridge. Timber and steel walkways and stairs extend along the northern side of the building overlooking Foundation Park. They provide fire egress and access to the adjoining park.

Most of the buildings in the vicinity of Cleland Bond Store date from the nineteenth and early twentieth centuries, but contemporary buildings designed to be sympathetic to the local character are also located in the vicinity. They are generally used for retail, commercial or hospitality purposes.

The buildings on this portion of Playfair Street are generally built to their property boundaries. The area is predominantly low in scale with buildings of two to four storeys in height. The buildings incorporate simple forms and massing and have pitched roofs (gabled and hipped), with many concealed behind masonry parapets. Cantilevered balconies extend along the front of the Playfair Street Terrace. The buildings in the immediate vicinity of the site exhibit a regular fenestration pattern with openings of traditional vertical proportions. The surrounding contemporary buildings imitate the fenestration pattern of the historic buildings.

The materials palette of the area largely consists of sandstone, painted render and face brickwork for walls, with corrugated metal roofing, timber joinery elements and cast iron balustrading. Steel beams and concrete lintels also feature.

The Cleland Bond Store is the tallest building in the block. The Argyle Stores, located immediately to the south of the Cleland Bond Store, consists of a complex of three and four storey warehouse buildings of similar bulk and scale to the Cleland Bond Store, although one floor lower. To the north of the Cleland Bond Store is the Playfair Street Terrace, which consists of a row of two-storey terrace houses. The Playfair Street Terrace is considerably smaller in scale than the Cleland Bond Store, which towers over it. The Cleland Bond Store is also taller than the more modern buildings located directly opposite it on Playfair Street Terraces. The mix of commercial, warehouse and residential buildings of varying scales is consistent with development in the Rocks and on Playfair Street.

The massing, scale, materiality and architectural character of the four-storey brick Cleland Bond Store is consistent with and contributes to the nineteenth and early twentieth-century character of Playfair Street.

Playfair Street is a pedestrianised street and Gloucester Walk is a narrow pedestrian walkway. Key features of the public domain include walkways brick paving with sandstone kerbs. There are also some early / replica standard street lamps. The intimate scale of Playfair Street is enhanced by the Playfair Street Terraces balconies, a few street trees adjacent to the Argyle Stores and outdoor tables and seating. A shaded public square to the northeast of the site and north of the Rocks Centre provides additional seating and is a focus for outdoor activities including market stalls and music.

Foundation Park immediately to the north of the Cleland Bond Store is a more intimate and quiet space. It includes large trees, exposed rock shelves, grassed areas, and remnant brick and stone walls, the remains of demolished 'slum' housing. Steel frames, timber platforms and giant steel furniture are used to interpret the houses and the life that once existed on the site. The steel frame gives a sense of the scale of these buildings, which faced Gloucester Walk and were of similar scale

to the adjacent Cleland Bond Store. A simple metal palisade fence borders the eastern side of Gloucester Walk.



Figure 37: Looking north along Playfair Street. The main entrance of Cleland Bond Store is at centre left. The Sydney Harbour Bridge is partly visible in the background. (Source: PMNSW 2026)



Figure 38: Looking south along Playfair Street. The Rocks Centre and square is on the left and Cleland Bond Store and the Playfair Street Terraces are on the right. (Source: PMNSW 2026)

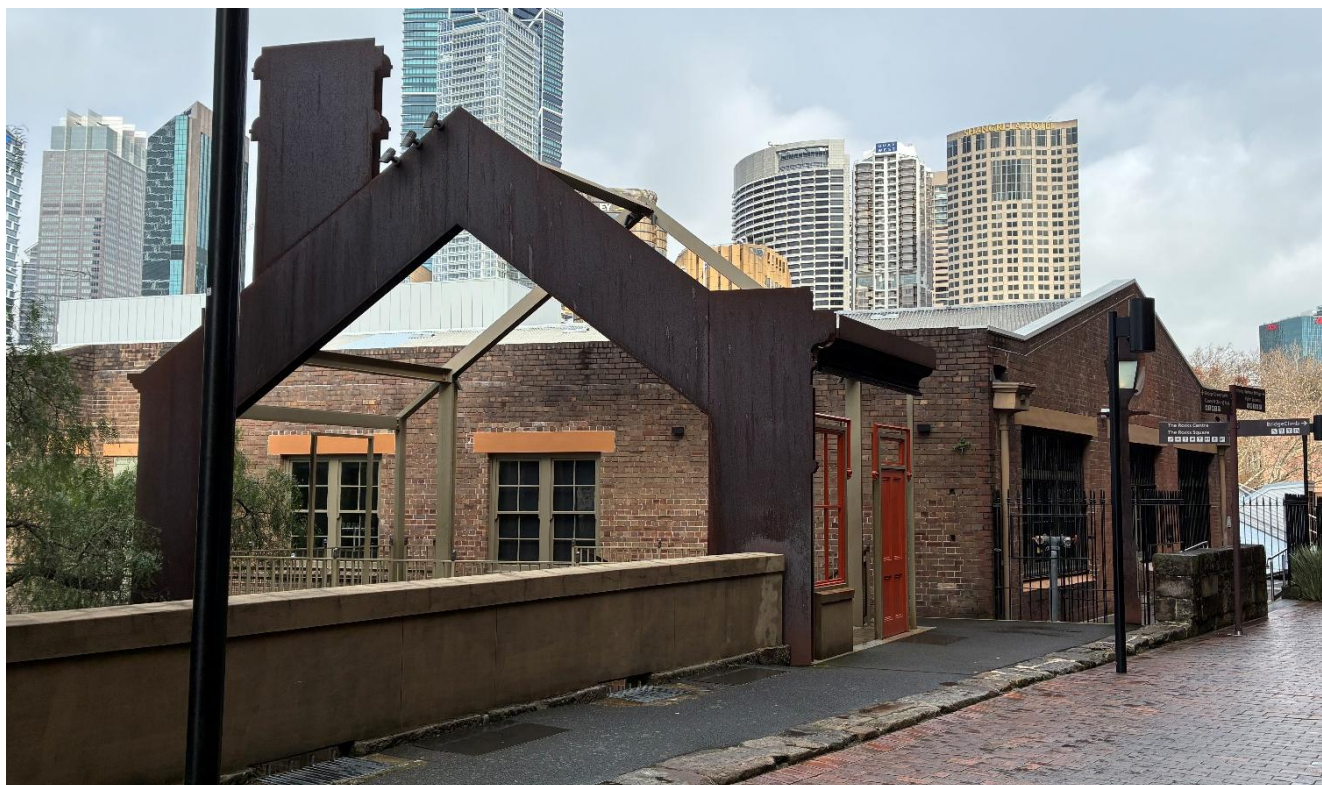


Figure 39: Looking south along Gloucester Walk, towards the city (visible in the background) and the Cleland Bond Store's secondary entrance, behind the half-height stone wall, is at centre right. (Source: PMNSW 2026)



Figure 40: Looking south towards the Cleland Bond Store across Foundation Park. The building defines the southern edge of the public park. (Source: PMNSW 2026)

3.3 Views and Vistas

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

This section analyses the setting and establishes key views and vistas to and from Cleland Bond Store that are shown in Figure 41 and Figure 42.

3.3.1 Key Views of Cleland Bond Store

Figure 41 shows the view catchment and views of the Cleland Bond Store. The key views are illustrated in Figure 43 - FIGURE 52. In view 8 (Figure 50), looking north along Playfair Street from Jack Munday Place, the Cleland Bond Stores is only visible in wintertime when the trees have no leaves. It is largely concealed by trees during the summertime and the Argyle Stores on the corner of Argyle Street. Thus, view 8 is not considered a key view of Cleland Bond Store.

Cleland Bond Store is not a prominent landmark yet forms an integral part of the local streetscape along Playfair Street and Gloucester Walk. Because the topography of the area is highly undulating and Cleland Bond Store is built against the rock face at the rear of its site, the views of the building are starkly different from the surrounding parks and laneways, depending on the level it is viewed from.

Views to Cleland Bond Store's main (eastern) elevation from Playfair Street are mostly oblique, although there are some direct views from the public square opposite the Playfair Street terraces. The narrow street accentuates the height of the building, particularly when viewed from the north, as it towers over the adjacent Playfair Street Terraces.

When viewed along Gloucester Walk from the north or south, the building appears to be single-storey, as the majority of the building sits below the rock face. From the south the top of the building is visible over the roofs of the adjacent Argyle Stores.

When looking south from Foundation Park, the full length of the building's northern façade and all four levels are visible, making the scale of the building fully apparent. It dominates the surrounding buildings and landscape, especially the modest Playfair Street Terraces adjacent.

3.3.2 Key Views from Cleland Bond Store

The upper floors of the Cleland Bond Stores, because of their height, look out over the surrounding precinct. Key views from the Cleland Bond Stores are shown in Figure 41 and Figure 42.

The building has views north over Foundation Park and the buildings beyond to the Sydney Harbour Bridge. The top floor also has views to the east, to Circular Quay East, however during the cruise season this view is obscured by cruise ships docked at Circular Quay West.

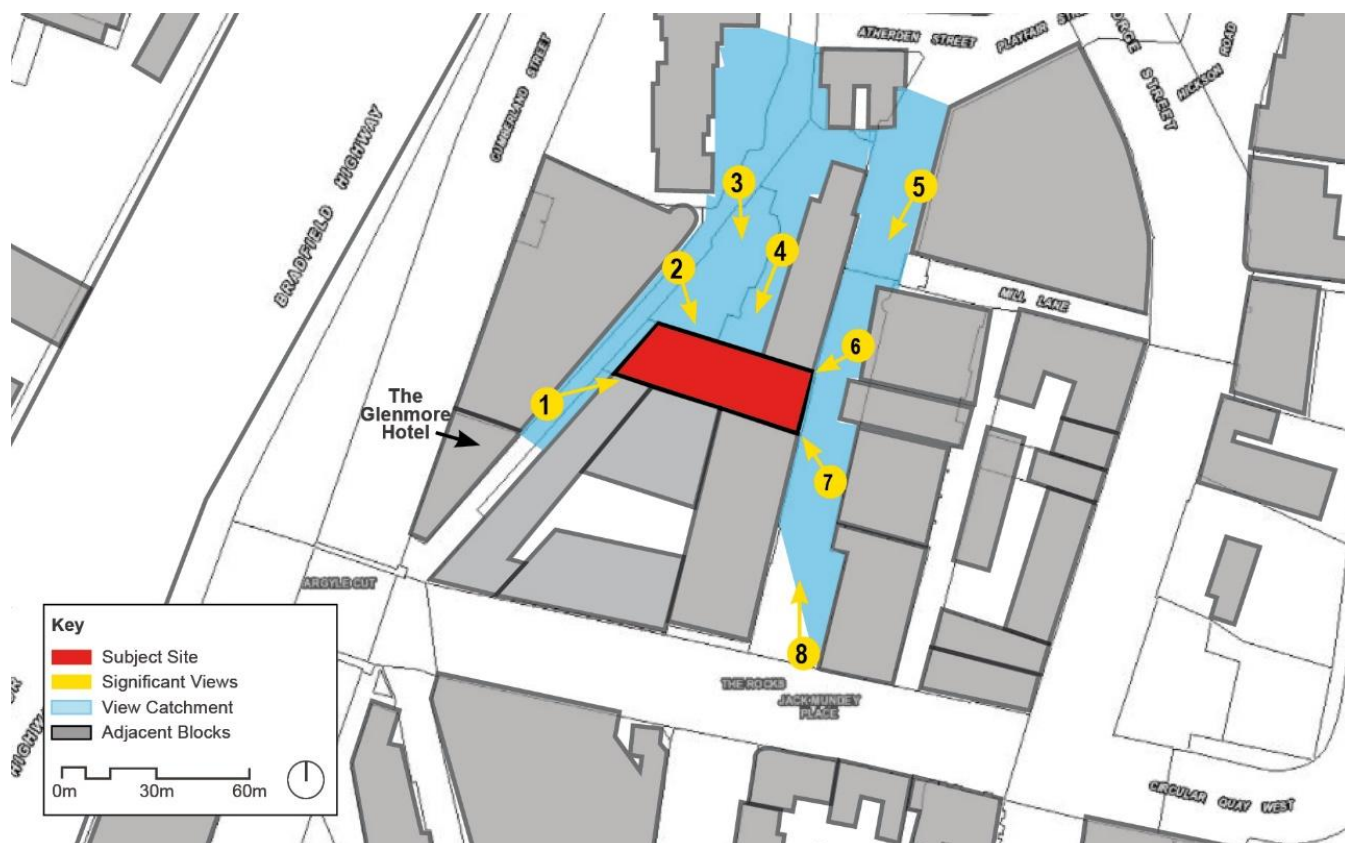


Figure 41: The view catchment and key views of Cleland Bond Store. (Source: GML Heritage)

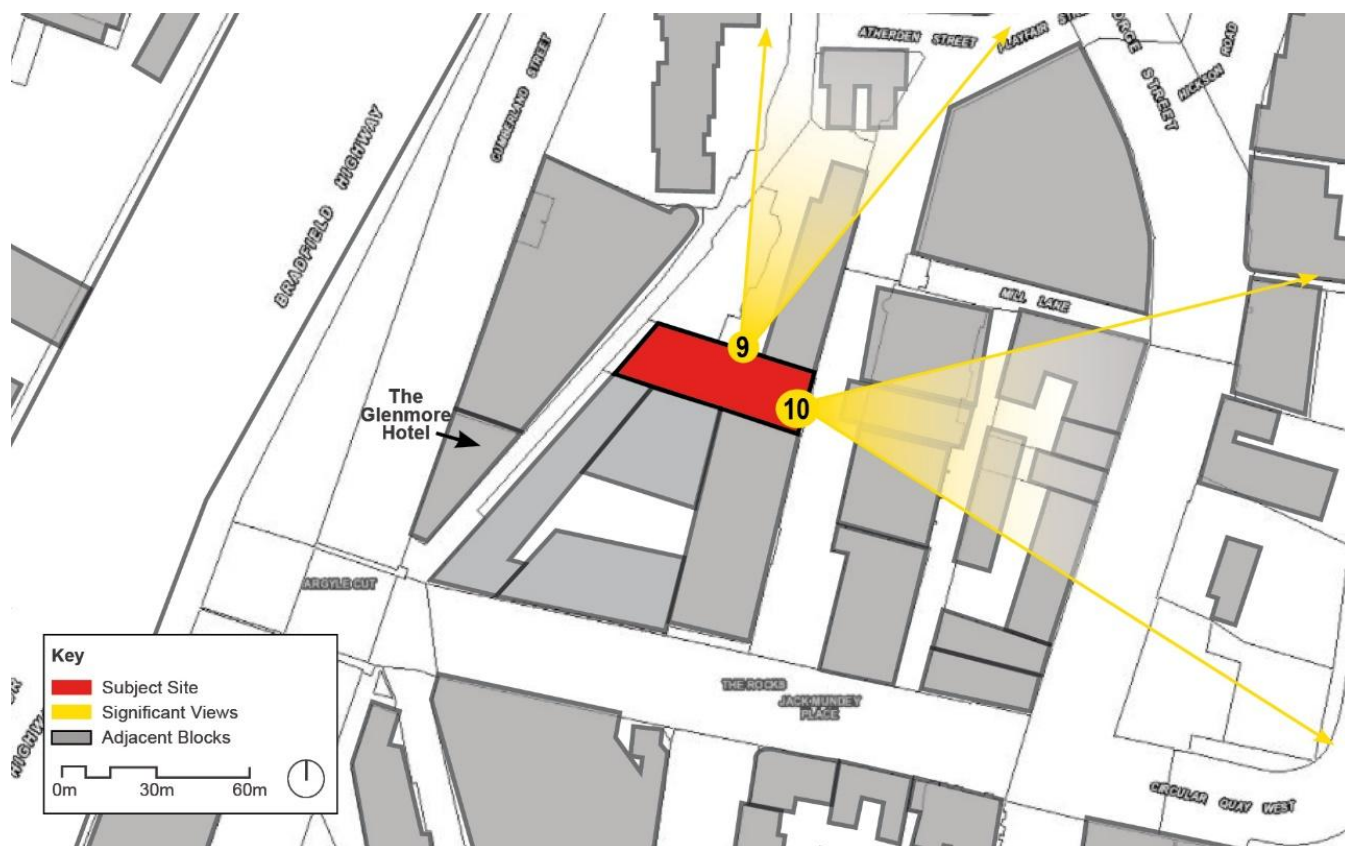


Figure 42: Key views from Cleland Bond Store. (Source: GML Heritage)



Figure 43: View 1 — looking northeast towards Cleland Bond Store from Gloucester Walk. (Source: PMNSW 2026)



Figure 44: View 2 — looking southeast down towards Cleland Bond Store from Gloucester Walk. (Source: PMNSW 2026)



Figure 45: View 3 — looking south through Foundation Park. Cleland Bond Store is behind the gum trees. (Source: PMNSW 2026)



Figure 46: View 4 — looking south from ground level at the north façade of Cleland Bond Store. (Source: PMNSW 2026)



Figure 47: View 5 — looking southwest along Playfair Street with Cleland Bond Store visible over Playfair Street Terraces. (Source: PMNSW 2026)



Figure 48: View 6 — northeast front façade corner, looking southwest from Playfair Street. (Source: PMNSW 2026)



Figure 49: View 7 — oblique view of front façade looking northwest from Playfair Street. (Source: PMNSW 2026)



Figure 50: View 8 — looking north along Playfair Street. Argyle Stores is prominent on the corner and Cleland Bond Store is concealed behind the tree at the rear of the photo. (Source: PMNSW 2026)



Figure 51: View 9 — from Cleland Bond Store to the north looking over Foundation Park. (Source: PMNSW 2026)

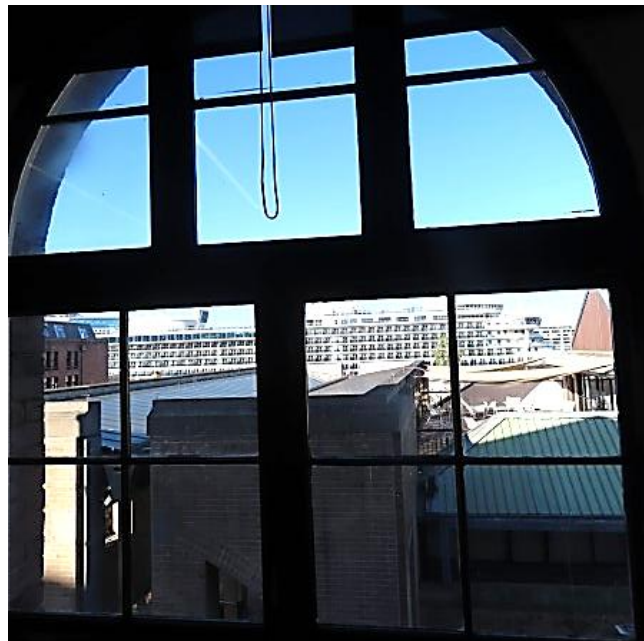


Figure 52: View 10 — from Cleland Bond Store looking east – view of Circular Quay East is obscured by cruise ship docked at Circular Quay West.

3.4 Building Description – External

3.4.1 Generally

Cleland Bond Store is a four-storey brick warehouse building dating from the early twentieth century. Typical of utilitarian and warehouse buildings of this period, the building has a simple rectangular form, with a gabled roof. It features solid brick walls, laid in English bond, regular fenestration and minimal ornamentation. The roof is clad in corrugated metal sheet. The primary (eastern) and rear (western) elevations feature plain gabled parapets, which follow the slope of the roof behind. Brick parapets also extend along the side elevations of the building, with parapet gutters concealed behind.

The windows generally consist of regularly arranged pairs of large multipaned, timber-framed double-hung sash windows, all of similar size. The original window openings generally have concrete lintels and brick sills, although more recent openings have steel lintels. The windows in the principal eastern façade are arranged symmetrically in four bays and feature a higher level of detail than the windows in the other elevations. They are hierarchical in their design as they rise through the four floors of the building. The fenestration is generally consistent on the remaining three sides of the building, although the fourth side shares a common wall with the neighbouring Argyle Stores and only has windows above the Argyle Stores roof.

Access to the building is provided by a pair of large warehouse door openings in the principal façade facing Playfair Street at ground floor level. Large warehouse door openings also exist in the centre of the northern facade at multiple levels (opening onto cantilevered walkways). The ground-floor doors have been relocated to the east. Only a single door exists in the western elevation opening onto Gloucester Walk.

The western façade faces the rock face and only the fourth level is evident along Gloucester Street. The remaining three levels of this elevation are concealed by the rock face.

3.4.2 Exterior

Front Facade — East Elevation

The primary elevation is four storeys high and symmetrical with a simple gabled parapet.

The main entrance to the building opens off Playfair Street at ground floor level and consists of a pair of large symmetrical openings, set either side of a central pier. Modern canopy panels have been fitted into the openings and suspended from the beam above. The entrance to the building is open and there is evidence of the hinges of the original door around the openings. However, the details of the original doors are unknown. The rendered piers either side of the original openings have angled corners which may have been a later modification. New glass entry doors have been fitted inside the building behind an open entrance foyer. The lettering 'CLELAND BOND' is painted on the rendered band above the openings. The street number '33' is painted on the pier between the two entryways.

The fenestration pattern is distinct and consists of four bays of windows arranged uniformly between brick piers that rise up through the building and terminate in semi-circular brick arches at the top. Horizontal rendered bands extend across the tops of the windows on each of the floors

below. The top two floors have painted roughcast spandrel panels and moulded sills below the windows, whereas the lower two floors have face brick panels and sloping brick sills.

The windows are paired with large double hung multipaned timber sashes (four panes each). The window openings are graduated, with the tallest windows (consisting of double-hung sash windows, with transom lights above) located at the base of the building and the shortest at the top. The windows on the middle two floors have no transom lights. The uppermost set of windows have semi-circular arched brick heads, which feature three window sashes in the arched opening above the bottom pair sashes. The parapet includes a central circular timber-framed louvred vent.

Services include two large rainwater heads set either side the gable, circular downpipes, a fire sprinkler booster at ground floor level and light fittings fitted to the plaster sills of the windows on the upper levels.



Figure 53: East elevation, front facade on Playfair Street entrance. (Source: PMNSW 2026)

Rear Facade — West Elevation

The rear elevation is a modest brick facade, which appears as a single storey above Gloucester Walk, with the three lower levels concealed by the rock face upon which the walkway sits (Figure 54). As for the principal facade, the west elevation has a gabled parapet with a circular timber-framed louvred vent. However, unlike the primary facade, the proportions change from a vertical to a horizontal emphasis due to the single-storey scale of the rear facade. The rear facade has much

simpler detailing than the primary facade. Two large rainwater heads with circular downpipes extend down each end of the facade.

Three large window openings are set at equal spacings and defined by large-span rendered lintels. Each window opening contains three fixed four-paned timber-framed sash windows, with two-paned hoppers above. All are clear glazed. The central opening has a timber boarded door at its centre (Figure 55). All windows have vertical steel security bars, which are later additions, fixed externally.

A steel-framed and timber boarded bridge allows for access to Cleland Bond Store from Gloucester Walk, which includes a ramp access from Gloucester Walk.



Figure 54: West elevation, rear facade on Gloucester Walk. (Source: PMNSW 2026)



Figure 55: Single door within 3-panel window configuration. (Source: PMNSW 2026)

Side Facades — North and South Elevation

The north elevation, which faces the Playfair Street Terraces and Foundation Park, is constructed of face brickwork and is plain in detail. A recessed rectangular alcove exists halfway along the length of this elevation. A panel of brickwork extends above the roof at its eastern end and has a large painted sign identifying the building as 'CLELAND BOND'.

The arrangement of windows in this façade is not as regular as on other elevations due to the changes in ground levels adjoining the building and the abutting structures. The windows consist of pairs of timber-framed double-hung sash windows and match those in the principal elevation. The original windows in this elevation have rendered lintels and sloping brick sills. Some windows have metal grilles over them, which are later additions. A large, fixed pane of glass has been inserted into a former opening. The two windows to the east, which were introduced later, have recently had rendered sills inserted to match the existing.

New contemporary light fixtures have been installed on the northern façade. These replaced the non-original gooseneck fixtures.

Modern steel framed timber walkways are cantilevered and braced off the brick walls at the upper levels and a stair of the same period extends down the side of the building from (Figure 56). Pairs of large timber ledged, braced and sheeted doors are set within the recess and open onto the

walkways (Figure 57). Some of these doors have been modified to suit the levels of the new walkways and are used for fire egress. A single pane of fixed glass has been inserted above the modified doors on the second floor level.

To the south, Cleland Bond Store shares a wall with Argyle Stores (Figure 58 and Figure 59). A row of double hung windows exist in the top floor only and look out over the roof of the adjoining Argyle Stores.



Figure 56: North elevation, looking southwest. (Source: PMNSW 2026)



Figure 57: North elevation, looking southwest. (Source: PMNSW 2026)



Figure 58: South elevation, looking northeast. The shared brick wall is visible in the background, and the Argyle Stores metal roof is visible in the foreground. (Source: PMNSW 2026)



Figure 59: South elevation, looking northeast. The shared brick wall is visible in the background, and the Argyle Stores metal roof is visible in the foreground.

Roof

A gabled, corrugated metal roof runs east–west over the building. Parapet walls extend up beyond the roof line on both gable ends and along the north and south facades. Box gutters sit behind the parapets and discharge into the rainwater heads on the east and west facades.

A metal sheet clad structure extends across the eastern end of the roof, set back behind the eastern parapet, which connects the raised sections of brick wall that extend above the northern and southern facades of the building. The raised portions were likely part of a lift overrun. On the northern facade a ‘Cleland Bond’ sign is painted on the northern face of the wall. This structure, which has a flat roof, houses the former lift overruns and other services. An additional metal clad structure adjoins the western side of this structure and provides access to the roof (not inspected).

Mechanical plant and other services are located in a lowered section of the southern roof slope. A steel ladder connects the roof of the Cleland Bond Store to the roof of the adjoining northern wing of the Argyle Stores. The roof structures and services are only visible from Gloucester Walk when approaching from the south. They are not visible from the east, north or west.



Figure 60: Roof of Cleland Bond Store (left) as viewed from Argyle Bridge, looking northeast. (Source: PMNSW 2026)



Figure 61: Roof of Cleland Bond Store (left) as viewed from Glenmore Hotel, looking northeast. (Source: PMNSW 2026)

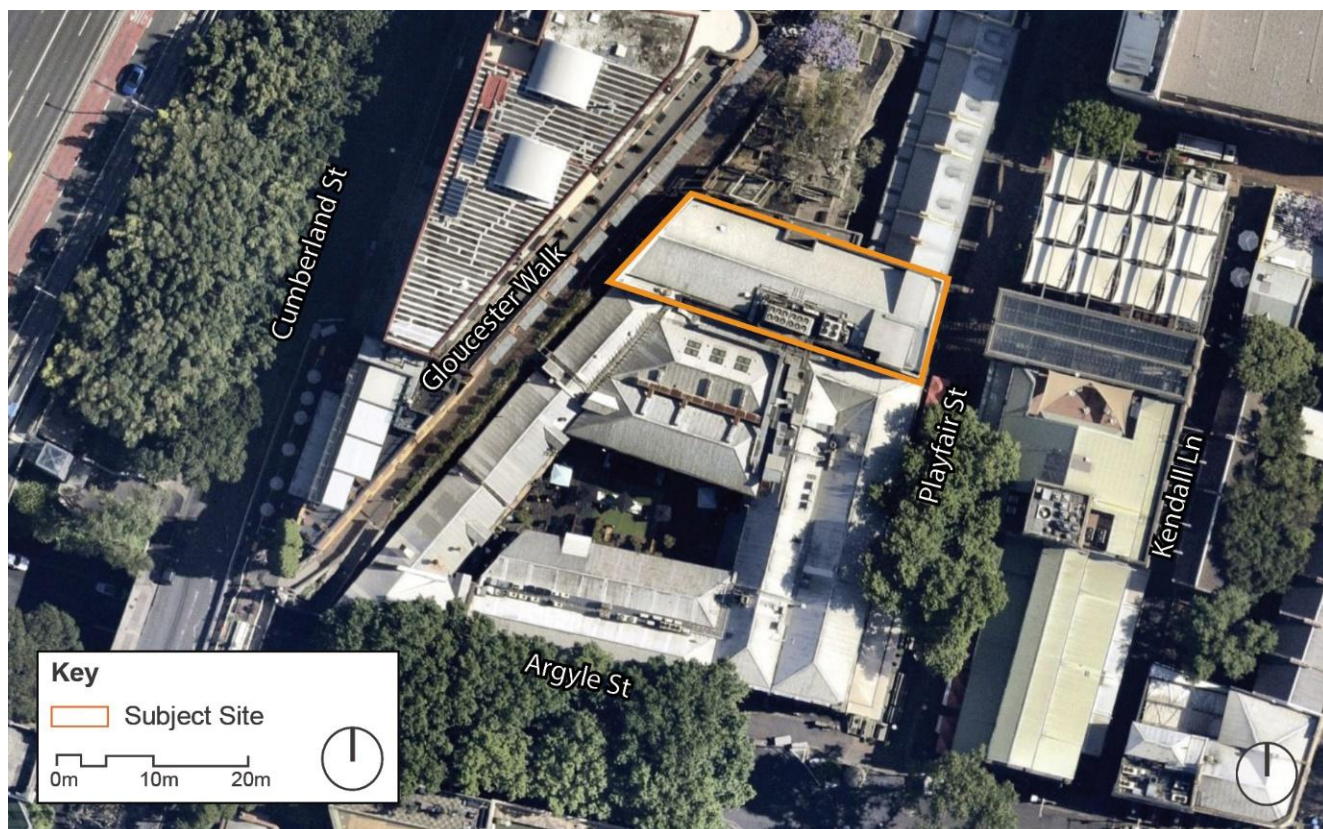


Figure 62: Aerial view of Cleland Bond Stores showing its roof form. (Source: Nearmaps with GML overlay)

3.4.3 Interiors

The interiors of Cleland Bond Store are plain and utilitarian, devoid of ornamentation. Typical of warehouses of the Federation era, the interiors of the Cleland Bond Store were designed as open plan spaces to allow for flexible use of the floor area.

The internal structure, consisting of columns, beams, timber floor joists and flooring, remains clearly visible on each floor and divides the interior spaces into regular bays. The eastern end of the building is three bays wide and is supported on steel columns and beams.

The interiors have been refurbished in recent decades to accommodate the current commercial and office use of the space. This has included replacement of timber floors on levels 1, 2 and 3 and insertion of new partitions. Some original timber flooring remains in the lift foyer on Level 3.

Originally two lifts extended up through the building at its eastern end, but only one survives (the goods lift) and it is not in operation. The lift car and machinery are still extant but have undergone some modifications. More recently introduced access stairs and a passenger lift are located at the western end of the building.

Ground Floor

The ground floor currently provides the main access to the building from Playfair Street and acts as a thoroughfare to the lifts, which provide access to the buildings various upper levels and access to Gloucester Walk (level 3). The ground floor is otherwise currently unoccupied.

A polished concrete floor has been laid throughout this floor. It steps up where the original timber and steel framed structures meet, behind the original loading docks and lift shafts. The low brick wall and hardwood capping of the loading dock survives around the main entrance foyer. To the

south of the entry an original (but modified) timber boarded lift shaft and lift car (the original goods lift) also survives but is no longer operational. Some original timber posts retain markings that show where hardware was previously fixed.

A small section of timber flooring has been inserted along the north wall, indicating the presence of a previous kiosk-like structure now removed.

The original steel columns and beams are marked with the manufacturer's name 'CARGO FLEET ENGLAND' (Cargo Fleet Iron Co.). The ceiling consists of exposed timber joists with herringbone struts, and the underside of the hardwood timber flooring above.

The southern wall which adjoins Argyle Stores is constructed of a combination of face brickwork (built against the eastern wing of Argyle stores) and sparrow specked sandstone (the outer wall of the northern wing of Argyle Stores). Various openings into the northern wing of the Argyle Stores (some early and some more recent) have been blocked up with either brickwork or fibrous cement (FC) sheeting.

The northern wall on this floor consists of painted brickwork. A niche in the middle of this wall includes evidence of two window openings that are now blocked up. A pair of large timber doors open to the courtyard space to the north of the building and provide fire egress for this building and the Argyle Stores.

The western wall remains as unpainted brickwork and includes two original timber-framed windows consisting of three fixed multipaned timber sashes each with hoppers above. The openings have rendered and painted lintels. The windows look onto the rock face to the west of the building. The southern window is partially obstructed by a plant room and service facilities that have been added to the building. The walls to the southwest corner are damp due to the presence of the rock face immediately adjacent to this corner.

A glazed enclosure is located on the southern wall, providing stair and lift access to all levels, including access to the adjacent Argyle Stores via the north wall. An accessible toilet and a plant room are located beyond this enclosure.



Figure 63: Original timber goods lift near the entryway, looking north. The timber clad shaft and lift car have been modified. (Source: PMNSW 2026)

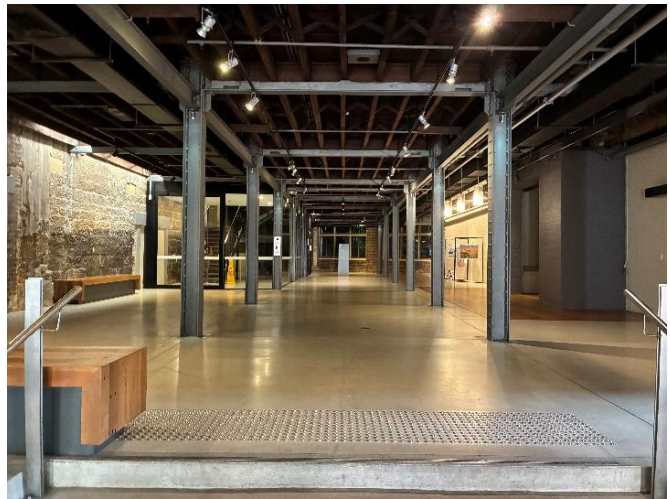


Figure 64: View of the ground floor, looking west. (Source: PMNSW 2026)

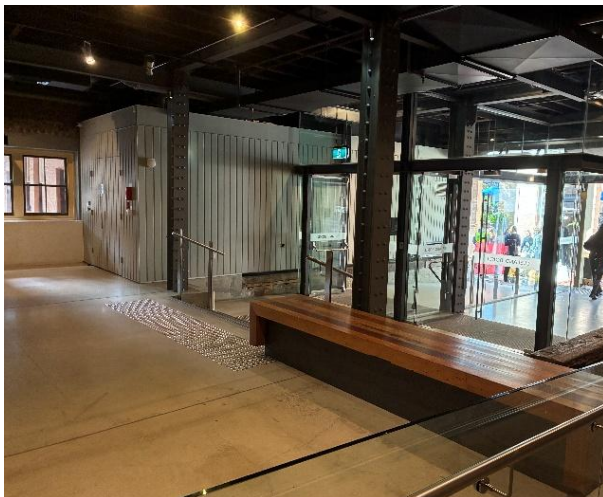


Figure 65: View of the ground floor, looking east. (Source: PMNSW 2026)



Figure 66: View of the low wall to the southeastern corner. (Source: PMNSW 2026)

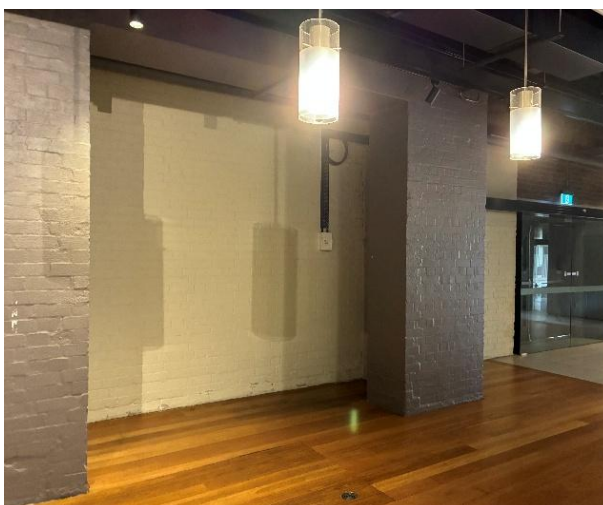


Figure 67: View of the niche in the northern wall. (Source: PMNSW 2026)

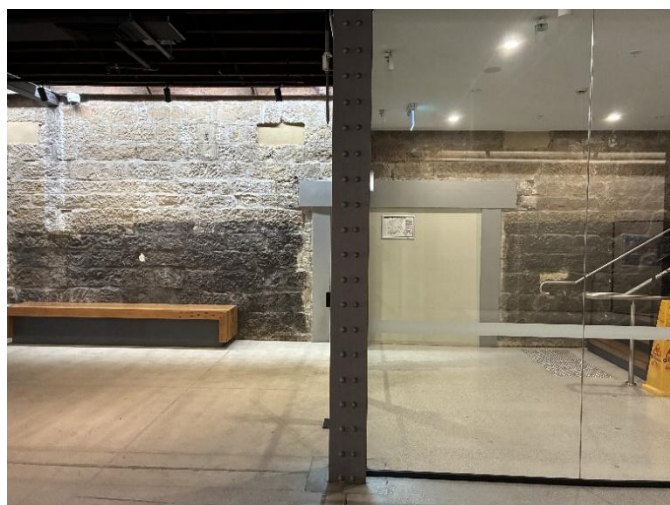


Figure 68: Southern wall adjoining Argyle Stores with infilled openings. (Source: PMNSW 2026)



Figure 69: View to the western wall, looking southwest. (Source: PMNSW 2026)



Figure 70: Original timber-framed windows along the western façade.

Level 1 and Level 2

Level 1 and 2 are currently occupied by a tenant and used as an office. To accommodate office use, these levels have been fitted with contemporary additions, particularly lightweight metal framed glass partitions.

Flooring consists of polished timber boards. The original steel beams and columns stamped with 'Cargo Fleet England' remain exposed. The ceiling consists of exposed timber joists with herringbone struts, and the underside of the hardwood timber floor above. Services including air conditioning ducts, electrical conduits and pipes have been left exposed.

The original timber goods lift enclosure survives in the southeast corner of Levels 1 and 2. A room for mechanical services sits between the goods lift and the eastern wall on each floor. Some original timber posts with markings showing where the hardware was previously fixed are present in front of the lift, indicating the presence of former pulley systems used for moving goods about the warehouse.

The northern, eastern and western walls consist of unpainted face brick. The walls and ceiling at the northwest corner of Levels 1 and 2 are very damp and showing evidence of salt decay due to the building's construction against the sandstone rock face.

The composition of the southern wall matches that on the ground floor — brick and stone. The southern sandstone wall on Level 2 shows clear evidence of the former cornice that existed on the northern face of the eastern wing of the Argyle Stores. From the evidence it appears that this wall originally matched the southern facade of the eastern wing of the Argyle stores which faces Argyle Street but was cut back for the construction of the Cleland Bond Store. Steel stairs in the southern wall lead into the east wing of the Argyle Stores and provide fire egress from the Argyle Stores.

Pairs of double-hung sash windows feature in the northern and eastern walls. Sets of tripartite timber-framed windows matching those on the ground floor exist in the western wall and overlook the rock face behind. All the original window openings have rendered lintels. Some timber-framed double-hung sash windows have been introduced at the eastern end of the northern wall but detailed to match the original windows. A large, fixed pane of glass has been inserted into the wall on level 2. Large double timber warehouse door openings on the northern façade at Levels 1 and 2 remain open and provide fire egress via the external walkways. On Level 1, these openings have

been fitted with contemporary sliding glass doors with sidelights and metal framing. An isolated fire passage has been added along the northern wall on Level 2.

New additions in the southwest corner of these levels include kitchenettes and toilet facilities, a steel stair and lift. Access is provided to the upper floors of the Argyle Stores on level 2.

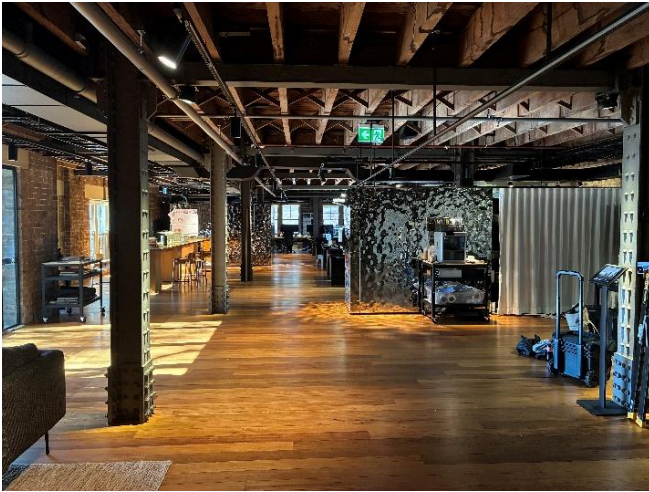


Figure 71: Level 1—view of Level 1 office facing east.
(Source: PMNSW 2026)

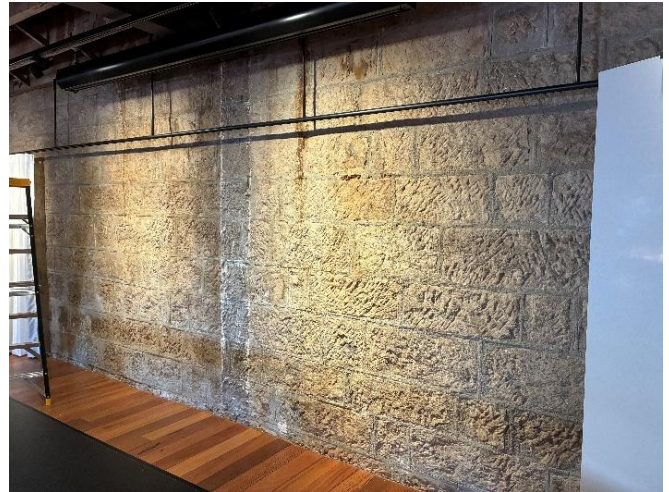


Figure 72: Level 1—view of Level 1 office facing east.
Sandstone wall to the south adjoining argyle stores.
(Source: PMNSW 2026)



Figure 73: Level 1—view of level 1 office facing east.

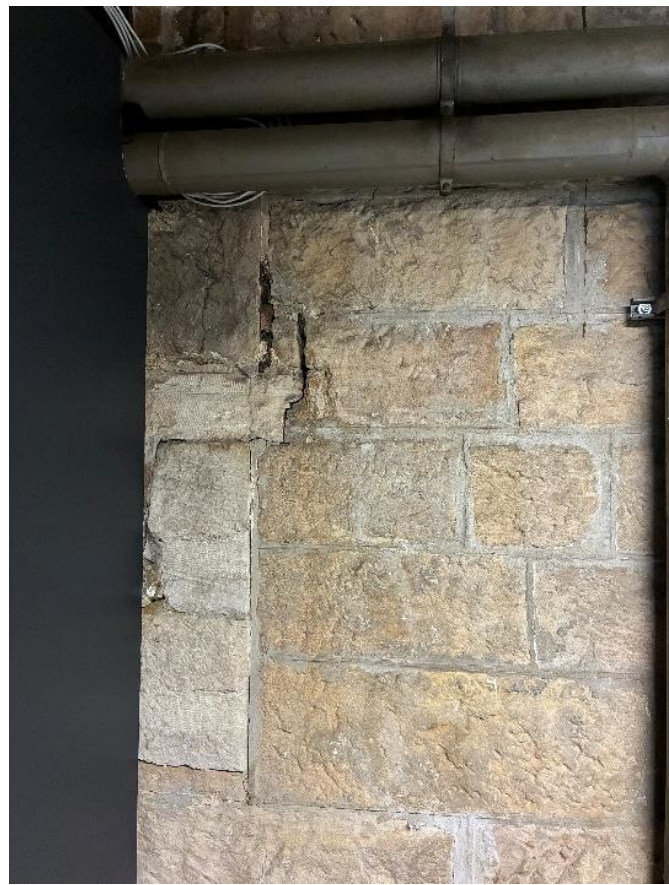


Figure 74: Level 2—view of Level 2 office facing east.
Evidence of the cornice to Argyle Stores along the
southern wall of Level 2. (Source: PMNSW 2026)

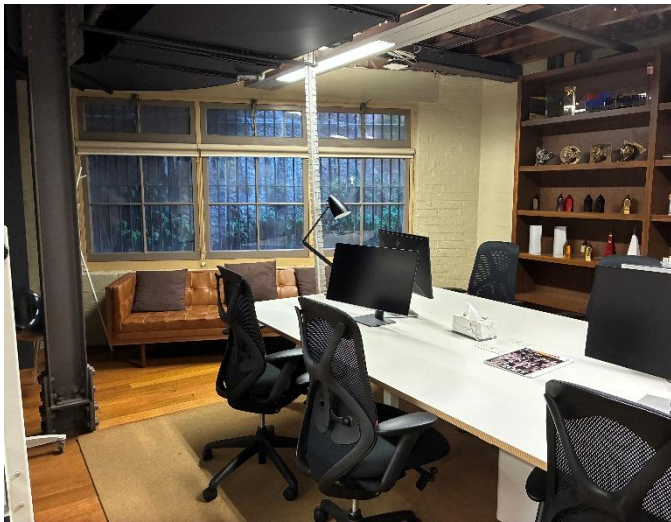


Figure 75: Level 2 — view of the western wall. (Source: PMNSW 2026)

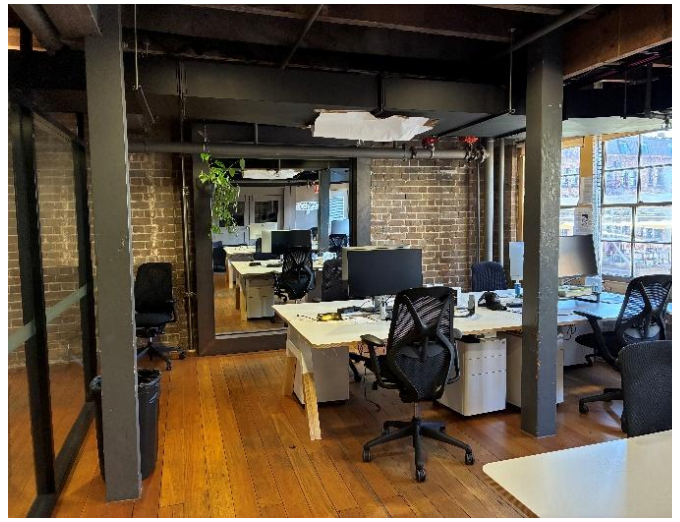


Figure 76: Level 2 — view of the timber pulley system in front of the goods lift to the eastern portion. (Source: PMNSW 2026)

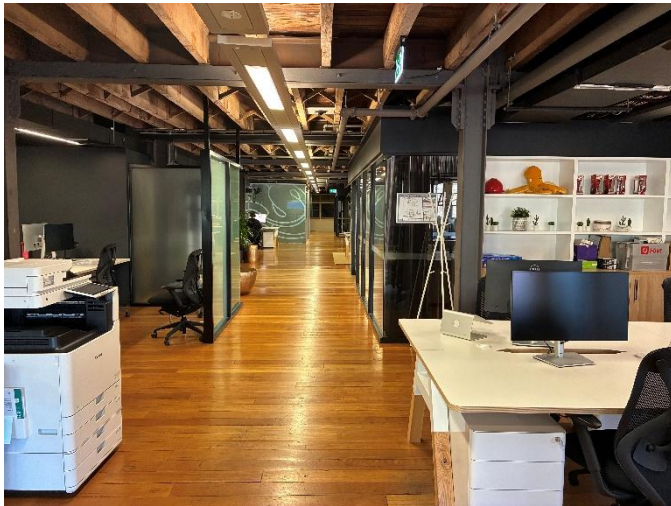


Figure 77: Level 2 — view of the office space looking west. (Source: PMNSW 2026)

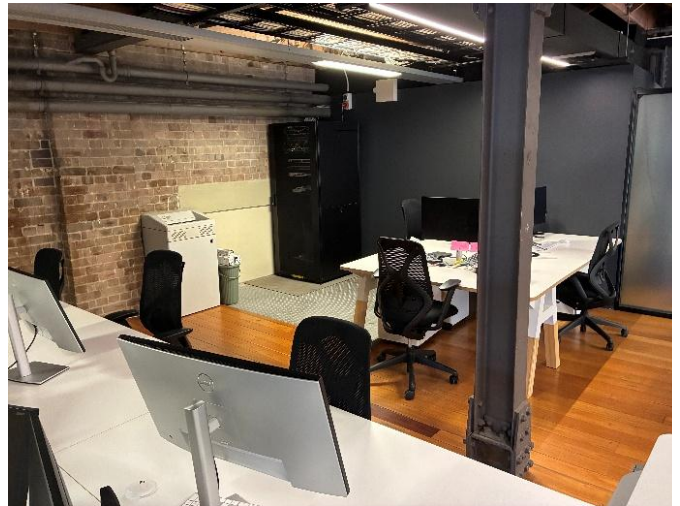


Figure 78: Level 2 — view of the enclosed opening of the stairway from Level 1 and into Argyle Stores. (Source: PMNSW 2026)

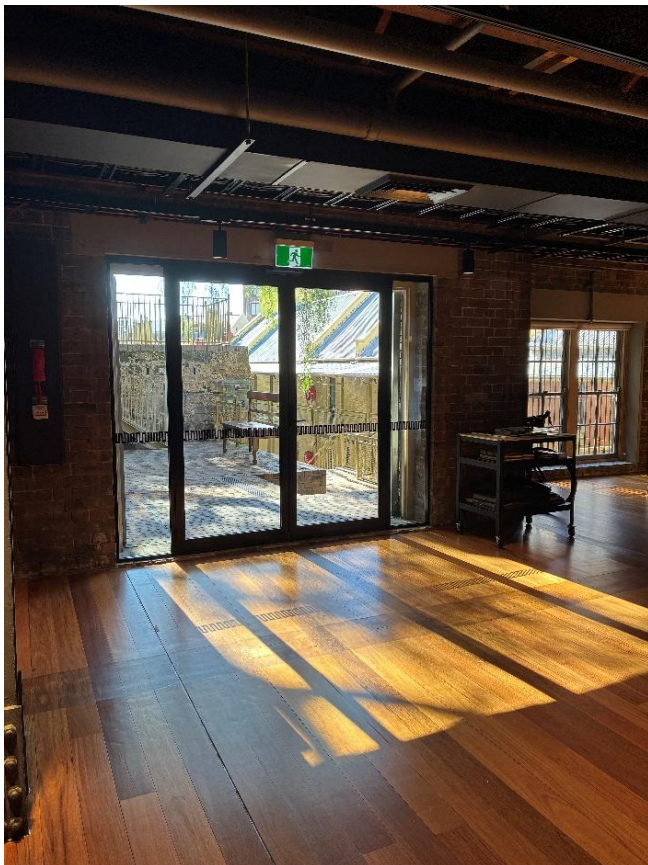


Figure 79: Level 1 — view of the double timber warehouse door opening in the northern façade with contemporary sliding glass doors. (Source: PMNSW 2026)



Figure 80: Level 2 — view of the isolated fire passage along the northern wall. Note graffiti. (Source: PMNSW 2026)

Level 3

As with the levels below, Level 3 is utilised as an office space and has been retrofitted with metal and glass partitions to accommodate this use.

Original hardwood timber flooring remains intact in the lift foyer, but the timber flooring to the office area has been replaced. As for the floors below, the steel columns and beams remain exposed. All the external walls are constructed of face brick, although portions have been painted. The original timber goods lift enclosure survives in the southeast corner.

The gabled roof form is clearly evident on Level 3. The roof structure, which consists of exposed queen post trusses, remains exposed over most of the floor, but the underside of the roof is lined with plasterboard.

A steel mezzanine floor at the eastern end of the floor includes an office meeting room at roof level. The interior of this space shows evidence of the former goods lift (located to the northeast) fixings, indicating this was most likely a lift motor room. The mezzanine floor leads to the extant lift room (to the southeast) which consists of the original lift motor and machinery. The ceiling to the south-eastern end drops due to the mezzanine level. It is likely that the roof trusses have been cut into to accommodate the mezzanine floor.

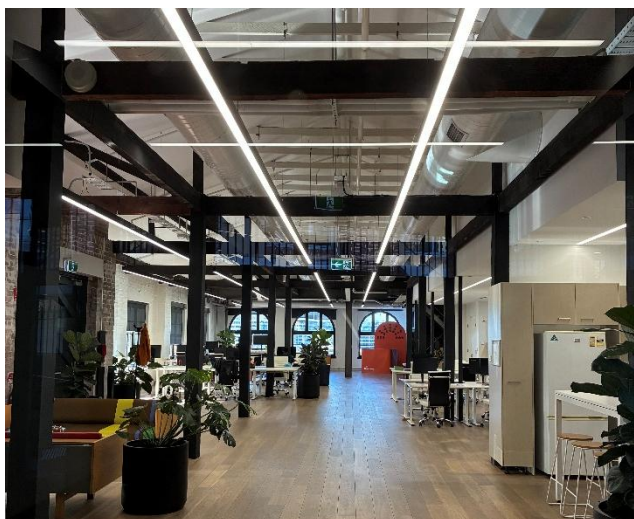


Figure 81: View of the Level 3 office, looking east. (Source: PMNSW 2026)



Figure 82: View of the southern brick wall.

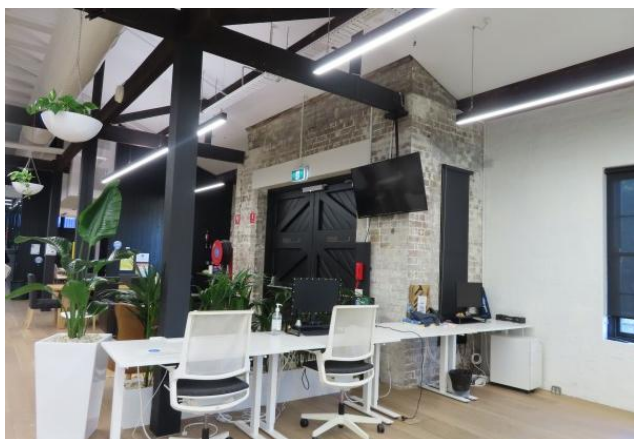


Figure 83: View of the warehouse door to the northern elevation.

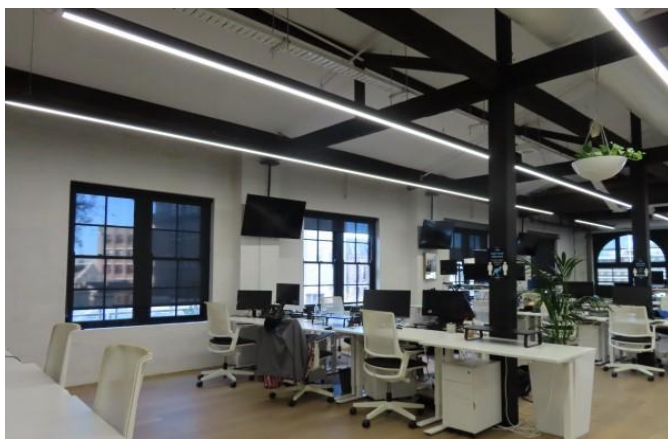


Figure 84: View of the northern wall of the office.

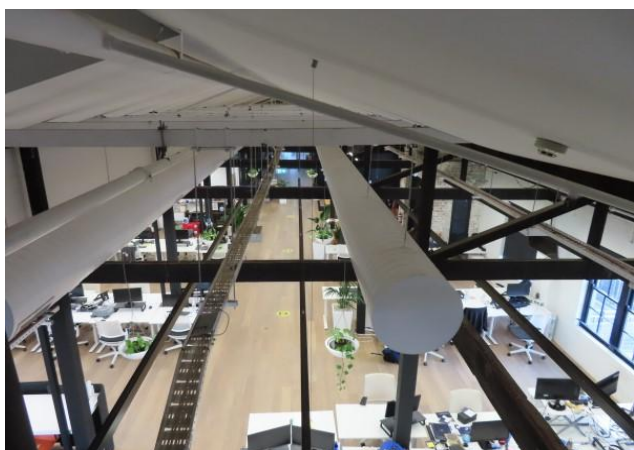


Figure 85: View of the roof structure from the mezzanine floor, looking west.

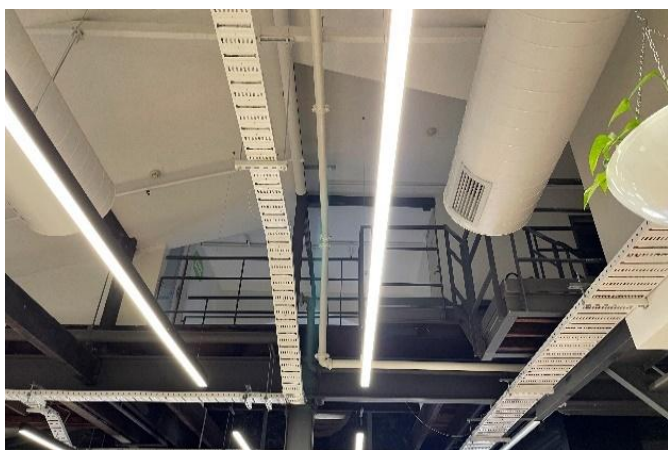


Figure 86: View of the mezzanine floor, looking east.

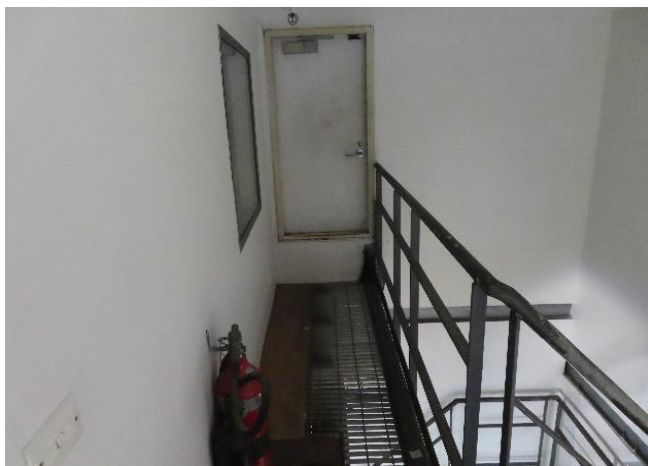


Figure 87: View of the door leading to the plant rooms of the goods lift.

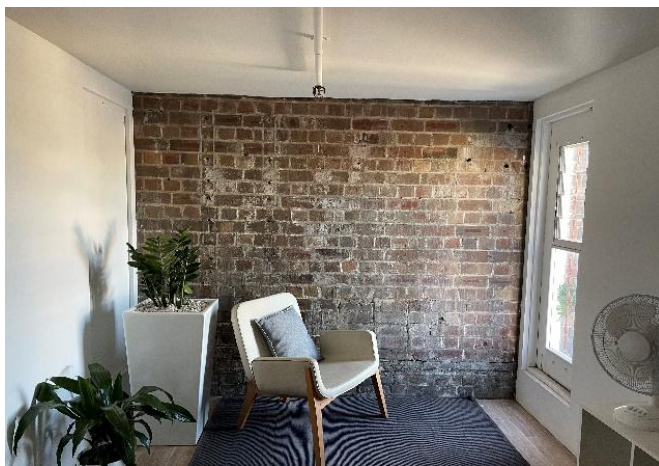


Figure 88: View of room to the now removed goods lift (to the northeast) over run to the roof.



Figure 89: View of timber vent to the primary elevation, looking east.



Figure 90: View of the lift lobby on Level 3, looking west. (Source: PMNSW 2026)

Lifts and Stairs

Cleland Bond Stores originally had two timber goods lifts along its eastern end, one to the north and one to the south of the main entrance. Only one timber goods lift now survives in the southeast corner of the building (to the south of the entrance as shown in Figure 91-Figure 93). The evidence of the now removed lift to the northeast corner (north of the entrance) is seen in the column arrangement across all floors and the lift motor room space that remains extant within the roof of the building (shown in Figure 94 - Figure 101).

The surviving goods lift retains its original timber shaft and lift car, although these have been substantially modified. The lift shaft has original double timber doors with a glass panels and original metal hardware on each floor. A metal mesh has been added to the glass panel at a later point. The glazed panel on the western side of the lift shaft is a modern insertion. The original lift button to the exterior of the lift shaft is extant at all levels.

The lift car is also of timber construction. The original timber floor appears to be original, although the south east corner is fenced off with a metal screen due to its poor condition. The timber walls of the lift car are also original. Two corners of the lift car are chamfered. The timber ceiling of the lift car has been replaced. The lift car has its original fixtures and hardware, including its control panels. The concertina metal door of the lift car appears to be a modern replica. The lift motor room survives on the mezzanine above level 3 and contains the original lift motor and machinery.

Cleland Bond Store has a contemporary lift at its western end which connects Gloucester Walk and Playfair Terrace. The open stairs provide access to ground level, level 1 and level 2. Access to level 3 has been restricted with installation of a full height glazed wall at the top of the stairs.



Figure 91: Looking northeast to removed lift to the north of the entrance off Playfair street. (Source: PMNSW 2026)



Figure 92: Looking northeast to the removed life north of the entrance off Playfair street. (Source: PMNSW 2026)



Figure 93: Looking northeast to the removed life north of the entrance off Playfair street. (Source: PMNSW 2026)

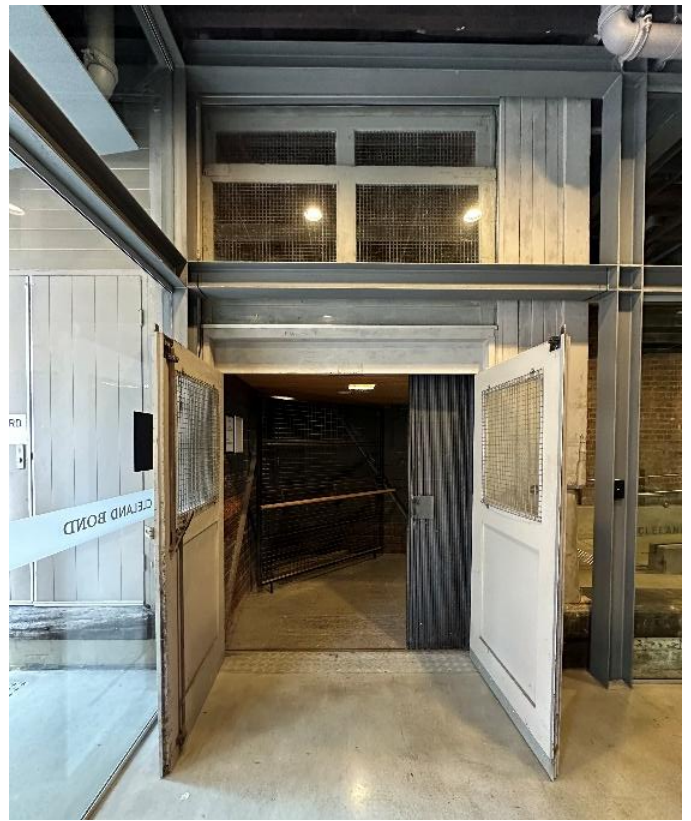


Figure 94: View of the goods lift on the ground floor.



Figure 95: Modern glazed panel on the western side on the ground floor. (Source: PMNSW 2026)

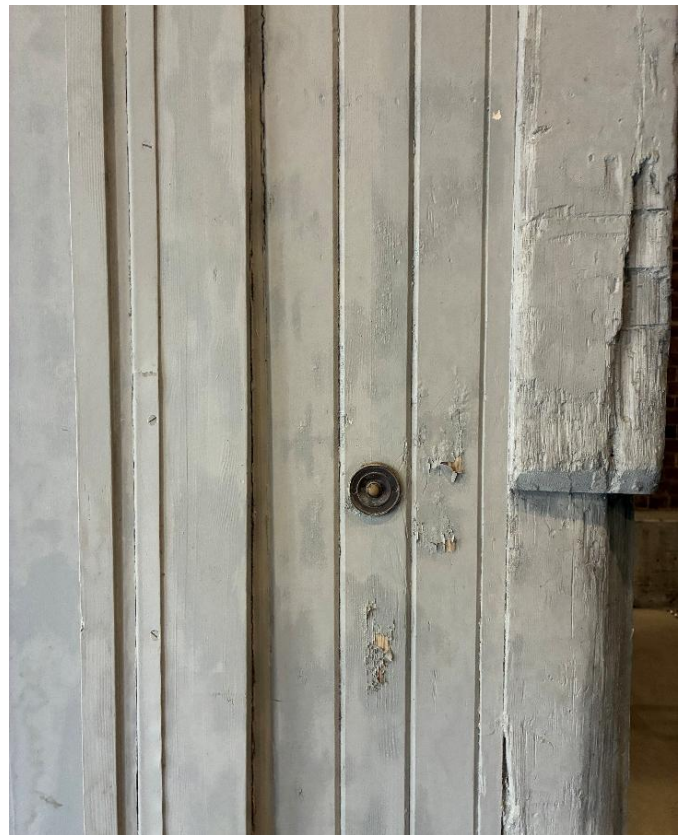


Figure 96: The original lift button to the exterior of the lift shaft. (Source: PMNSW 2026)

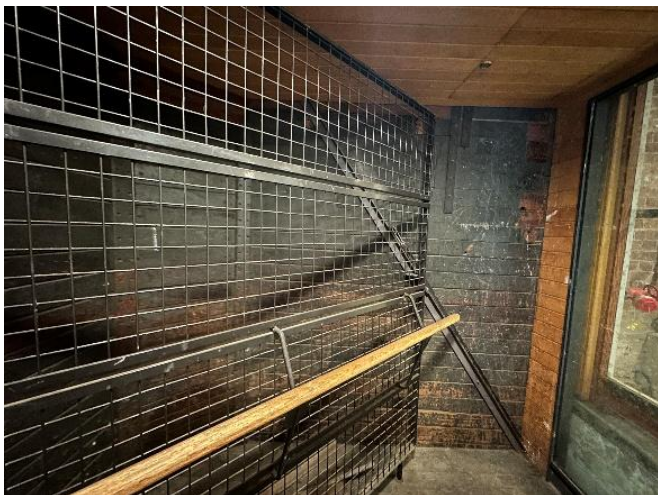


Figure 97: The original timber lift car with modern metal screen.



Figure 98: The original timber lift car with modern metal screen.



Figure 99: The original lift control panels.

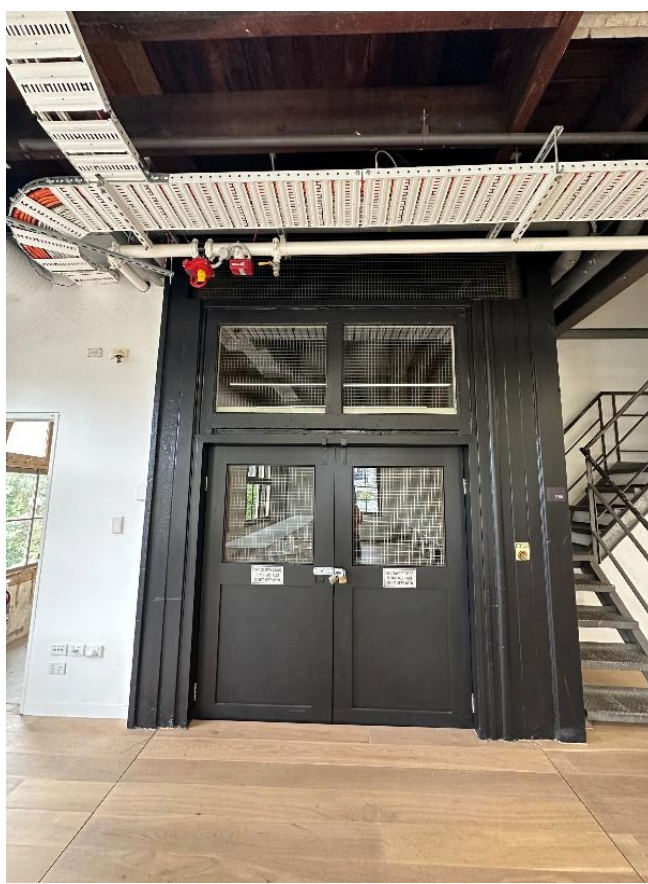


Figure 100: View of the goods lift on Level 3.



Figure 101: The lift room on mezzanine floor above Level 3. (Source: PMNSW 2026)

3.5 Assessment of Archaeological Potential

The archaeological potential of the Cleland Bond Store was assessed in The Rocks and Millers Point Archaeological Management Plan in 1991 as ‘partly disturbed’ alongside Argyle Stores.⁷³ Management recommendations are included in the PMNSW s170 Heritage and Conservation Register for this site.

The s170 Heritage and Conservation listing states:

The archaeological resource is partly disturbed. Limited excavation carried out on in 1996. Subfloor excavation was necessary for the installation of power, water, sewerage and drainage services and also for the construction of a lift well. During this excavation the remains of a box drain (c1839) were encountered. The majority of the subfloor area remains undisturbed and a potential archaeological resource.



Figure 102: Map of Archaeological Resources in The Rocks. (Source: Appendix C of the 2010 The Rocks Heritage Management Plan)

⁷³ Inventory ID 44, Edward Higginbotham, Kass, Terry & Walker, Meredith. 1991 *The Rocks and Millers Point archaeological management plan* Volume 3, Part 2, Inventory p 240.

The site of the Cleland Bond Store 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 (Figure 102).

The archaeological potential of the Cleland Bond Store was briefly assessed within the 2008 Clive Lucas Stapleton & Partners Pty Ltd CMP for the site. It was noted that the subsurface levels were partly disturbed, but ‘may contain further relics’.⁷⁴ There was ‘little potential’ identified for significant archaeological remains to survive above ground.⁷⁵ The 2008 CMP did not include an analysis of results from the 1990s archaeological program at Cleland Bond Store (below), which documented undisturbed in situ 1839/40 archaeological remains associated with additional buildings erected as part of the complex by Frederick Unwin between 1840 and 1841 known as Unwin’s Bonded Stores.⁷⁶

A detailed archaeological assessment is included for the site below.

3.5.1 Baseline Archaeological Assessment

Below Ground

From 1788 to c1815 the site was part of the grounds of Sydney’s first hospital. Early depictions of The Rocks suggest the site of the Cleland Bond Store was largely outside the extensive herb and vegetable gardens, and the use of the site during this period is unlikely to have left any distinctive archaeological traces.

Throughout the nineteenth century, the site of the Cleland Bond Store remained largely undeveloped, and was likely used as a yard by the occupants of the neighbouring Argyle Stores. Historical plans depict an outcrop of exposed sandstone bedrock extending through the western half of the allotment (Figure 103). This does not appear to have been quarried until the construction of the Cleland Bond Store.

In 1874, Patrick Freehill erected a stables with wooden stalls and iron roofs on the land. The stables were demolished by 1877, and a 12-foot wide roadway was dedicated for the public thoroughfare along the southern boundary of the allotment. In 1914, the Cleland Bond Store was constructed on the vacant land as part of the Argyle Stores complex.

Between 1993 and 1996, a program of archaeological monitoring and test excavation was undertaken within the site of the Cleland Bond Store. These investigations identified a c1839–40 sandstone cut drain, running the length of the northernmost wing of ‘Unwin’s Bonded Stores’ (Argyle Stores) and connected to a sump in Playfair Street. The (still-active) drain was initially discovered during excavation works for a lift well. Four trenches were subsequently opened to trace the course of the drain. The drain was retained in situ and the eastern part of one of these trenches (Test Trench 1) was left partially exposed. A section of the drain is on public view, protected by a glass enclosure, although the drain is not easily visible due to moisture build-up. Conservation

⁷⁴ Clive Lucas, Stapleton & Partners Pty Ltd, Conservation Management Plan: Cleland Bond Store, 33 Playfair Street, The Rocks, for Sydney Harbour Foreshore Authority, 2008.

⁷⁵ Clive Lucas, Stapleton & Partners Pty Ltd, Conservation Management Plan: Cleland Bond Store, 33 Playfair Street, The Rocks, for Sydney Harbour Foreshore Authority, 2008.

⁷⁶ Johnson, W Archaeological Excavations of Foundation Park and the Cleland Store, The Rocks, Sydney, prepared for Sydney Cove Authority, May 1996, p 15 and p 35ff Appendix 2.

advice would assist to check the condition of the drain and consider means to improve the condition of the glass (Figure 105).

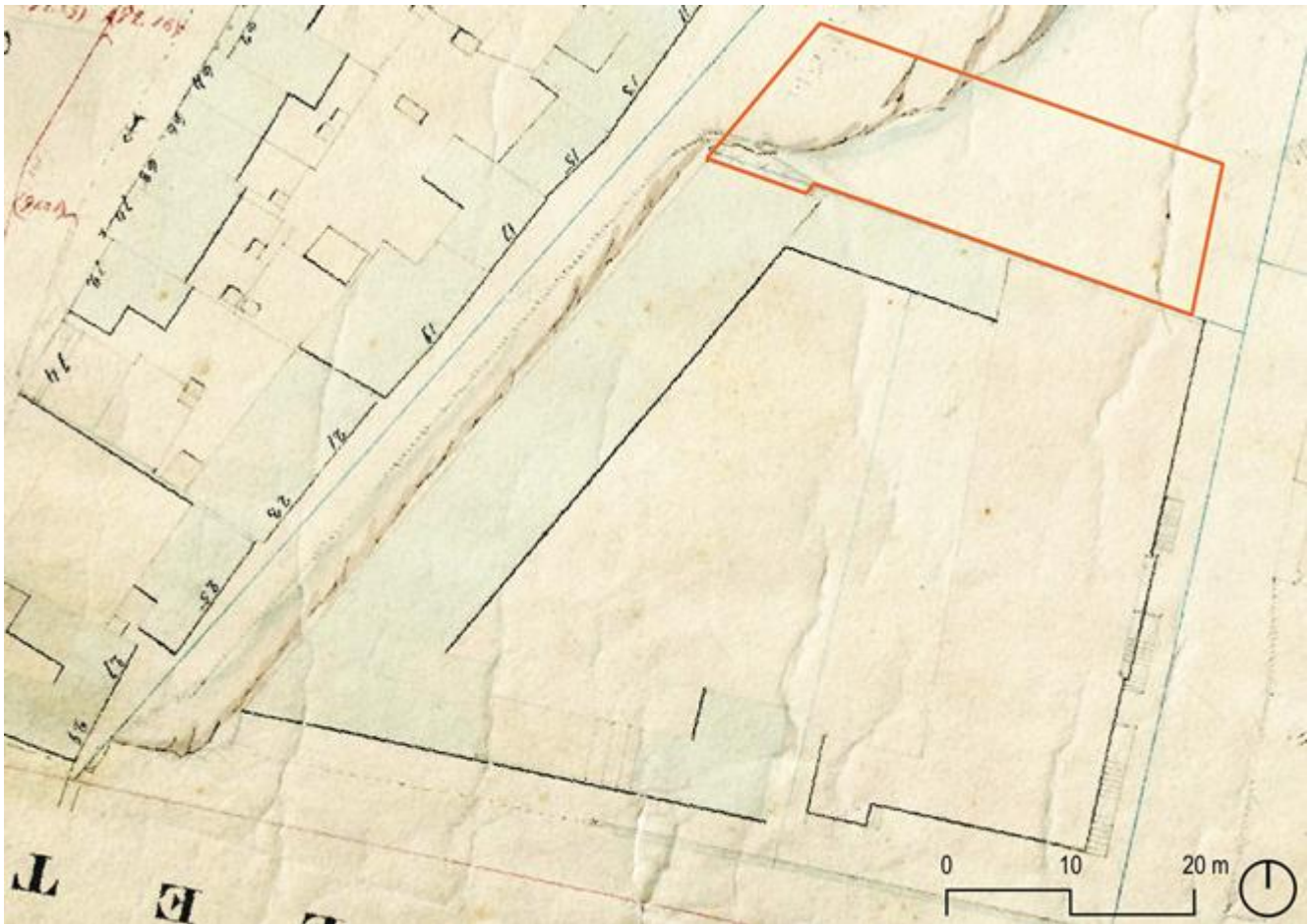


Figure 103: Detail from the 1855 City of Sydney – Detail Plan (Sheet 33), showing the exposed sandstone outcrop within the western half of the site. (Source: City of Sydney Archives with GML overlay)

Monitoring was undertaken elsewhere across the site, following the removal of the post-1970s concrete floor slab, in ‘areas being disturbed’ for updated services. A small number of artefacts were recovered during the monitoring program, interpreted as rubbish deposited on the surface of the open yard. No evidence of the 1874-1877 stables was identified. Its exact location is unknown, and given the ephemeral nature of this structure, evidence is likely limited to postholes. Bedrock was observed predominantly c300–400mm below the current surface level.

In those areas not subject to previous archaeological investigations or disturbance from 1990s and 2006-2007 renovations and refurbishments, there is an overall moderate to high potential for surviving archaeological deposits, including remnant yard surfaces, artefact scatters, and evidence associated with the construction of the Cleland Bond Store, including quarrying. These types of remains, if they exist, would be of state significance for their archaeological research potential (Section 4.2). There is a low potential for structural remains associated with the stables.

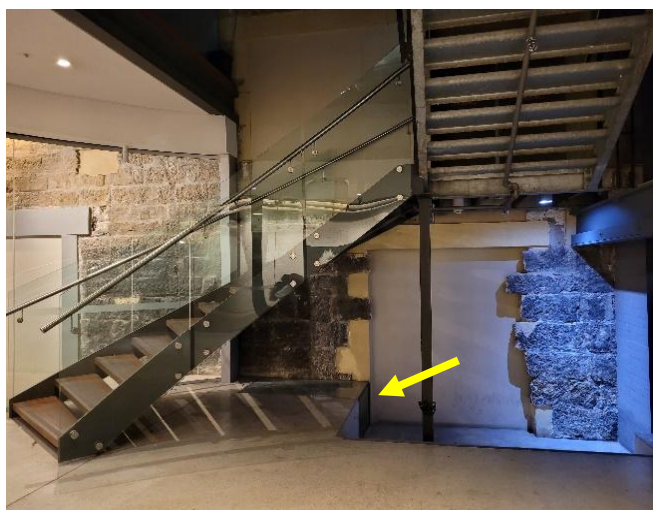


Figure 104: The c1839-1840 sandstone cut drain has been retained in situ and preserved under a protective glass enclosure to the east of the lift (right; marked with yellow arrow). The drain itself is not easily visible (left). (Source: GML 2022)



Figure 105: Exposed Test Trench 1

Above Ground

Since the 1970s, the interior spaces of the Cleland Bond Store have been substantially modified. With the exception of the third floor, which retains its original hardwood caulked flooring, all original floors have been replaced. The ceilings are largely exposed joist and beams / queen post trusses. There is limited potential for archaeological deposits in these areas.

There is, therefore, nil potential for underfloor deposits or isolated artefacts at the Cleland Bond Store.

3.5.2 Summary of Archaeological Potential

The overall historical archaeological potential for the Cleland Bond Store is considered low to moderate. 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 the Cleland Bond Store is presented below in Figure 106.

Across the site there is an anticipated:

- Moderate archaeological potential for:
 - Nineteenth-century yard surfaces, including isolated artefacts/artefact scatters, and evidence of early drainage systems.
 - Remains associated with the construction of the Cleland Bond Store in 1913–1914, including evidence of quarrying and cuts in the bedrock.
- 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.
 - Structural remains associated with the stables in 1874–1877.

- Archaeological deposits or isolated artefacts below floors/in cavities.

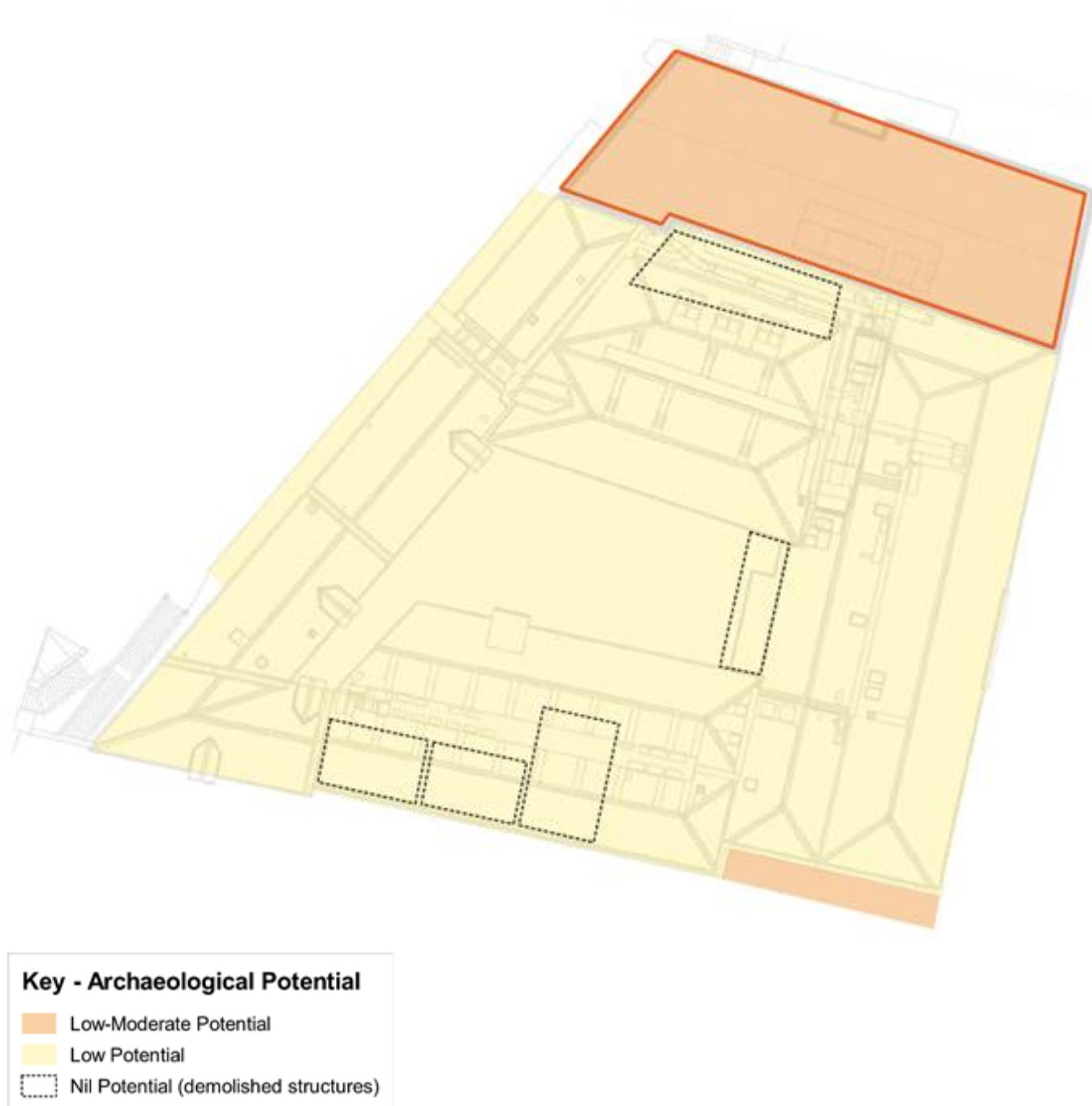


Figure 106: Archaeological zoning plan for the Cleland Bond Store. (Source: PMNSW with GML overlay)

3.6 Movable Heritage

There is no movable heritage associated with Cleland Bond Store.

4

Assessment of Cultural Significance

4.1 Comparative Analysis

The comparative analysis below first considers the Cleland Bond Store 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

Warehouses and bond stores were prevalent in nineteenth and twentieth century Sydney, a result of the city's importance as a port from c1810, Sydney's waterfront was extensively developed, with warehouses built close to the wharves. Several extant examples of warehouses and bond stores in The Rocks and its vicinity from both the nineteenth and early twentieth centuries include:

- Argyle Stores (Argyle Street, The Rocks) — built 1827–1881 (Figure 107 and Figure 108);
- Union Bond Store (47 George Street, The Rocks) — built 1840–1841;
- Campbell's Stores (7–27 Circular Quay West, The Rocks) — built 1850–1861;
- The ASN Co. Building (1–5 Hickson Road, The Rocks) — built 1884;
- Old Bushells Factory and Warehouse (86–88 George Street, The Rocks) — built 1887–1912 (Figure 116 and Figure 117);
- Metcalfe Bond Stores (68–84 George Street, The Rocks) — built 1912–1916 (Figure 123);
- Former GE Crane and Sons Warehouse (117–119 Harrington Street, The Rocks) — built 1914 (Figure 122); and
- Lawson House (212–218 Cumberland Street, The Rocks) — built c1924.

The buildings listed above, all of which are included 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 features in common — they are several storeys high, have large footprints, masonry walls of sandstone or brick, and an internal structure of heavy timber posts and beams — the earliest buildings — or cast-iron columns and beams.

Early warehouses from 1840 to 1860 were utilitarian buildings built with sandstone walls, which divided the buildings into bays, and plane timber posts and beams. They were generally unornamented. During the 1870s and 1880s the buildings grew in scale, developing larger floor plates and featuring a high level of decoration on their exteriors. From the early twentieth century the stores developed large open floor plates. The external form reflected their utilitarian interiors. Cleland Bond Store is one of the more recent warehouses in The Rocks, having been constructed in the early twentieth century as an addition to Argyle Stores.

4.1.2 Bond Stores and Warehouse in The Rocks from the Nineteenth Century

Examples of bond stores and warehouse structures still exist around Circular Quay, including the neighbouring Argyle Stores and several small warehouses in Bulletin Place (c1880).

4.1.3 Argyle Stores

Argyle Stores is a complex of nineteenth-century warehouse buildings arranged around a central courtyard. It was built in several construction phases between 1826 and 1881, and this is reflected in the varying materiality and architectural style of its parts.

Argyle Stores and Cleland Bond Stores, being utilitarian buildings, both generally lack excessive ornamentation.

The external walls of the Argyle Stores include stonework, brickwork, both painted and unpainted, and rendered masonry. The earliest buildings display characteristics of the Georgian Colonial style, whereas the later buildings are reflective of the Victorian period. Fenestration generally consists of timber-framed, double-hung windows set out in a regular and rhythmic arrangement across each building component. Former warehouse openings are a feature of the elevations, and many retain timber cathead beams used for hoisting goods up to the top floors.

In comparison, Cleland Bond Store is a simple rectangular building. Having been built in a single construction (1912–1913), it is less complex in its form, fabric and articulation. Although its gabled roof form reflects that of Colonial warehouses (such as Campbell's Stores and Union Bond Store, also located in The Rocks), the detailing of its principal façade is typical of the Federation period.

Cleland Bond Store has some common features with the Argyle Stores:

- In response to the steep undulating topography of The Rocks, the sites of both the Argyle Stores and Cleland Bond Stores have been quarried out of the sandstone bedrock that surrounds and underlies them.
- The presentation of their principal façades, scale and the number of floors varies depending on the surrounding street levels.
- Both buildings cover their whole sites, with their external walls located on the property boundaries.
- Both buildings are masonry with similarly pitched roofs.
- Both buildings adopt a regular fenestration pattern incorporating timber-framed double-hung windows
- Both buildings have large warehouse doors stacked above each other. Cleland Bond Store has large warehouse door openings at the centre of its side elevation – although some of these have been relocated.
- Internally, the buildings have large open floor plates to accommodate storage and movement of goods. Plates and the internal structures are expressed and open to view.
- Both have largely retained key features such as their original timber flooring, columns and beams, timber joists, timber or concrete ceilings and some original machinery.

Overall, both Argyle Stores and Cleland Bond Store reflect the architectural style, features and materials of their respective periods of construction and the function for which they were built. The buildings have a utilitarian design and are not highly ornate. The juxtaposition of Cleland Bond with Argyle Stores provides evidence of the evolution of the warehouse design and construction from the colonial period through to the Edwardian. Where the warehouses differ is:

- Age – Argyle Stores is considerably older than the Cleland Bond Store and its built form and materiality reflect its earlier construction.

- Scale — The buildings comprising the Argyle Stores are generally two to three storeys high, whereas the Cleland Bond Store is four storeys.
- Form — The roofs over the Argyle Stores are generally hipped or gabled, but the gables do not form an important component of any of their principal elevations. In contrast the gabled roof of the Cleland Bond Stores is clearly expressed and an important component of the Cleland Bond Store's principal facade.
- Symmetry — The principal façade of the Cleland Bond Stores is clearly symmetrical whereas with the exception of the southern elevation of the Argyle Stores east wing, the buildings of the Argyle Stores are not strictly symmetrical.
- Materiality and use of technology
 - Cleland Bond uses more modern fire bricks than those used in the Argyle Stores that are harder, more regular in size and form and have sharper edges. Therefore, the wall finish is sharper and more regular.
 - Cleland Bond has a steel framed structure internally in contrast to the Argyle Stores timber frame. This represents a change in construction technologies moving from the hand made to the machine made.
 - The Cleland Bond Store represents a transition from the traditional warehouse construction of the nineteenth century to the new industrialised warehouse construction of the twentieth century.
- Architectural expression — Cleland Bond Store has an articulated principal façade that reflects the structure that stands behind it. The external walls of the Cleland Bond Store clearly express the floor levels inside though the use of rendered bands. This is less evident in the Argyle Stores buildings, which tend to have flat facades, although string courses are used on some of the buildings to delineate the façade horizontally.
- Architectural detailing — Cleland Bond has arched windows, roughcast spandrel panels and rendered lintels over its openings. These features do not exist on the Argyle Stores.
- Solid to void ratio of walls — the window openings of the Cleland Bond Store are much larger and wider than those used in the Argyle Stores, which are narrower and further apart. Thus, the solid to void ratio is greater in the Argyle Stores than the Cleland Bond Store.



Figure 107: Argyle Stores—east wing—south elevation facing Argyle Street.



Figure 108: Argyle Stores—southern portion of east elevation, Playfair Street.



Figure 109: Western and central portions of the main south elevation of the Argyle Stores.



Figure 110: West wing — south elevation.



Figure 111: South wing — west end of south elevation



Figure 112: North wing — south elevation.

4.1.4 Union Bond Store, Campbell's Stores and ASN Co. Building

The Union Bond (1840-1841), Campbell's Stores (1850-1861) and ASN Co Building (1884) are all typical examples of the traditional nineteenth century warehouse architecture and as a group illustrate the evolution of warehouse design through the nineteenth century. They all consist of rows of parallel gabled warehouse structures that are separated by masonry walls. They also all have timber internal structures.

Cleland Bond Store takes the built form of one of these nineteenth century warehouses — gable facing the street with masonry walls. However, its internal structure is steel, and it has much larger windows (smaller solid to void ratio) than the earlier structures) and includes windows in its side walls. These changes reflect the changing technologies used in warehouse construction at the turn of the twentieth century. These advances give the Cleland Bond Store a much greater sense of lightness than the earlier buildings.

The symmetry of the principal facades is common feature of all four warehouses, as is the use of arched openings on the top floor and stacked warehouse doors. However, the Cleland Bond Store takes these features and reorganises them. In Cleland Bond Stores the arched openings are used over each bay of the elevation rather than over the stacked warehouse doors and the warehouse doors are in the side elevation, like those on the Union Bond Store.

Whilst the Cleland Bond Store adopts features of nineteenth century warehouse design, its structure and design clearly represents a transition to the more modern industrialised design of the twentieth century.



Figure 113: Union Bond Store.



Figure 114: Campbells Stores.



Figure 115: The ASN Co. Building.

4.1.5 Surviving Bonded Stores and Warehouses in The Rocks from the early Twentieth Century

Old Bushells Factory and Warehouse

The Old Bushells Factory and Warehouse (86–88 George Street, The Rocks) was constructed in two distinct stages. No. 86, designed by Walter Liberty Vernon, was constructed in 1912 in the Federation Warehouse architectural style as an addition to No. 88, which was built in 1886 and designed in the Victorian Free Classical style (architect unknown). This situation is comparable with that of the Argyle Stores and Cleland Bond Store complex, where the Cleland Bond Stores was constructed in 1912–1913 as an addition to the nineteenth century Argyle Stores complex. The clear distinction between the architectural styles of the two buildings at Nos 86 and 88 George Street is replicated by the clear distinction that exists between the architectural styles of the Argyle Stores and Cleland Bond Store, although, stylistically, the old Bushells building is considerably more ornate than any building in the Argyle Stores complex.

In 1984–1985, an additional two floors were added to the top of 88 George Street. The additional storeys were designed to respond to the architectural form of 86 George Street. The incorporation of piers and bays, and the repetition of the fenestration pattern of No. 86, allowed for the new additions to be visually harmonious with Nos 86 and 88 while remaining visually distinct. In comparison, while Cleland Bond and Argyle Stores have undergone many additions and alterations over the years, there have been no major additions to their overall form.

No. 86 is comparable to Cleland Bond Stores in terms of its scale, streetscape presentation, architectural style and detailing. Both buildings are located on a narrow allotments, and have been built to their site boundaries with no setbacks. The buildings share a common wall with their predecessors. The two properties also share many key characteristics typical of the Federation Warehouse architectural style including symmetrical facades with vertical emphasis, minimal ornamentation, external face brickwork walls, pitched roofs concealed behind parapets, vertical brick piers which divide the facade into bays, horizontal spandrel panels, timber-framed windows with arched openings at the top level, and wide warehouse door openings. Internally, the buildings have open floor plates divided into bays by steel columns and beams. The two buildings are among the earliest buildings in Sydney to employ a steel frame. Some original machinery remains intact in both buildings. Typical of their type, the facades and interiors are generally devoid of ornamentation.

Although there are some stylistic variations between 86 George Street and the Cleland Bond Stores, both serve as good examples of their typology due to their overall intactness and retention of original features typical of their style and period.

Former Bushells Building

The seven-storey building located at 121–127 Harrington Street, was completed in 1924 for the Bushells Ltd. coffee and tea merchants. The building is a typical medium rise 1920s warehouse, comprising load-bearing brick perimeter walls, pierced by many large window openings, and an internal hardwood timber frame. It has two reinforced concrete stair towers on its eastern and western sides carrying up over the seven floors.

The building is more recent than the Cleland Bond Store, but has some similar features — brick walls with rendered bands around the lower levels and rendered spandrel panels, and attached brick piers

separating the regularly spaced windows. The facade is more decorative than that of the Cleland Bond Store as it features rendered and moulded bases and capitals to the brick piers and heavily moulded cornices to the top floor of the principal facade.

Internally, the former Bushells Building contains remains of three lifts, (two goods lifts and one passenger lift) and a wooden tea chest elevator that was originally used to transport tea chests up through the building. During its functional years as a tea factory, tea was brought into the Bushells Building via a tea chest elevator, which was specially designed to handle tea chests. It was located adjacent to chutes and dumb waiters, which were also used to move the tea between floors, where it was sorted, chopped, blended and packed.⁷⁷

The goods and passenger lifts were operated by electric drive mechanisms mounted in small lift motor rooms above the main roof. The original timber panelled goods and passenger lift shaft enclosures survive, but the lift cars do not. Floors have been installed across the shafts and the spaces created are now used as storerooms and meeting rooms. The lower sections of the lifts were removed in the 1970s when the basement was adapted as a carpark. The tea chest elevator, which is unique to the tea trade, had a pair of continuously recirculating chains carrying a series of spaced swing-trays with forks. The elevator survives substantially intact between the first and sixth floors, together with its mechanism. A more modern steel framed chest elevator (date of construction unknown) also survives within the building, which demonstrates a more modern implementation of the successful concept used in the design of the wooden framed elevator.



Figure 116: 88 George Street. (Source: SHFA, now PMNSW, 2009).



Figure 117: 86 George Street. (Source: SHFA, now PMNSW, 2009).

⁷⁷ SHFA, 2008, Former Bushells Building, 121-127 Harrington Street, The Rocks, <https://dnxbygm18pffb.cloudfront.net/documents/cmp/018-CMP-Bushells-Building-Harrington-Street-121-127-The-Rocks-2008.f1636935921.pdf>



Figure 118: Former Bushells Building (Source: Tanner Architects, 2008).



Figure 119: Wooden tea chest elevator, Former Bushells Building. (Source: Tanner Architects, 2008).



Figure 120: Timber panelled shaft of goods lift, Former Bushells Building. (Source: Tanner Architects, 2008).

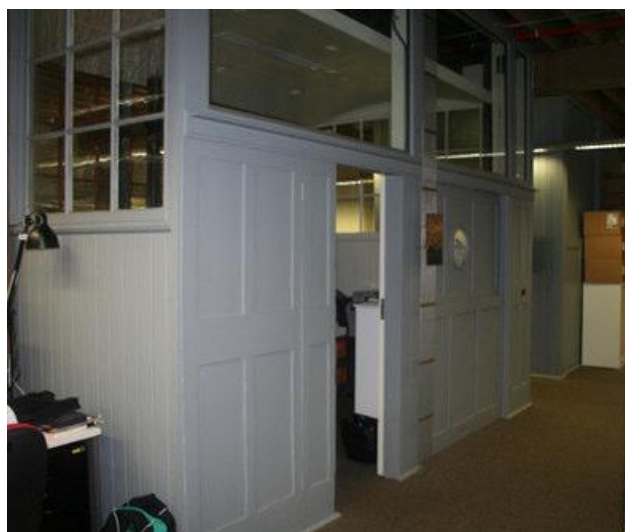


Figure 121: Timber panelled shafts of goods and passenger lifts, northeast corner of the Former Bushells Building. (Source: Tanner Architects, 2008).

Former GE Crane and Sons Warehouse

The Former GE Crane and Sons Warehouse was built in 1914 at 117–119 Harrington Street in the Federation Warehouse architectural style. The building is located at the corner of Harrington and Essex streets and has two street-front elevations. The building, like Cleland Bond Stores, is located within a streetscape of late nineteenth-century and early twentieth-century buildings and makes a positive contribution to the streetscape of Gloucester, Harrington and Essex streets.

The two buildings have comparable scale, massing, architectural form and features. Both buildings are located on a narrow allotment that is flush with the site boundaries with no setbacks. The two properties share many characteristics typical of the Federation Warehouse architectural style, which include its vertical massing, face brickwork external walls, pediment-like feature to the parapet, metal-gabled roof concealed behind a parapet, horizontal banding between each level of windows, vertical brick piers that divide the façades into bays, and regular rhythmic fenestration pattern with traditionally proportioned timber-framed double-hung windows set between the brick piers. The eastern façade to Harrington Street is altered at the ground level with the addition of glazed terracotta tile cladding to the walls in 1934. In comparison, Cleland Bond Store has undergone little alterations externally.

Internally, the building comprises open floor plates divided into bays by steel columns, similar to Cleland Bond Stores. Further, a staircase and lift room from 1934 remains intact. Both buildings have undergone contemporary refurbishments in the late twentieth century and early twenty-first century, a result of their adaption to commercial use.



Figure 122: Former GE Crane and Sons Warehouse. (Source: SHFA, now PMNSW, 2010)

Metcalf Bond Stores

The Metcalfe Bond Stores was built in two stages in 1912 (66-76 George Street) and 1916 (78-84 George Street) in the Federation Warehouse architectural style. Metcalfe Bond Stores, similar to Cleland Bond Store, is located within a streetscape of late nineteenth-century and early twentieth-century buildings and makes a positive contribution to the streetscape.

Metcalf Bond Stores has horizontally proportioned massing as it is located on a much larger lot whereas Cleland Bond is vertically proportioned on a narrow lot. The horizontality of the principal façade of Metcalfe Bond has been broken by the incorporation of several vertical bays. The two buildings share some commonalities such as the use of face brickwork for external walls, roof concealed behind a parapet, presence of vertical brick piers between bays, horizontal banding demarcating each floor, regular and rhythmic fenestrations and the overall lack of ornamentation due to the utilitarian use of the buildings.

Their interiors are typical of early twentieth century warehouse design — they have open floor spaces supported by columns and beams to allow for the free use of the space for storage and movement of goods. Metcalfe Bond Stores features both timber and steel framing which is an indication of the survival of nineteenth-century warehouse construction techniques into the early twentieth century. In comparison, Cleland Bond Stores is largely steel-framed and among the earliest buildings in Sydney to incorporate steel framing.

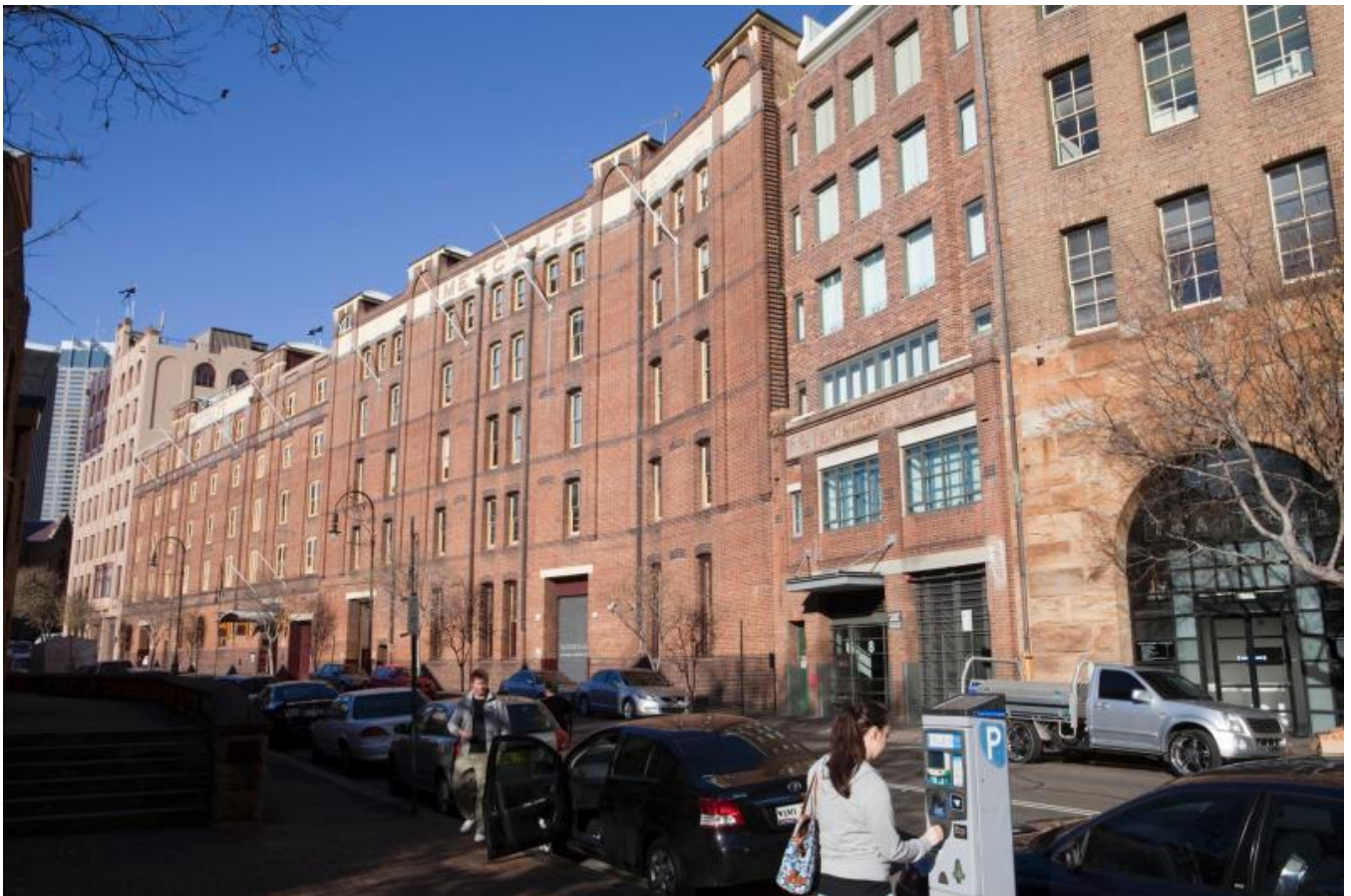


Figure 123: Metcalfe Bond Stores. (Source: SHFA, now PMNSW, 2010)

4.1.6 Surviving Bonded Stores and Warehouses in The Rocks & Millers Point with Potential Archaeological Resources

The Cleland Bond Store, constructed in 1914 to extend the storage capacity of the Argyle Stores complex, is significant within a small group of early twentieth-century warehouse buildings in central Sydney. From this group, there are few comparable bonded stores/warehouse sites in The Rocks and Walsh Bay with potential for known archaeological resources that are principally associated with the use of the site prior to the construction of the stores. The results of archaeological investigations at these sites can help inform our understanding of the types of remains and levels of preservation that can be expected within the Cleland Bond Store.

Argyle Stores

Throughout the nineteenth century, the occupants of the Argyle Stores likely used the site of the Cleland Bond Store as a yard, as evidenced by the c1839-40 sandstone cut drain within Cleland Bond Store and other scattered remains identified during archaeological monitoring here (see Section 3.5.1). Within the Argyle Stores site there is an overall low potential for historical archaeological remains (see Figure 106). The surviving archaeological resource is anticipated as largely structural and/or constructional. Given the extensive quarrying required for the construction of the basements of these stores, there is limited potential within the Argyle Stores site for evidence associated with early land clearance and cultivation as part of the site of Sydney's first hospital (see Section 4.1.5).

Metcalf Bond Stores

The Metcalfe Bond Stores are broadly contemporary with Cleland Bond Stores, constructed over two stages in 1912 and 1916. Throughout the nineteenth century, the site was within the former garden and orchard for Robert Campbells Wharf House (1800-1883). Part of the site was also later used as a quarry. 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 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.⁷⁸ Similar evidence of quarried rockface survives at the Cleland Bond Store.

Parbury's Bond Store

Parbury's Bond Store (Walsh Bay) was constructed in c1919-1921 on the site of an 1820s cottage, built by convict Hugh Hector Innes Noble, and resumed in 1901. During redevelopment work of Walsh Bay in the early 2000s, the archaeological remains of Noble's cottage were uncovered and excavated.⁷⁹ The remains represent some of the best-preserved archaeological remains of domestic residence in Millers Point area. Their preservation, within the footprint of a twentieth century bond

⁷⁸ SHFA, 2016, 'Metcalf Bond Stores', http://www.shfa.nsw.gov.au/sydney-About_us-Heritage_role-Heritage_and_Conservation_Register.htm&objectid=84

⁷⁹ Varman, R.V.J.P, 2003, 'Bond 4 East (Area 32) Windmill & Pottinger Streets, Walsh Bay Excavation Report', for Walsh Bay Finance Pty Ltd, October 2003.

store, suggests similar nineteenth century remains could survive within the Cleland Bond Store site. The surviving archaeological remains were subsequently incorporated into the new development on the site within the basement area of the Parbury apartments. This comprises a purpose-built interpretation centre and the remains of a cottage excavated to the original soil level and preserved in situ.

4.1.7 Archaeology Relating to the First Colonial Hospital Gardens

Unwin's Bonded Stores and 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 the Argyle Stores complex (including Cleland Bond Stores). Archaeological excavations and monitoring were undertaken at both sites in 1990–91.⁸⁰ No archaeological remains that predated the construction of Unwin's Bonded Stores were identified. Similarly, to the eastern half of the Cleland Bond Store site, 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 Unwin's Bonded Stores and Samson's Cottage were also observed. These excavations demonstrate the survival of ephemeral remains associated with the hospital gardens despite the subsequent earthworks for construction of Samson's Cottage, suggesting similar remains could survive at the Cleland Bond Store site.

4.1.8 Summary of Comparative Analysis

Cleland Bond Stores is a good representative of an early twentieth century warehouse building. Key characteristics includes:

- Compared to the nineteenth century warehouse buildings such as Argyle Stores, Union Bond Stores and ASN Co, Cleland Bond Store represents a transition to the more industrial designs of warehouses in the twentieth century.
- Cleland Bond Store has key characteristics typical of the Federation Warehouse architectural style including symmetrical façades with vertical emphasis, minimal ornamentation, external face brickwork walls, pitched roofs concealed behind parapets, vertical brick piers which divide the façade into bays, horizontal spandrel panels, timber-framed windows with arched openings at the top level, and wide warehouse door openings.
- Similarly, the interiors of Cleland Bond Store are consistent with its typology. It has an open floor plates divided into bays by steel columns and beams.
- Cleland Bond Store the earliest buildings in Sydney to employ a steel frame. Some original machinery remains intact in both buildings.

⁸⁰ 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 extant goods lift represents an early twentieth-century technological advancement in the movement of goods and people between floors of the building. Previously, goods would have been loaded and unloaded through stacked warehouse doors via hoists and pulley mechanisms. The lift at Cleland Bond Store is a prototype for twentieth century warehouse lifts, and rare as the only known early twentieth century goods lift in The Rocks that remains substantially intact and retains all its operating mechanisms and equipment.

Compared to other warehouse buildings in the Rocks and Millers Point area, Cleland Bond Store is unique in the following ways:

- Compared to the nineteenth century warehouse buildings such as Argyle Stores, Union Bond Stores and ASN Co, Cleland Bond Store represents a transition to the more industrial designs of warehouses in the twentieth century.
- Its extant timber goods lift — shaft, car and machinery are original and the only surviving and potentially operational timber goods lift from the early twentieth century in the Rocks.
- While other warehouses have also been adaptively reused, Cleland Bond Store is one of the first successful conservation and adaptation projects undertaken by the SCRA.

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 a State level.

The historical significance of Cleland Bond Store is demonstrated by:

- The evidence in the place of the significant human activity of valuing evidence of the past, in this case through the conservation and continuing use of the building as a warehouse and commercial premises since 1914.
- The associations of the place with a significant historical phase – that of the initial contact and colonisation of Sydney Cove (Warrane) in the late eighteenth century, with convict settlement, housing and the establishment of the first colonial hospital southwards of the site.
- 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 Cleland Bond Store, 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. Cleland Bond Store provides physical evidence of Sydney's warehouse development during the early twentieth century. The use of the site for bonded stores and warehousing reflects the historical development of The Rocks as Sydney's primary nineteenth and early twentieth-century commercial and maritime district. This is materially evident in the physical fabric of the Cleland Bond Store, which was built as an addition to the neighbouring Argyle Stores and its structure, which demonstrates the progression of warehouse construction and design from timber framed structures to cast iron framed structures (columns and beams). From 1885 cast iron columns were used in warehouses instead of timber, enabling the opening up of warehouses with larger floorplates. Cleland Bond Store is one of the oldest extant examples in The Rocks.
- The associations of the place with a significant historical phase – that of the redevelopment of The Rocks by the newly formed SCRA 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, the local community and the green bans implemented by 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. Cleland Bond Store is one of many historic buildings and sites retained, conserved and adapted to new uses.

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 State level

The associational significance of Cleland Bond Store is demonstrated by:

- The association of the place with significant persons — namely Frederick Wright Unwin, a noted local barrister, merchant and developer, who had extensive landholdings in Melbourne and Sydney, especially in The Rocks. In 1839 Unwin took ownership of the vacant land on which Cleland Bond Store now stands and used it as a yard for the neighbouring Unwin Stores (now known as Argyle Stores).
- The association of the place with significant persons and a significant corporation through the success of Cleland's Bonded and Free Stores, a company which was likely a descendant of company of wine merchants established by George Fullerton Cleland with original links to Adelaide. Cleland Bond Store was one of six warehouse premises in inner Sydney to be leased and run by the company for more than 20 years, from 1933 to 1956. This company is the building's namesake.

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 Cleland Bond Store is demonstrated by:

- The building's intact simple gabled warehouse form and Federation design and detailing, which includes:
 - The symmetry of its principal façade facing Playfair Street — including its gabled parapet, division into four equal bays, and hierarchy of detailing rising from the ground through to the top floor;
 - The detailing of the building's principal façade — use of face brickwork with rendered bands at each floor level, arched brick window heads at the top of the building, roughcast spandrel panels between windows, moulded and brick sills, timber window joinery and louvred timber vent;
 - The building's unpainted face brick walls and brick parapets on all sides, and painted rendered lintels over the windows;
 - The building's gabled roof form, side parapet gutters and rainwater heads on its east and west elevations; and
 - The building's regular window fenestration on its east, west and north façades, which includes paired double hung sash windows on its north and east elevations and tripartite windows on its west elevation.
- The building's interior design and finishes, which include:
 - The open plan layout of the building;

- The building's internal timber and steel structure (posts and beams), timber floors structures and roof trusses which are clearly expressed and key to the aesthetic qualities of the warehouse interiors, which reflect the former industrial use of the buildings;
 - Brick and stone wall finishes, which include clear evidence of early connections with the Argyle Stores;
 - Remnant timber lift shaft and car; and
 - Former loading dock structures at ground floor level.
- The important contribution the building makes to the character and scale of The Rocks and in particular the streetscape of Playfair Street. The building acts as a connecting element between the Argyle Stores to the south and the Playfair Terraces to the north, which are of very different scales, and the more contemporary buildings located across Playfair Street to the east, which are of similar scale and materiality to the Cleland Bond Store.
 - The important contribution the building makes to the streetscape of Gloucester Walk, particularly in establishing a sense of scale for the eastern side of Gloucester Walk, which had previously been lined by small row houses (demolished during the early twentieth century following the Bubonic Plague).
 - The important contribution the building makes to the setting of Foundation Park and its sense of place. The building is the most dominant structure on the park's boundary and its scale, when seen in relation to the park and Gloucester Walk, assists in providing an understanding of the steep undulating topography and geology that underlies The Rocks.
 - The important contribution the building makes to understanding the scale of the housing that once occupied the site of Foundation Park, particularly when seen in relation to the archaeological remains and the interpretive structures within the park, and its relationship to the natural landscape.
 - The building's important contribution to the setting of the Argyle Stores, to which the building is attached, and the diversity of warehouse structures that exists within this significant warehouse group.
 - The rare physical connection the building provides between Playfair Street and Gloucester Walk.
 - The significant views that the Cleland Bond Store has out over Foundation Park to the north and the Sydney Harbour Bridge, which is the focal point.
 - The views the upper floor of the building has out over Sydney Cove (now Circular Quay) to the east — historically this would have enabled monitoring shipping activity in the harbour.

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 this criterion at a State level.

The social significance of Cleland Bond Store is demonstrated by:

- Its inclusion on the registers of the National Trust and the National Estate, which demonstrate the esteem in which the building is held by the broader community.

- the building's conservation as a consequence of community activism to save the Rocks and its adaptation as a consequence of the 1970s conservation movement, which encouraged active support from groups and individuals outside the traditional heritage organisations. Community activism remains strong today in The Rocks and beyond.
- The building's provision of rare and much needed public pedestrian access between Playfair Street and Gloucester Walk.

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 a State level.

The research significance of Cleland Bond Store is demonstrated by:

- The potential historical archaeological resource of the site — archaeological remains associated with its nineteenth-century use as a yard associated with the Argyle Stores, and construction of the Cleland Bond Store in 1914, including evidence of quarrying, can help inform our understanding of how the British adapted to and modified the natural landscape. Surviving artefact-bearing deposits and isolated artefacts could help address research questions pertaining to use of the site prior to the construction of the Cleland Bond Store. The surviving archaeological resource is anticipated to be limited to yard surfaces, evidence of early drainage systems and artefact scatters associated with use as part of the Argyle Stores, with some evidence associated with the construction of the Cleland Bond Store. These types of remains, if they exist, would be of state significance for their archaeological research potential. The Cleland Bond Store forms part of the broader Argyle Stores site and should be considered as part of that archaeological precinct.
- The building's potential to contribute to understanding the evolution of the adjacent and highly significant Argyle Stores — The Argyle Stores previously had openings through the north wall of its north wing that enabled the Cleland Bond Store site to be used by the Argyle stores complex during the latter part of the nineteenth century. Evidence of these openings remain in the shared wall between the two buildings. In addition, some evidence remains of the architectural expression or detailing of the north elevation of the Argyle Stores' east wing. No other evidence has been found of this.
- The building's capacity demonstrates the evolution of warehouse design and construction in The Rocks during the early twentieth century. It is one of the oldest steel framed warehouse buildings in The Rocks, but it is not a rare example.

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 a State level.

The rarity of Cleland Bond Store is demonstrated by:

- Its intact, internal goods lift (including lift shaft, car, motor room and equipment) is the only known early twentieth century goods lift in The Rocks.. It represents an early twentieth-

century technological advancement in the movement of goods and people between floors of the building. Previously, goods would have been loaded and unloaded through stacked warehouse doors via hoists and pulley mechanisms. Not only did Cleland Bond Store have a lift, but its lift sat within the building.

- Being one of the first successful conservation and adaptation projects undertaken by the SCRA – the project was promoted as an alternative form of development to replacement of redundant buildings in The Rocks with new buildings following the decline in maritime trade.

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 a State level.

The representativeness of Cleland Bond Store is demonstrated by:

- Its intactness as an early twentieth-century steel framed warehouse – its open plan floors, exposed internal structure, large door openings and goods lift are characteristic of this building typology.
- Its conservation and adaptation since the 1960s, which demonstrate the evolution of conservation principles, approaches and processes over the last 50 years.

4.3 Statement of Significance

Cleland Bond Store is of State heritage significance for its historical, aesthetic and scientific cultural heritage values. The building survives as a representative example of an early 20th century warehouse that retains its built form, symmetry, Federation period design and detailing, expressed internal structure, and large open floorplates, which are key aesthetic features of its former industrial use.

Though not one of the earliest warehouse facilities in the area, Cleland Bond Store is associated with The Rocks as a former centre of maritime trade, and representative of the growth and development of trade well into the 20th century. It maintains its historical association with the successful company 'Cleland's Bonded and Free Stores', that was well-known at the time throughout The Rocks and inner-city Sydney, reflecting the once-industrial nature of these areas.

The warehouse demonstrates the evolution of warehouse design and construction during the early 20th century and is one of the oldest steel framed warehouse structures surviving in The Rocks. The extant goods lift of Cleland Bond Store, which remains substantially intact, is the only known surviving internal timber goods lift in The Rocks.

The warehouse survived the changes that occurred when maritime trade went into decline during the 1970s and 1980s, and emerged as an example of successful conservation and adaptation during an intense period of renewal in The Rocks.

Cleland Bond Store makes a significant contribution to the highly significant Argyle Stores warehouse complex, to which it was added in 1913, and has aesthetic significance at a State level for its important contribution to the streetscape and character of The Rocks, and particularly to the setting of Playfair Street and Foundation Park.

Cleland Bond Store site is of State significance for its potential research values. The surviving archaeological resource 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 boarder archaeological precinct comprising the Argyle Stores and Cleland Bond Store.

4.4 Heritage Curtilage, Views and Setting

Cleland Bond Store as a heritage item is defined by its allotment boundaries (shown as red on Figure 10). To the north the site abuts the Playfair Terraces and Foundation Park. To the south it shares its boundary with the neighbouring Argyle Stores. Gloucester Walk and the steep rock face supporting it define the western boundary of the site. The front façade of the building on Playfair Street defines the site's eastern boundary.

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; 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 NSW State Heritage Register (SHR) curtilage for Cleland Bond Store (shown in Figure 5) extends to the current property boundaries (Lot 8 DP 246098). The SHR curtilage of the Cleland Bond Store is shown red in Figure 124.

4.4.2 Retention of Visual Curtilage

The visual curtilage of the 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 (Figure 41 and Figure 42).

Key views of the building include:

- views of the main eastern façade from Playfair Street; and
- views of the building's long northern facade from Foundation Park and Gloucester Walk;

Secondary views of the building include:

- views of the western facade from Gloucester Walk; and
- views of the long southern facade over the roofs of the Argyle Stores from Gloucester Walk.

Significant views out from Cleland Bond Store include:

- views looking north over Foundation Park and
- views looking east towards Circular Quay.

The Argyle Stores have a close physical relationship with the Cleland Bond Store and are significant in the setting of the Cleland Bond Store.

4.4.3 Expanded Setting

An expanded heritage setting is an area surrounding the listed heritage curtilage where key views and the visual setting of the heritage item should be retained. Part of the significance of the Cleland Bond Store lies in its contribution to the streetscapes of Playfair Street and Gloucester Walk, and the setting of Foundation Park. This is reflected in an expanded setting for the Cleland Bond Store, shown yellow on Figure 124.

Development or change within the expanded setting should carefully consider and avoid adversely impacting the Cleland Bond Store, its significant setting and views. The Argyle Stores, with which the Cleland Bond Store has a very close physical and historical relationship, should also be considered within the heritage curtilage of the Cleland Bond Store.

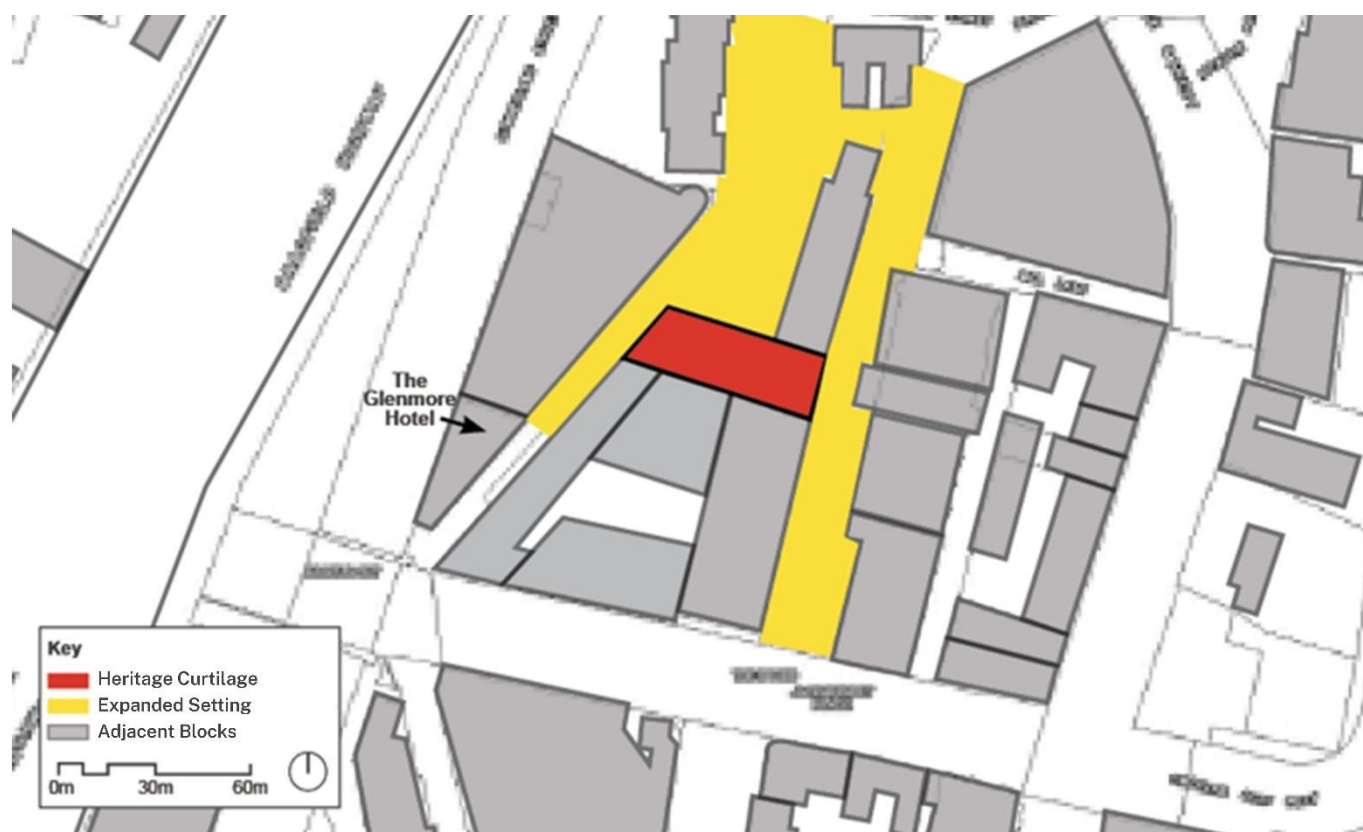


Figure 124: Heritage curtilage and expanded setting map. (Source: GML 2022)

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 Cleland Bond Store.

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 grading of significance diagrams in Section 5.2 should be read in conjunction with the tables of significant elements in Section 5.3, because 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:

Red	Exceptional
Green	High
Yellow	Moderate
Blue	Little
Purple	Intrusive

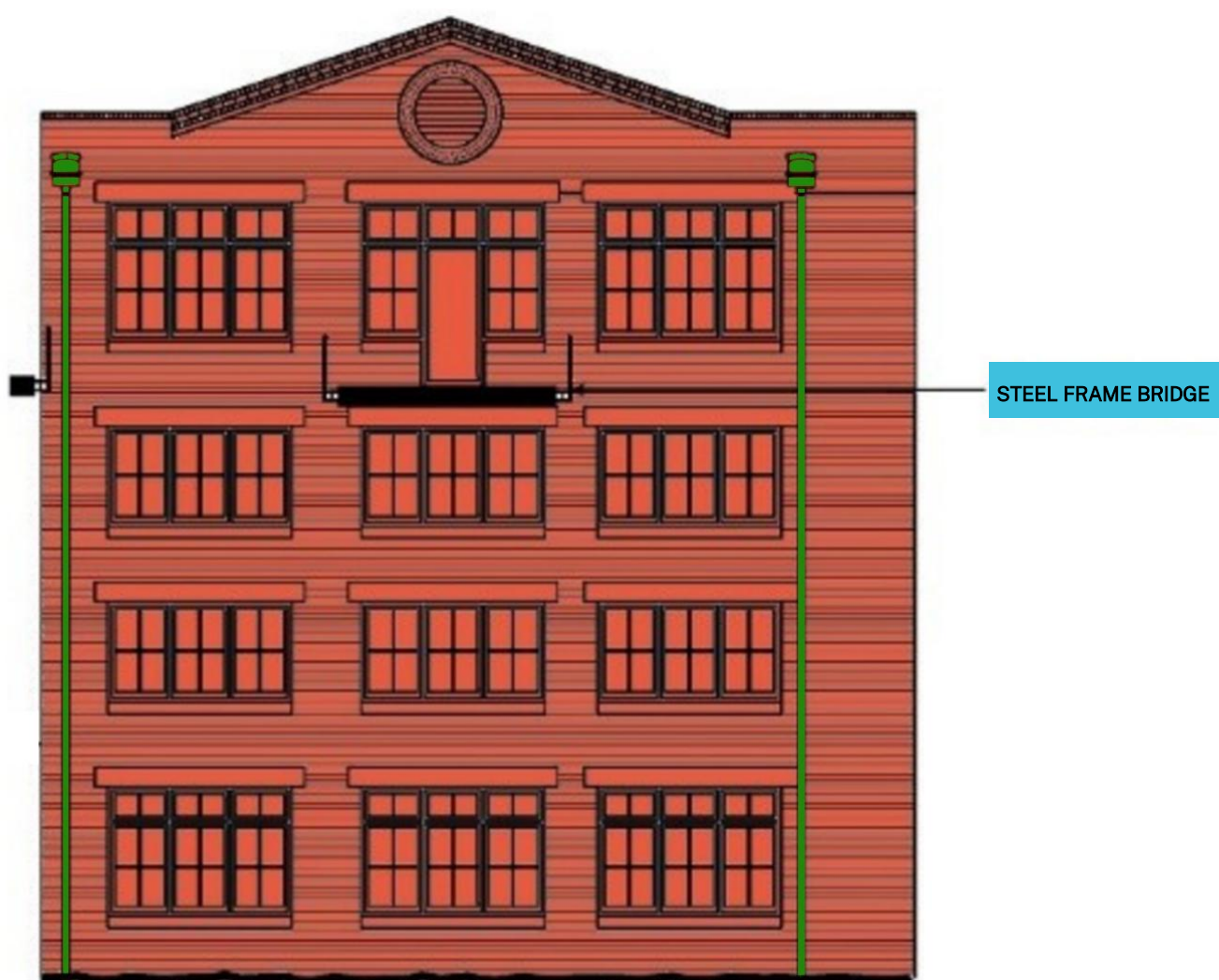


Figure 125: East and west elevation. (Source: Clive Lucas Stapleton & Partners, 2008 with GML overlay 2022)

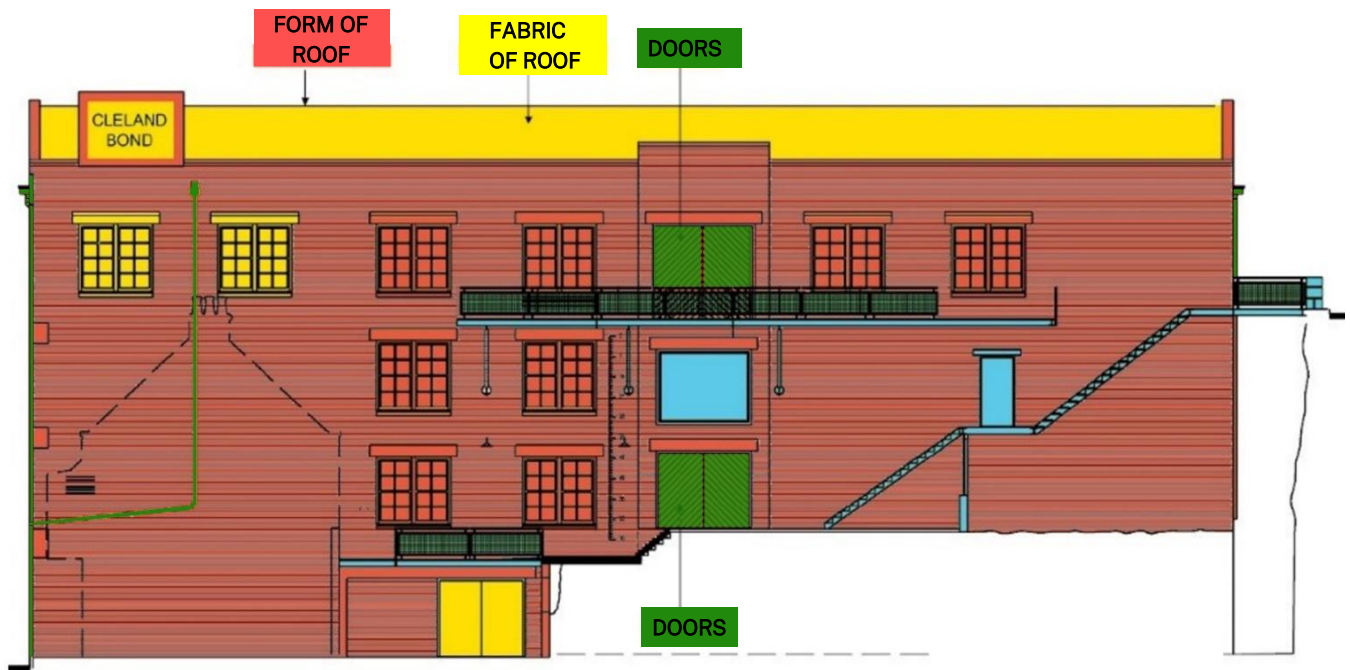


Figure 126: North elevation. (Source: Clive Lucas Stapleton & Partners, 2008 with GML overlay 2022)

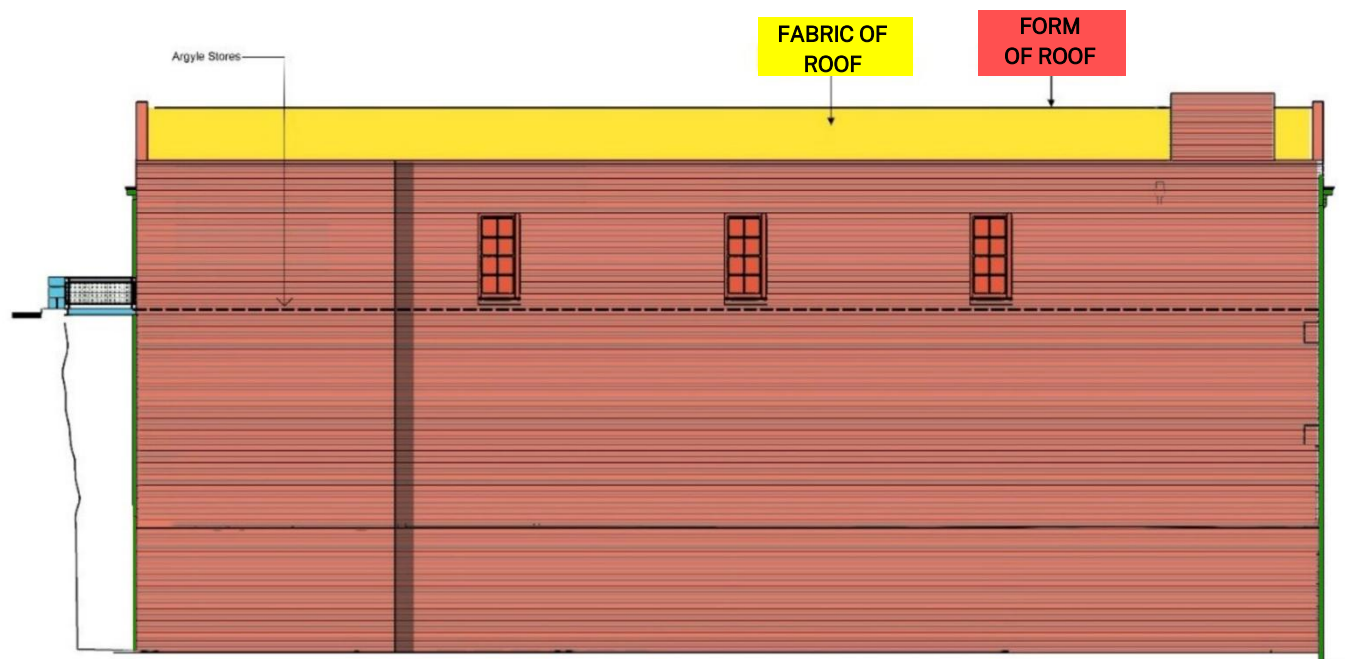


Figure 127: South elevation. (Source: Clive Lucas Stapleton & Partners, 2008 with GML overlay 2022)

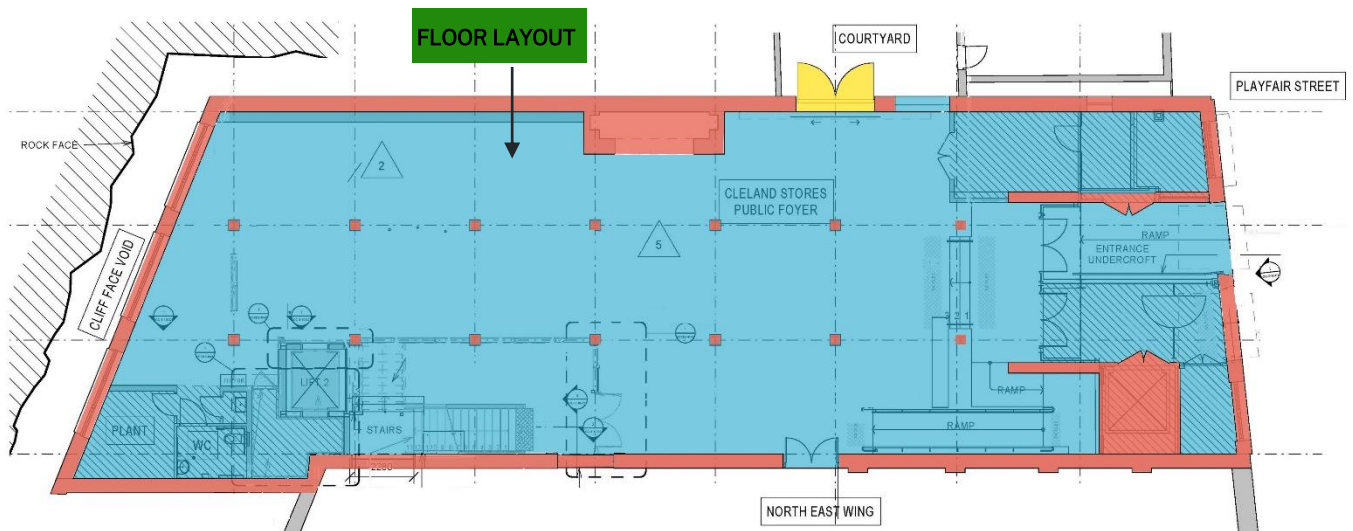


Figure 128: Ground floor plan. (Source: PMNSW 2026)

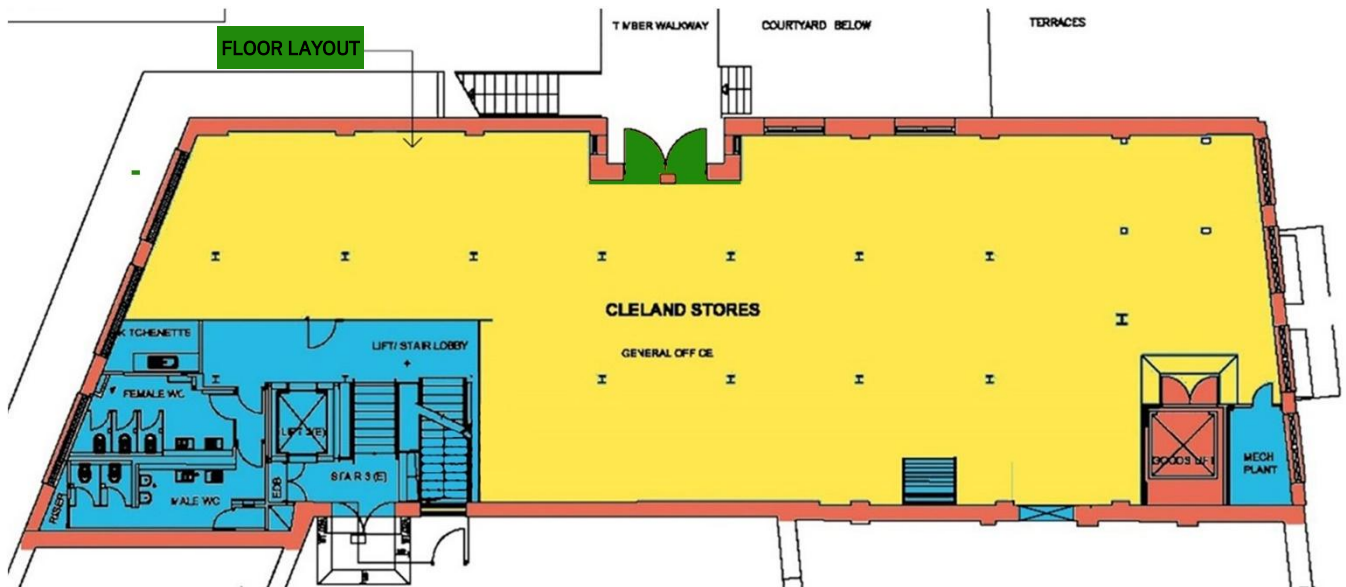


Figure 129: First floor plan. (Source: PMNSW 2026)



Figure 130: Second floor plan. (Source: Clive Lucas Stapleton & Partners, 2008 with GML overlay 2022)

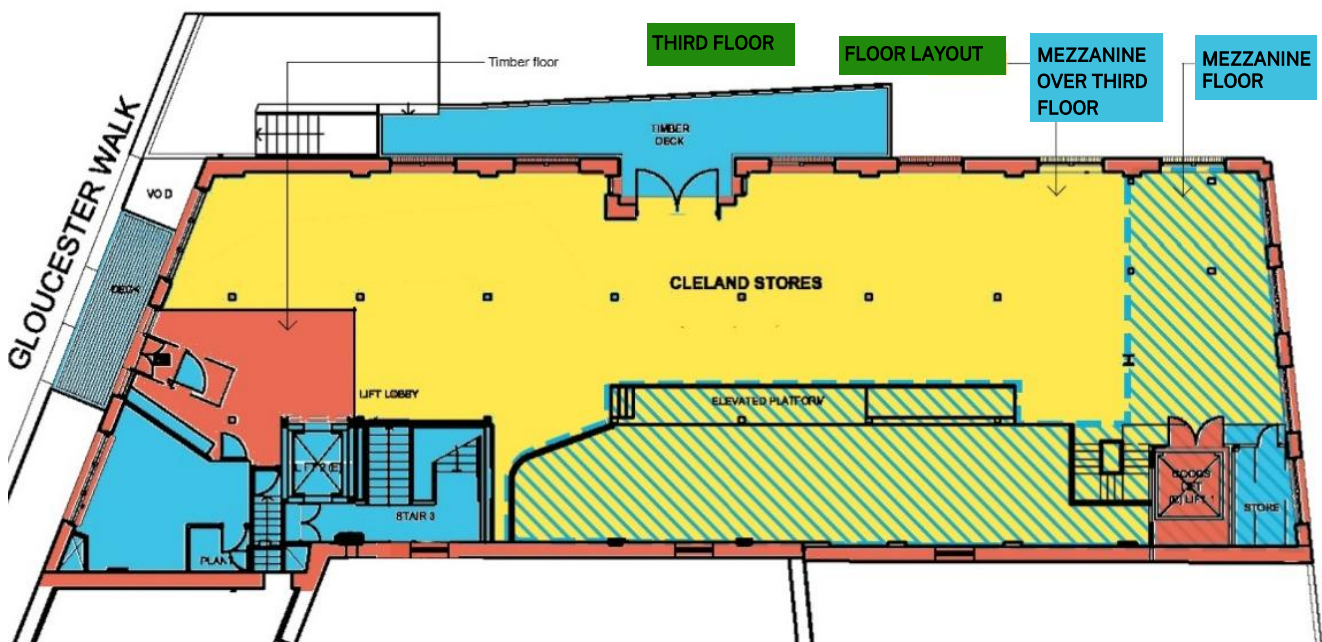


Figure 131: Third floor plan. (Source: Clive Lucas Stapleton & Partners, 2008 with GML overlay 2022)

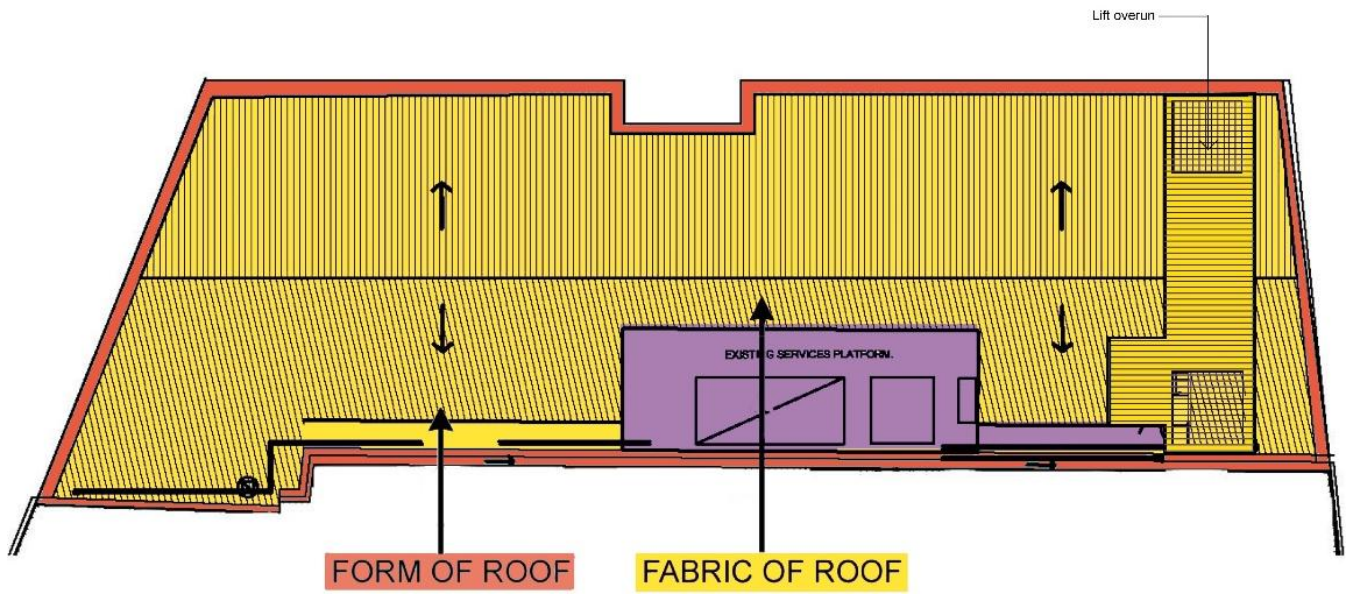


Figure 132: Third floor plan. (Source: Clive Lucas Stapleton & Partners, 2008 with GML overlay 2022)

Exceptional
High
Moderate
Little
Intrusive

5.3 Schedules – Grading of Significant Elements, Fabric and Spaces

GRADING OF SIGNIFICANT ELEMENTS – CLELAND BOND STORE		
ELEMENT	SIGNIFICANCE	COMMENTARY
EXTERIOR		
Attributes & Architectural Style		
Rectangular brick warehouse with gable form roof	Exceptional	Original
Roof and gutters concealed behind brick parapets	Exceptional	Original
High walls extend up to conceal lift overruns surmounting roof	Exceptional	Original
Internal structure of posts and beams	Exceptional	Original
Roofing		
Gable roof form	Exceptional	Original gable form
Lift over run structure – east end of roof	Exceptional	Original fabric
Inset section of flat roof and platform for air conditioning plant	Intrusive	Modern intrusions
Roof sheeting – zincalume	Moderate	Modern fabric
Box gutters – zincalume (assumed)	High	Modern fabric
Rainwater goods – rainwater heads, downpipes – copper	High	Reconstructed fabric
Air conditioning plant, exposed piping and television aerial	Intrusive	Modern fabric
Walls		
Brick walls – unpainted	Exceptional	Original fabric
Brick coping to gables and parapets	Exceptional	Original fabric
Lead flashing to top of gables and parapets	Moderate	Protective fabric
Rendered bands – painted	Exceptional	Original fabric
Rough cast infill panels - painted	Exceptional	Original fabric
S-shaped rod tie ends (east elevation)	Moderate	Sympathetic modern fabric
Painted sign 'Cleland Bond' (East elevation)	Moderate	Modern fabric
Metal sign painted 'Cleland Bond' (north elevation)	Moderate	Modern fabric
Door and Window Openings		
Main entrance – pair of openings	Exceptional	Original openings

GRADING OF SIGNIFICANT ELEMENTS – CLELAND BOND STORE

ELEMENT	SIGNIFICANCE	COMMENTARY
Stacked loading bay door openings – north elevation	Exceptional	Original openings
Door opening – north elevation at ground level (form and fabric)	Moderate	Modern opening
Door opening – west elevation at level 3	Exceptional	Original opening
Regular arrangement of rectangular window openings – all elevations (except as noted below)	Exceptional	Original arrangement of openings
Semi-circular arched window openings – east elevation	Exceptional	Original openings
Circular vents – east and west elevation	Exceptional	Original openings
Window openings – north elevation above Playfair Terraces	Moderate	Sympathetic modern openings
Window openings – south elevation above Argyle Stores Roof	Exceptional	Original openings – blocked up on inside.
Arched brick window heads – east and south elevations	Exceptional	Original openings – blocked up on inside
Rendered and painted masonry lintels – east, north and west elevations	Exceptional	Original fabric
Steel lintels – north elevation above Playfair Terraces	Moderate	Sympathetic modern fabric
Molded brick sills – east elevation	Exceptional	Original fabric
Molded rendered and painted sills – east elevation	Exceptional	Original fabric
Splayed brick sills – east and north elevation	Exceptional	Original fabric
Splayed, rendered and painted sills – west and south elevations	Exceptional	Original fabric
Concrete framed openings – ground level, north elevation	Little	Modern opening
Door and Window Joinery		
Timber warehouse doors to main entrance	Exceptional	Original fabric, kept in open position against internal wall
Painted steel awning over main entrance	Little	Modern fabric
Pairs of timber warehouse doors – centre of north elevation	High	Reconstructed fabric
Pair of timber warehouse doors – centre of north elevation	Moderate	Modern fabric
Single door – east elevation at level 2	Little	Later addition for fire egress with sympathetic modern fabric

GRADING OF SIGNIFICANT ELEMENTS – CLELAND BOND STORE		
ELEMENT	SIGNIFICANCE	COMMENTARY
Double-hung multipaned timber windows – east, north and south elevations	Exceptional	Original fabric
Double-hung timber multipaned windows – north elevation, Level 3, above Playfair Terraces	Moderate	Sympathetic modern fabric
Solid timber framed multipaned windows with fixed and hinged sashes – west elevation	Exceptional	Original fabric
Fixed multipaned windows – north elevation, ground floor	Little	Modern opening and fabric
Fixed glass panel to loading bay opening – north elevation, Level 2	Little	Modern fabric in original opening
Circular louvred timber vents	Exceptional	Original timber fabric
Painted steel bars to windows	Little	Not original
External walkways, bridges, stairs and fences		
Evidence of former stair structure built against the building	High	Evidence of former configurations
Steel framed walkways, stairs and bridges – north elevation	Little	Modern fabric
Steel-framed bridge – west elevation	Little	Sympathetic modern fabric
Steel palisade fence – west elevation	Little	Sympathetic modern fabric
Cast iron pipes	High	Original fabric
Vents	Little	Modern fabric
INTERIOR – GROUND FLOOR		
Floors		
Hardwood	Moderate	Sympathetic modern fabric
Floor Layout	High	Original open floor layout and grid arrangement of posts and beams.
Polished cement	Little	Modern fabric
Concrete pads	Little	Modern fabric
Concrete steps and ramp	Little	Modern fabric
Glass panel in floor (over archaeological remains)	Little	Modern fabric
Tiles – lavatories	Little	Modern fabric
Walls		
Face brickwork	Exceptional	Original fabric
Painted brickwork – secondary walls at western end of northern wall	Little	Non-original fabric installed to conceal damp and drainage

GRADING OF SIGNIFICANT ELEMENTS – CLELAND BOND STORE

ELEMENT	SIGNIFICANCE	COMMENTARY
Stonework	Exceptional	Original to Argyle Stores, 1840-1845
Exposed cement heads to windows	Exceptional	Original fabric
Concrete framed, bricked up and plastered opening to Argyle Stores – south wall	Exceptional	Original opening from Argyle Stores
Concrete framed openings to Argyle Stores	Little	Modern openings
Bricked up window opening – south wall	Little	Modern openings
Tiles – lavatories	Little	Modern openings
Ceiling		
Exposed timber joists, beams and herringbone struts	Exceptional	Original fabric
Under side of timber floorboards	Moderate	Sympathetic modern replacement fabric
Internal structure		
Steel columns – rivetted	Exceptional	Original structure
Steel beams and bracket	Exceptional	Original structure
Timber posts	Exceptional	Original structure
Steel framing for glazed walls	Little	Modern fabric to main entrance
Doors		
Suspended ceiling over main entrance – east wall	Little	Modern fabric
Glass doors – north wall	Little	Modern fabric
Warehouse doors and frame – framed ledged, braced and sheeted doors – north wall	Moderate	Sympathetic modern fabric
Half glazed panel doors – goods lift	Exceptional	Original fabric
Metal mesh to opening above goods lift doors	Exceptional	Original fabric
Vertical boarded doors – plant room	Exceptional	Original fabric
Flush doors – switch room	Little	Modern fabric
Flush doors – south wall	Little	Modern fabric
Windows		
Double hung windows, including frames – east and north walls	Exceptional	Original fabric
Fixed and hinged windows, including frames – west walls	Exceptional	Original fabric
Window hardware (flaps, hinges and openers) – western windows	Exceptional	Original fabric

GRADING OF SIGNIFICANT ELEMENTS – CLELAND BOND STORE		
ELEMENT	SIGNIFICANCE	COMMENTARY
Internal Partitions, Lifts, Staircases and Other		
Hardwood edge beams to former loading dock – east end of space	Exceptional	Original fabric
Vertical timber boarded goods lift shaft – southeast corner	Exceptional	Original shaft, including original counterweights on eastern wall. Timber cladding has been modified.
Glass panel to west side of lift shaft	Little	Modern fabric
Goods Lift – lift car	Exceptional	Original fabric with some alterations
Vertical boarded partitions – plant room, northeast corner	Exceptional	Original fabric
Steel and glass partitions – around main entrance and around lift and stair at west end of space	Little	Modern fabric
Steel and glass balustrades – main entrance ramps and stairs	Little	Modern fabric
Caged steel-framed lift – west end of space	Little	Modern fabric
Curved steel stair – west end of space	Little	Modern fabric
Bench seats	Little	Modern fabric
Subsurface archaeology (under glass panel in floor)	Exceptional	Associated with development of Argyle Stores – predates Cleland Bond Stores
Lavatory fitouts	Little	Modern fabric
Cast iron pipes	High	Original fabric
Mechanical plant, fire and electrical services, cable trays and lighting	Little	Modern fabric
INTERIOR – FIRST FLOOR		
Floors		
Hardwood floorboards	Moderate	Sympathetic modern replacement fabric
Checker plate flooring	Little	Modern fabric
Sheet flooring – kitchen	Little	Modern fabric
Tiles – lavatories	Little	Modern fabric
Walls		
Face brickwork	Exceptional	Original fabric
Painted brickwork	Exceptional	Original fabric, paintwork modern

GRADING OF SIGNIFICANT ELEMENTS – CLELAND BOND STORE		
ELEMENT	SIGNIFICANCE	COMMENTARY
Stonework	Exceptional	Original to Argyle Stores, 1840-1845
Evidence of stone cornice detail – south wall	Exceptional	Evidence of former cornice detail to northern end of adjoining Argyle Stores building
Exposed cement heads to windows	Exceptional	Original fabric
Plasterboard	Little	Modern fabric
Tiles – lavatories	Little	Modern fabric
Ceiling		
Exposed joists, beams and herringbone struts	Exceptional	Original fabric
Under side of timber floorboards	Moderate	Sympathetic modern fabric
Underside of metal stair – from Argyle Stores	Little	Modern fabric to main entrance
Internal structure		
Steel columns – rivetted	Exceptional	Original structure
Steel beams and brackets	Exceptional	Original structure
Timber posts	Exceptional	Original structure
Steel framing for glazed walls	Little	Modern fabric to main entrance
Doors		
Pair of timber warehouse doors – framed, ledged, braced and sheeted (diagonal boarding) – north wall	High	Reconstructed fabric
Solid hardwood frame to doors – north wall	Moderate	Modern reconstruction
Half glazed panel doors – goods lift	Exceptional	Original fabric
Flush doors with metal louvres – switch room	Little	Modern fabric
Flush doors – south wall	Little	Modern fabric
Fire doors – south wall	Little	Modern fabric
Windows		
Double hung windows, including frames – east and north walls	Exceptional	Original fabric
Fixed and hinged windows, including frames – west wall	Exceptional	Original fabric

GRADING OF SIGNIFICANT ELEMENTS – CLELAND BOND STORE		
ELEMENT	SIGNIFICANCE	COMMENTARY
Internal Partitions, Lifts, Staircases and Other		
Vertical timber boarded goods lift shaft – southeast corner	Exceptional	Original fabric
Glass panel to west side of lift shaft	Little	Modern fabric
Steel and glass partitions	Little	Modern fabric
Plasterboard	Little	Modern fabric
Steel-framed lift	Little	Modern fabric
Steel stair	Little	Modern fabric
Kitchen cabinetry	Little	Modern fabric
Lavatory fitouts	Little	Modern fabric
Service pipes	Little	Modern fabric
Mechanical plant, fire and electrical services, cable trays and lighting	Little	Modern fabric
INTERIOR – SECOND FLOOR		
Floors		
Hardwood floorboards	Moderate	Sympathetic modern fabric
Checker plate flooring	Little	Modern fabric
Tiles – lavatories	Little	Modern fabric
Walls		
Face brickwork	Exceptional	Original fabric
Painted brickwork	Exceptional	Original to Argyle Stores, 1840-1845
Stonework	Exceptional	Original fabric
Plasterboard	Little	Modern
Exposed cement heads to windows	Exceptional	Original fabric
Openings to Argyle Stores	Little	Modern openings, modified
Blocked up openings to Argyle Stores	Little	Modern openings
Steel lintels	Little	Modern fabric
Tiles – lavatories	Little	Modern fabric
Ceiling		
Exposed timber joists, beams and herringbone struts	Exceptional	Original fabric
Under side of timber floorboards	Exceptional	Original fabric

GRADING OF SIGNIFICANT ELEMENTS – CLELAND BOND STORE		
ELEMENT	SIGNIFICANCE	COMMENTARY
Internal structure		
Steel columns – rivetted	Exceptional	Original structure
Steel beams and brackets	Exceptional	Original structure
Timber posts	Exceptional	Original structure
Steel framing for glazed walls	Little	Modern fabric to main entrance
Doors		
Pair of timber warehouse doors – framed, ledged, braced and sheeted (diagonal boarding) – north wall	High	Reconstructed fabric
Solid hardwood frame to doors – north wall	Moderate	Modern reconstruction
Half glazed panel doors – goods lift	Exceptional	Original fabric
Flush doors with metal louvres – switch room	Little	Modern fabric
Flush doors	Little	Modern fabric
Fire door – north wall	Little	Modern fabric
Windows		
Double hung windows, including frames – east and north elevations	Exceptional	Original fabric
Fixed and hinged windows, including frames – west elevation	Exceptional	Original fabric
Window hardware (flaps, hinges, openers) – west wall	Exceptional	Original fabric
Internal Partitions, Lifts, Staircases and Other		
Vertical timber boarded goods lift shaft – southeast corner	Exceptional	Original fabric
Glass panel to west side of lift shaft	Little	Modern fabric, covered over
Steel and glass partitions	Little	Modern fabric
Caged steel-framed lift	Little	Modern fabric
Steel stair	Little	Sympathetic modern fabric
Kitchen cabinetry	Little	Modern fabric
Lavatory fitouts	Little	Modern fabric
Service pipes	Little	Modern fabric
Mechanical plant, fire and electrical services	Little	Modern fabric

GRADING OF SIGNIFICANT ELEMENTS – CLELAND BOND STORE		
ELEMENT	SIGNIFICANCE	COMMENTARY
INTERIOR – THIRD FLOOR		
Floors		
Hardwood floorboards, caulked – visible at west end of space	Exceptional	Original fabric
Floating timber floor	Little	Sympathetic modern fabric
Checker plate flooring	Little	Modern fabric
Walls		
Face brickwork	Exceptional	Original fabric
Painted brickwork	Exceptional	Original fabric, paintwork modern
Stonework	Exceptional	Original to Argyle Stores, 1840-1845
Plasterboard	Little	Modern fabric
Exposed cement heads to windows	Exceptional	Original fabric
Steel lintels	Little	Modern fabric
Ceiling		
Exposed queen post trusses	Exceptional	Original fabric
Plasterboard	Little	Modern fabric
Internal structure		
Steel columns – rivetted	Exceptional	Original structure
Timber posts	Exceptional	Original structure
Steel beams	Exceptional	Original structure
Skirtings		
Triangular fillet	Little	Modern fabric
Doors		
Pair of timber warehouse doors – framed, ledged, braced and sheeted (diagonal boarding) – north wall	High	Reconstructed fabric
Solid hardwood frame to doors – north wall	Moderate	Modern reconstruction
Half glazed panel doors – goods lift	Exceptional	Original fabric
Flush doors with metal louvres – switch room	Little	Modern fabric
Flush doors	Little	Modern fabric

GRADING OF SIGNIFICANT ELEMENTS – CLELAND BOND STORE		
ELEMENT	SIGNIFICANCE	COMMENTARY
Windows		
Double hung timber windows, including frames – east and north elevations	Exceptional	Original fabric
Semi-circular arched timber windows – east elevation	Exceptional	Original fabric
Fixed and hinged timber windows, including frames – west elevation	Exceptional	Original fabric
Window hardware (flaps, hinges, openers) – west wall	Exceptional	Original fabric
Glazing to inside of circular louvred vents	Little	Modern fabric
Window hardware (flaps, hinges, openers) – west wall	Exceptional	Original fabric
Internal Partitions, Lifts, Staircases and Other		
Vertical timber boarded goods lift shaft – southeast corner	Exceptional	Original fabric
Glass panel to west side of lift shaft	Little	Modern fabric, covered over
Steel and glass partitions	Little	Modern fabric
Caged steel-framed lift	Little	Modern fabric
Kitchen cabinetry	Little	Modern fabric
Service pipes	Little	Modern fabric
Mechanical plant, fire and electrical services	Little	Modern fabric
Mezzanine		
Steel stair to mezzanine, lift motor room and roof	Little	Sympathetic modern fabric
Lift motor room with original machinery and timber flooring – mezzanine	Exceptional	Original fabric
Vertical timber boarding to mechanical plant and services rooms	Little	Sympathetic modern fabric

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 Placemaking NSW management requirements for the future use of the place.

6.1 Issues Arising from the Statement of Significance

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

- Cleland Bond Store is of State significance and should be conserved.
- All aspects of significance (the place's historical, aesthetic and scientific values) must be considered in the conservation, adaptation and use of Cleland Bond Store.
- Cleland Bond Store is one of a group of surviving warehouse buildings established in The Rocks in the 150 years' post-colonisation. As one of this group, Cleland Bond Store contributes to the distinctive maritime industrial character of The Rocks and Circular Quay. It is important that the industrial warehouse character of the building be retained.
- The building is a representative example of early twentieth-century warehouse design and construction. It is relatively intact. Retention and conservation of the key external and internal architectural attributes of the building, including its built form, structure, symmetry, materiality, open plan layout and detailing, are important.
- The building retains evidence of its warehouse use including its warehouse door openings, the remains of its original loading dock and the remains of its original timber goods lift. The retention of these features is important to understanding how the building operated and how goods were moved between floors.
- The building has a close physical, historical and working relationship with the adjoining Argyle Stores, which is also of state significance. It is important that this relationship is retained and enhanced.
- The building's form and scale contribute to the streetscapes of Playfair Street and Gloucester Walk, and to the setting of Foundation Park. Additions that would alter the height and roofscape of the building would impact these streetscapes.
- The relationship between the building and the adjoining Foundation Park enables visitors to understand the steep topography and underlying geology of The Rocks. It is important that the sandstone outcropping remains clearly legible against the building's northern and western walls.
- The physical connection that the building provides between Playfair Street and Gloucester Walk is important. It contributes to the network of paths and alleyways that connect the various streets and levels within The Rocks and contribute to the character of its urban landscape character.
- Interpretation would assist in conveying the various aspects of the building's significance, original uses and changes in use over time.

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 its significance. These issues need to be addressed in the conservation policies 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

Cleland Bond Store is substantially intact and has a high degree of integrity that needs to be maintained. For the most part, it retains its significant form, structure and layout.

It is important that:

- All original fabric is conserved.
- The large warehouse spaces on each floor of the building remain legible as warehouse spaces — that is, open plan spaces with the internal steel and timber structures, roof trusses and masonry wall finishes retained and clearly expressed.
- Subdivision of the warehouse spaces is avoided as much as possible.
- Changes to the building layout or 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 of a loose fit and are removable without impacting the significant fabric of the buildings.
- New partitions, if required, are designed to ensure the large open plan warehouse spaces can still be appreciated. The location, scale, transparency and alignment of partitions are carefully considered to maintain the industrial character of the warehouse spaces.
- Surviving evidence of early openings in the south wall of the building (shared with the adjacent Argyle Stores) is retained. If the opportunity arises, these openings may be opened up again.
- Surviving evidence of the early façade detailing of the eastern sandstone portion of the south wall of the building (shared with the adjacent Argyle Stores) is retained.
- The surviving section of original timber warehouse flooring on level 3 is retained with its original worn warehouse finish. Most floors in the building have been replaced and polished floorboards introduced. These are not consistent with the historic warehouse use of the building.
- The extant timber goods lift shaft and car is retained in situ, as well as surviving physical evidence of the second lift.
- The original loading dock at ground floor level is conserved and remains expressed. This will ensure the original use of the building remains legible.
- If the opportunity arises to replace the rooftop mechanical system, its size and location are reviewed to minimise impacts on the roof and to enable reconstruction of the roof trusses and original roof form. The existing mechanical plant has resulted in several of the original roof

trusses being cut and the building's roof form being modified to accommodate it. It is also visually intrusive from Gloucester Walk.

6.2.2 Physical Condition

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

- The building is generally in good condition, although damp presents a major problem where the building is in close contact with the sandstone bedrock that surrounds and underlies it – particularly at its western end where the rock forms part of the walls.

Drainage

- It is important that existing drains are well maintained to minimise water entry to the building and rising damp. New drainage solutions may be required to resolve the seepage through the sandstone bedrock into the building.

Issues arising from damp conditions

- Due to the constant natural seepage through the rock, especially in the weeks after rain, the northern and western walls, particularly at the lower levels of the building, are very damp, leading to decay of the masonry and growth of mould. There is a need for:
 - Ongoing monitoring of the building's condition;
 - Improved ventilation of the building; and
 - Strategies to manage mould growth and salt decay in the masonry walls.
- The concrete floor slab at ground floor level is probably contributing to the rising damp in the building. There is a need to separate the slab from the walls and improve ventilation to enable the walls to dry out more effectively.
- The damp conditions promote fungal rot in timber elements in contact with the damp walls. Regular inspections are required to identify areas of rot and compromised structural integrity. Separation of the timber elements from the damp walls is desirable and may require installation of a waterproof membrane.
- The damp conditions, particularly in poorly ventilated areas, also promote termite activity. Timber elements such as floors, lintels, windows and doors need to be inspected annually.
- Steelwork and ironwork are vulnerable to accelerated corrosion in the damp conditions and must also be inspected annually to ensure structural elements, fixings and rainwater goods remain sound.
- Decayed masonry, timber and steel elements will require repair when their condition compromises their integrity.

Roofing and roof drainage

- The use of incompatible metals for roofing, rainwater goods and any elements, including services, mounted on the roof will compromise the condition of the roof and lead to accelerated corrosion and leaks. It is important that all metals used in contact with each other or with water flowing from one to the other are galvanically compatible.

Masonry

- Apart from the damp issues identified above, the brick walls are generally in good condition. There is a need to monitor for the following issues and, when identified, undertake necessary repairs:
 - cracks in masonry;
 - missing mortar from joints in brickwork;
 - vegetation growing in brickwork joints;
 - decay of parapet copings; and
 - loose or missing bricks

External Timberwork

- Apart from the rot and termite issues identified above, the timberwork in the building is generally in good condition. There is a need to monitor for the following issues and, when identified, undertake necessary repairs:
 - displacement of structural timbers so that they are not bearing properly;
 - open structural joints;
 - decay in external joinery (eg window frames, sashes, glazing bars, fascias, eaves linings);
 - loss of glazing putty;
 - corrosion of metal fixings;
 - decay of sash cords; and
 - flaking and peeling paint.

A detailed account of the fabric of Cleland Bond Stores is provided in Section 3, the condition of the property was determined during inspections completed as part of this CMP update. They do not warrant urgent attention and can be addressed within the scope of a properly managed maintenance program as described in Section 8.

6.3 Placemaking NSW (for Place Management NSW)

The Rocks precinct is managed by Placemaking NSW, Crown Lands and Public Spaces, NSW Department of Planning, Housing and Infrastructure, under the *Place Management NSW Act 1998*. http://www.austlii.edu.au/au/legis/nsw/consol_act/shfaa1998411/.

Placemaking NSW is the trading name of Place Management NSW (PMNSW).

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

Placemaking NSW 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.

Cleland Bond Store 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 and accommodation.

The preferred use/s for this property are:

- Commercial Offices
- Arts and creative uses (Gallery)
- Low impact food and beverage (no cooking facilities required)
- Boutique retail.
- Boutique accommodation (where carefully designed to maintain warehouse character)

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 ongoing 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.

Cleland Bond Store is identified in this Strategy as a key part of the Argyle Street significant streetscape. Threats to Cleland Bond Store include extreme weather events (impacting roof, surface and ground water drainage systems), seismic events, building fires and service failures (electrical faults and plumbing failures). 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 Cleland Bond 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.

Cleland Bond Store is identified in the Strategy as one of the properties of highest risk (Very High Risk) of collapse in The Rocks.

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 includes the following recommendations for Cleland Bond Store:

- Upgrade of wayfinding, lighting, and braille signage throughout public areas.
- Ambulant signage and upgrades.

- Operational changes to enable public access to the ground floor accessible public toilet.

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

6.3.7 PMNSW Stakeholder Engagement for CMP update

As part of the CMP update, the Design and Place team at Placemaking NSW 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 Cleland Bond Store

Identified opportunities for the site are as follows:

- Provide 24-hour, fully accessible public access through the building connecting Playfair Street to Gloucester Walk.
- Include uses, such as the existing commercial office use, that respect and retain the building's warehouse character.
- Include new low-impact uses that would activate Cleland Bond Store and encourage visitors to enter and explore the building, taking advantage of its connectivity to Playfair Street, Gloucester Walk and the Argyle Stores.
- Better connect Cleland Bond Store with Foundation Park through existing openings.
- Enable visitors to enjoy the views over Foundation Park from the upper floors of the building.
- Improve connectivity between Cleland Bond Store and the Argyle Stores. This would include continuing to use the two buildings together to ensure equitable access to the upper levels of both buildings and fire egress from the Argyle Stores.
- Improve the compatibility of tenancies within Cleland Bond Store and the Argyle Stores.

Opportunities for Enhancement and Upgrade

Identified opportunities for enhancement and upgrade are as follows:

- Open the ground floor of Cleland Bond Store through existing doors to Foundation Park. This would enable activation of the ground floor space and provide access between Playfair Street and Foundation Park.
- Improve and consolidate services in the building and ensure that they have little impact on the significant fabric, spaces and character of the building.
- Investigate, assess and resolve the damp issues in the northern and western walls of the building. Detailed hydrological investigations of natural and introduced drainage systems are required to identify workable solutions that are compatible with maintaining the heritage fabric.
- Remove intrusive elements, such as bulkheads, false ceilings, the mezzanine, and the lowered section of roof that currently accommodates the roof-mounted mechanical plant. This would

enable the original features such as the roof trusses, timber beams and circular timber vent in the eastern gable to be fully visible from within the building.

- Improve the preservation, presentation and interpretation of the archaeological remains of the cut sandstone box drain from the former Unwins Stores (now Argyle Stores). This will require expert heritage advice.
- Improve the heritage interpretation of the site, including interpretation of past uses and interpretation of the relationship between Cleland Bond Store and the Argyle Stores. This would include interpreting the openings and other features in the Argyle Stores wall.
- Reduce noise transfer between Cleland Bond Store and the neighbouring Argyle Stores.

Identified constraints for Cleland Bond Store

It is important that:

- No additions are made to the building.
- No new openings be made in the external walls of the building or in the south wall connecting the building to the Argyle Stores. Adaptation and use of existing openings should be considered to improve connectivity between the two buildings.
- No new voids be introduced within the building through partial removal of floors or roof.
- External windows and doors of exceptional, high and moderate significance are not altered.
- The materiality and character of the warehouse spaces remain expressed. New fitouts respect and embrace the robust industrial nature of the building and do not cover up the original finishes or structural elements.
- New fitouts adopt the principle of 'loose fit' to enable removability without impacting the building.
- The existing goods lift shaft and lift car, although modified, are retained in situ. Interpretation of how the lift operated and was used to transfer goods is desirable adjacent to the lift near the public entrance to the building. Evidence of the second lift also needs to be retained.
- Tenant signage on the façades facing Playfair Street, Gloucester Walk and Foundation Park conform to design guidelines that identify location, type, maximum number and size.

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 Cleland Bond Store and Gloucester Walk, including weed control;
- Monitoring of rising damp and the condition of the brickwork in relation to salt decay and cracks; and
- Painting of all timber elements exposed to the weather.
- Heritage advice should be obtained on suitable cleaning products and equipment for use on heritage materials.

Identified heritage specific repair and upgrade works

Major repair and upgrade works identified are as follows:

- Drainage upgrades to reduce damp, mould and decay in/of the building. Careful consideration needs to be given to the location of drainage pipes to ensure they do not obstruct other drainage such as the drain between the western wall of the building and the rockface below Gloucester Walk.
- Potential introduction of an air drain between the ground floor concrete slab and brick walls, to facilitate drying of the walls.
- Removal of salts, treatment of mould and repointing of brickwork impacted by damp.
- Carpentry and joinery repairs to decayed elements, including exposed timberwork, windows, doors and structural elements. Works to uneven timber floor surfaces in the northern wing requires attention.
- Rust treatment of corroded steel elements and replacement of corroded fixings.
- Relocation of roof-mounted mechanical plant (potentially between the brick parapets or to the Argyle Stores roof) to reduce its visual impact from Gloucester Walk and to enable reconstruction of the original roof trusses and form.
- Replacement of roof sheeting and rainwater goods in galvanised steel to match existing when needed.
- Seismic upgrade works to improve the seismic resilience of the building.
- Fire upgrade works to provide fire separation between floors.
- External painting of all exposed timber elements.

6.4 Heritage Management Framework

The following principal controls are used to manage development and assess potential impacts on the heritage significance of Cleland Bond Store:

- *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 <https://australia.icomos.org/publications/burra-charter-practice-notes/>.

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 Cleland Bond Store that are identified and discussed in the following sections.

6.4.3 New South Wales Heritage Act

Building Works

Cleland Bond Store is listed on the NSW State Heritage Register (SHR), as item no. 01538. 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 State Heritage Register 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 various 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, Placemaking NSW 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.

Cleland Bond Store 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*⁸¹ and as set out in the Implementation section of this CMP.

6.4.4 National Parks & Wildlife Act

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 NSW Government Office of Premier and Cabinet. 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.

Cleland Bond Store 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.

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

⁸¹ Minimum standards of maintenance and repair for heritage ite <https://www.environment.nsw.gov.au/topics/heritage/manage-heritage-items/minimum-standards-maintenance-repair-for-heritage-items>

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 Policy⁸², *Placemaking NSW Asset Management Policy* (2024) and *Place Management NSW Precinct Asset Management Plan for The Rocks and Circular Quay* (August 2026).

Key findings and policies of this CMP should inform the Asset Management Plan for Cleland Bond Store.

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.

The tenants of Cleland Bond Stores are responsible for the day-to-day upkeep of their premises, including all services, plant and fixtures, for the duration of the lease. They are required to carry out any repairs, renewals and replacements necessary to keep their premises in good condition and to the standard expected for office use. This extends to building elements and associated infrastructure, and includes maintaining and servicing air-conditioning systems, arranging regular inspections and repairs by suitably qualified specialists, undertaking pest and termite control, and ensuring fire safety equipment remains compliant with statutory requirements. The tenants' specific maintenance obligations are set out in their individual leases.

⁸² https://www.treasury.nsw.gov.au/sites/default/files/2019-11/TTIP19-07%20NSW%20Asset%20Management%20Policy%20-%20Master%20Approved_31%20October%202019.pdf

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)

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:

- 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 EPA Act. The SCRA Scheme comprises a series of Building Site Control Drawings which provide for the maximum height of buildings on any particular site, and which also specify permissible uses for a particular site or precinct.

The SCRA Building Site Control Drawing XXIX applies to Cleland Bond Store (Figure 133).

The City of Sydney or the Central Sydney Planning Committee is the consent authority for development, unless the development has a capital investment value of more than \$10 million, in which case the NSW Planning Minister is the consent authority.

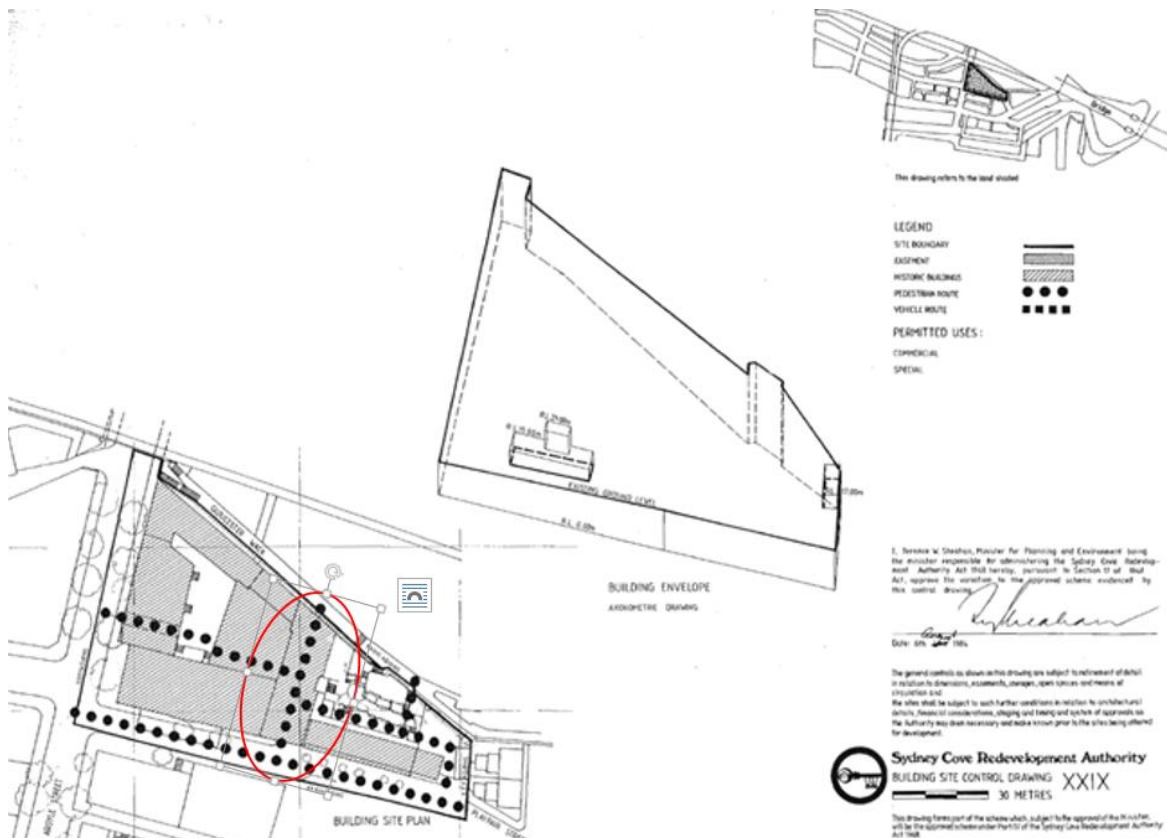


Figure 133: SCRA Building Site Control Drawing XXIX showing the building envelope (circled in red) and permitted uses. (Source: SCRA Scheme, Building site Control Drawings XXV-XLV)

6.6 Development Control Plans

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 NSW Heritage Council of NSW and the RAI A 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 \(nsw.gov.au\)](http://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, only 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 / Placemaking 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)

Cleland Bond Store is included on the Register of the National Trust of Australia (NSW) (classified 1976).

Cleland Bond Store is also 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 which 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

Cleland Bond Store was included on the Register of the National Estate (Ref No. 1/12/036/0315) in 1980.

Cleland Bond Store is also 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 (DDA) Access to Premises

Access to premises for people with disabilities is controlled by the Commonwealth *Disability Discrimination Act 1992* (DDA) and the 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. 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 primary rulebooks, namely the NCC; and Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards).

Both the NCC and the Premises Standards are triggered when a DA or CC, 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 of NSW provides specialist heritage advice for the adaptation of heritage buildings for accessibility through the Heritage Council of NSW'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 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 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 the 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 Rocks Heritage Access Strategy recommendations include: 'Providing 24-hr public access between Playfair Street and Gloucester Walk through the Cleland Bond Stores' [sic].

The topography of The Rocks is very steep around Cleland Bond Store, and Gloucester Walk (west of the stores) is many metres higher than Playfair Street (east of the site). The only connection between the two is via a long steep set of stairs (Argyle Stairs) and Argyle Street. The strategy identifies Playfair Street as fully accessible, Argyle Street as somewhat accessible (due to its steepness) and Gloucester Walk as inaccessible. Cleland Bond Store is identified as being the key link between these two otherwise disconnected levels as it provides lift access between Playfair Street and Gloucester Walk. Currently access is restricted to the building opening times (office hours to 10pm).

6.9.3 NSW Work Health & Safety Act 2011

The *NSW 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 NSW. The provisions of the Act cover every place of work in NSW. The Act covers self-employed people as well as employees, employers, students, contractors and other visitors.

Cleland Bond Store 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, managers, and planning authorities with a framework for acceptable change for ongoing use and adaptive re-use.

The policies are grouped under section headings. A brief background provides the context. The policies are supported by guidelines. These 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, both documentary and physical.

7.1 Best Practice Heritage Management

Background

Cleland Bond Store is State heritage significance as an early twentieth-century warehouse building that makes a strong contribution to the streetscape of Playfair Street and Foundation Park.

The management of Cleland Bond Store principally aims to protect the building's 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 the 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 provide guidance on 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 Cleland Bond Store. All decisions must seek to retain the heritage values identified in this CMP.

Policy 2

In recognition of its State heritage significance, Cleland Bond Store 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

Cleland Bond Store is closely associated with the adjoining Argyle Stores historically, structurally and functionally. It should continue to be managed as part of the Argyle Stores complex 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 Cleland Bond Store should adopt the principle of 'loose fit, where the new use or works are adjusted as necessary to fit the existing available spatial and architectural configuration, rather than making wholesale changes to the building. 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 Cleland Bond Store 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 Cleland Bond Store.
- 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

Cleland Bond Store, 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 Process (CPP) guidelines are also recognised.

Policy 5

PMNSW shall continue to manage Cleland Bond Store 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 Cleland Bond Store.
- Conserve and manage Cleland Bond Store 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, archaeology, and relationship with Argyle Stores.
- All management decisions for the future use and adaptation of this place must support and enhance the long-term conservation of Cleland Bond Store.

- The intentions, 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 or management, Cleland Bond Store must continue to be managed as a single entity with the Argyle Stores, 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 NSW Heritage Act requirements for works approvals and minimum maintenance requirements;
 - Sets aside appropriate funding and implements an ongoing maintenance regime; and
 - 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 Cleland Bond Store. It will need to be fully compatible with other relevant documents addressing the property, including asset management plans prepared to meet the NSW Treasury Capital Planning Process (CPP).

Policy 7

Use this CMP as the 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 Cleland Bond Store and its site.

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 Cleland Bond Store.
- 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 (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 Cleland Bond Store needs to be regularly reviewed and updated to ensure its currency. PMNSW generally adopts management documents such as CMPs, and this indicates that the agency has agreed to management principles and the implementation of this document.

Policy 9

All parties responsible for management of Cleland Bond Store must have access to this CMP and associated documents.

Policy 10

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 alteration works.

Guidelines

- PMNSW is to make this CMP a publicly accessible document, while respecting the right to privacy for the buildings' occupants as appropriate.
- Reviews of the CMP are to be based on The Burra Charter and other guidelines by Heritage NSW, Department of Planning and Environment.
- Reviews are to also take into account 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 reviewing the CMP and for inspecting the condition of the building are to be specifically included in future lease terms for the property.
- Irrespective of the recommendation to review the document every five to ten years, the currently adopted CMP is to remain the basis for ongoing 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 11

All property managers and occupants of Cleland Bond Store must be made aware of the heritage values of the property.

Policy 12

Tenancy agreements must clearly set out the tenant's responsibilities with regards to caring for the property.

Policy 13

Processes for reporting maintenance issues or necessary repairs for the property must be established and made clear to each tenant and the property manager.

Guidelines

Due to the significance of Cleland Bond Store, 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 drains along the northern and western sides of the buildings must be cleaned out regularly.
- Roof gutters, downpipes and rainwater heads are to be regularly maintained and kept clear of leaves and other debris to prevent blockages, water ingress and water damage to the building fabric.
- No plantings are permitted around the building. Planter boxes should not be placed on windowsills.
- No window box air conditioners are permissible.
- Tenants are not to remove or alter any original building fabric.
- Door leaves are to be left in situ.
- Tenants are not to paint or polish any surfaces without first seeking specific approvals. They are to refer all proposed works to the property manager.

- Electrical and telecommunications services are to be surface-run, in locations carefully selected to minimise visual impacts and eliminate physical impacts on the fabric of the place.
- The rooms are to be ventilated by opening the windows on a regular basis. Particularly, where there are double-hung windows, the top sash is to be opened, which will keep the pulley in workable order.
- No window box air conditioners are permissible.
- 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 and systematic records of work undertaken 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 14

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 is 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 15

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 Cleland Bond Store.

Guidelines

- Professional skills and experience to be assembled to work on the detailed conservation of the building may 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 heritage buildings are to be selected to work on any project 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 Cleland Bond Store.

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, and 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 16

The management principles set out in this CMP must continue to guide ongoing conservation and management to ensure its long-term conservation.

Policy 17

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.

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 (2026) 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 18

Works must only be undertaken to the property with consent from the landowner and the required statutory approvals.

Policy 19

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

Cleland Bond Store should adopt appropriate uses that support its ongoing conservation and appreciation. These uses should:

- enable the building to be understood and experienced as a historic warehouse within the historic setting of The Rocks,
- help to communicate the historical development of the area, its role as a centre of trade and commerce, its topographic and geological foundations, and the building's historic function as a warehouse.
- facilitate the retention, conservation and appropriate management of the significant fabric, spaces and elements that contribute to the heritage significance of the place.

Policy 20

Due to its architectural character, heritage significance and distinctive spatial qualities, the preferred uses for Cleland Bond Store 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 or tenants and uses that are appropriate and do not require major change to the building or changes that will impact its significant fabric or features.
- Any new uses selected for the heritage building should be compatible with its historical warehouse character 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 Cleland Bond Store that considers the site holistically as well as its relationship with the adjacent Argyle Stores. 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.
- To improve connectivity between Gloucester Walk, the Playfair Terraces and Foundation Park, and to improve circulation through the building, the northern doors on the ground floor should also be open for public access.
- Interpretation and wayfinding should be integrated into the ground floor to enhance the user experience.
- To support activation of the building and enhance the visitor experience, the ground floor should be used for publicly accessible uses that celebrate the volume and warehouse character, such as exhibition, gallery or interpretive spaces. Where boutique accommodation is proposed within the building, the ground floor could also accommodate associated

reception, lobby or visitor facilities, provided these uses are designed to retain the building's significant spatial qualities. Low-impact food and beverage uses may be appropriate where they support public access, activation and interpretation of the place.

- Any new uses selected for the existing buildings shall adopt the principle of 'loose fit', where the new use is adjusted as necessary to work within the existing spatial and architectural configuration of the building, so as to avoid adversely impacting upon significant heritage fabric or spaces.
- Any commercial use can only be introduced where the significance of the building fabric is retained, and compliance requirements for accessible access and building codes can be met without adverse heritage impacts. Refer to policy sections 7.9 Building Code Compliance, and 7.10 Accessibility.
- Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance are not permissible.
- The introduction of new services and associated fittings to enable the continued viable use of the building, or as part of an approved new compatible use, are to be carried out with minimum disruption to the fabric and spaces of Cleland Bond Store. Any new services required need to be well contained, unobtrusive and to not impact the building externally, including the roofscape of Cleland Bond Store. Bathroom and kitchen facilities are not to be relocated.
- Coordinated provision must be made for deliveries, waste storage and removal that is unobtrusive and does not impede use of the building during normal operation hours.
- Off-street parking for Cleland Bond Store 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.

Cleland Bond Store is a significant early twentieth-century warehouse structure. The building is one of the oldest surviving warehouse structures incorporating steel framing in The Rocks and demonstrates the evolution of warehouse design and construction during the early twentieth century. The building is substantially intact and has a high degree of integrity. Cleland Bond Store retains many attributes that clearly reflect its former warehouse use.

Policy 21

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).

Policy 22

Significant fabric must be preserved and conserved in accordance with Section 5.0 and the element-specific policies listed below.

Policy 23

Features and fixtures associated with the site's historic use must be retained and conserved. New fittings should be sympathetic to the place.

Policy 24

Monitor and continue preventative conservation for exposed archaeological remains (the drain) and regularly review the effectiveness of protective measures. In consultation with a conservator, assess and review the conditions of the exposed archaeological feature (the drain) and its ongoing management.

Guidelines

- The various aspects of the building's significance and original use should be interpreted to the public, and surviving evidence of this use should be conserved.
- All aspects of significance, including the place's historical, aesthetic and scientific values, must be considered in the conservation, adaptation and use of Cleland Bond Store.
- The significant form, fabric and spaces that make up the architectural character of the property, along with the site, setting and archaeological resources, are to be retained and conserved.
- The distinctive materials and detailing of the building should be conserved.
- Considering the relative significance of building elements listed in Section 5, the following policy for treatment of the fabric is considered appropriate:
 - The large warehouse spaces on each floor should remain legible as warehouse spaces — that is, open plan spaces with the internal steel and timber structures, roof trusses and masonry wall finishes, should remain clearly expressed.
 - Original openings to the Argyle Stores and original features — such as the evidence of the former cornice that previously existed on the northern end of the eastern block of the Argyle Stores and surviving in the southern wall of Level 1 of Cleland Bond Store — provide evidence of the spatial and functional relationship between the two warehouses and changes that have occurred over time.
 - Conservation, adaptation and maintenance should be approached with the general Burra Charter principle of changing 'as much as necessary but as little as possible'.

- Structural alteration to the building components that impact on the integrity or significance of the building is not permitted.
- Adaptation of the building's interior must ensure that the original fabric or significant architectural features are retained and interpreted. New fitouts should respect the raw industrial character of the former warehouse spaces and should not hide historical fabric.
- Features of the building that remain extant and provide insight into the original use of the building, such as the building's warehouse door openings, remains of the original loading dock and the remains of its original timber goods lift to the south-east, should be retained as they are important features which assist in understanding how the building operated and how goods were moved between floors.
- The detailed requirements of any ongoing or new uses to meet new standards should not generate unacceptable impacts or changes to the existing building fabric, particularly fabric of exceptional or high significance, and must respect and work within the existing architectural framework.
- Introduced fabric of little significance, such as office, kitchen and bathroom fitouts, can be replaced. Refer to Section 5.0, 7.7. and 7.8 of this CMP for further policies and guidance.
- No new additions should be permitted to the buildings' principal façades unless they interpret lost features that contribute to understanding the former warehouse use of the building.
- No new additions are permitted to the existing building (horizontally or vertically).
- The section of original flooring on Level 3 should be retained together with its early warehouse finish. This section of flooring should remain exposed. It should not be sanded or polished to look like new flooring. The addition of new floor layers over the top of this original flooring should be avoided.
- The industrial warehouse nature of the building should be maintained.
- Intrusive elements should be removed.
- The placement of the mechanical plant on the roof has required a section of roof being lowered to accommodate it. This has cut through several of the original roof trusses and changed the building's roof form. Although it is only visible from Gloucester Walk, this work has had a negative impact on the building's significant roof form. If possible, this should be reversed.

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. Although 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.

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 building and its significant spaces must be conserved.
- Large open warehouse spaces with their regular arrangement of timber posts and beams should be retained.
- The structural elements (brick walls, columns, beams, floor joists, herringbone struts, queen post trusses, roof framing and floor framing) should remain exposed to view.
- The large warehouse spaces should not be subdivided but retained as large open plan spaces.
- Any changes to the building layout and fabric should be restricted to those areas that have already undergone substantial change. Changes that will impact original/early building fabric or spatial configurations should not be made.
- 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 building (posts and beams) and must not obscure them from view or diminish the industrial character of the spaces.
- Non-original partition walls introduced to create offices and the like may be removed to open up the warehouse spaces.
- New partitions should be limited in height to maintain through-views of the space and maintain the visibility of the historic open structural system.
- Original openings to Argyle Stores should be retained, interpreted or re-used for future tenancies.

7.7.3 Element Specific Policies

Background

In addition to the general policies set out in Sections 7.7.1 and 7.7.2, conservation policies for significant elements are set out in this section.

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

ELEMENT	SIGNIFICANCE	POLICIES
EXTERIOR		
Building Form		
Overall built form – walls	Exceptional	Conserve the original building form including perimeter walls, parapets and the southern wall shared with Argyle Stores. No additions are permitted outside the existing perimeter walls
Overall built form – roof	Exceptional	Conserve the gabled roof form. Conserve the location of gutters behind parapet walls.
Rooftop plant room between high brick parapet walls	Moderate	Rooftop plant room may be retained but must not be increased in size horizontally or vertically. Mechanical plant may be located to the former lift over-run space at the northern end of the plant room structure.
Services platform with mechanical plant and equipment set	Intrusive	The services platform cuts into the original roof form and intrudes on the space below as well as on views from Gloucester Walk. Mechanical plant and other services should be consolidated, reduced and replaced, preferably within the rooftop plant room. The set down into the gabled roof should be removed and the roof reconstructed to its original gabled form.
Roof		
Zincalume roof sheeting and box gutter linings	Moderate	Zincalume roof sheeting may be retained in situ until it reaches the end of its life. Periodic like-for-like replacement of small sections is permissible when required. When the roof sheeting as a whole needs replacement, new roofing should be galvanised steel sheet with a deep corrugated profile.
Rainwater goods – gutters, rainwater heads, downpipes	High	Keep all rainwater goods clear of debris. Ensure sufficient access is provided to allow regular cleaning and maintenance to occur. Retain rainwater goods in their existing configuration. Replace like for like when they reach the end of their life, including gutter, downpipe and rainwater head profiles. If roofing is replaced in galvanised steel all the rainwater goods should be replaced in the same material so that they are galvanically compatible to minimise corrosion.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
		When replacing rainwater goods ensure their capacity is adequate to the increased storm intensity arising as a consequence of climate change. The downpipe that runs along the gap between Argyle Stores and the rock face of Gloucester Walk should be lifted to ensure that the drain beneath is not blocked. It must also be detailed so as not to splash onto the wall of the Argyle Stores at its outlet.
Mechanical equipment, walkways, balustrades, piping and aerals	Intrusive	Remove equipment from roof as soon as the opportunity arises. All equipment must be galvanically compatible with the roofing and rainwater goods materials. New services must not extend out over the parapet walls or be visible from Gloucester Walk.
Exterior Walls		
Brick Walls	Exceptional	Walls are of common brickwork. Conserve the existing face brick walls. Where repairs are undertaken ensure that the original coursing and bonding pattern is maintained, and stone, brick and mortar materials match the original. Unpainted masonry should remain unpainted.
Parapet coping	Exceptional	Conserve the brick coping to the top of the parapets. Maintain the flashing to the top of the gable and parapet. Monitor the condition of the flashing and the brickwork and undertake repairs when needed to avoid decay of the building fabric below.
Rendered bands (eastern elevation)	Exceptional	Conserve rendered bands and lintels. Maintain paint finish in the existing colour.
Rough-cast panels below windows (eastern elevation)	Exceptional	Conserve rough-cast panels below windows. Maintain paint finish in the existing colour or a colour determined through investigation of original paintwork.
S-shaped fixing plates to the rod ends (eastern elevation)	Moderate	Although not original, the S-shaped plates to the tie rod ends are sympathetic to the original design of the building. These plates should be retained if tie rods are retained.
Exterior Openings		
Warehouse door opening (eastern elevation)	Exceptional	Conserve the main warehouse door opening in its original configuration. Do not enlarge or alter the opening. Retain the central masonry pier in situ. Conserve original finishes and detailing. Conserve brick reveals. Conserve rendered and painted finish

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
		to the masonry pier, reveals and head of the warehouse door opening. Conserve all evidence of early hardware. Where repairs are undertaken, ensure that replacement materials match the original.
Original window and door openings (all elevations)	Exceptional	Conserve the regular arrangement of window openings. Do not widen, alter or relocate original windows or doors. Conserve the original head and sill detailing. Retain unpainted brick reveals and sills. Reconstruct original openings where these have been modified and if and when the opportunity arises (northern elevation).
Non-original window and door openings	Moderate	Non-original window openings in the upper floor of the northern elevation maintain the rhythm of windows in that elevation and should be retained.
	Little	Doors and windows on the northern elevation that have been moved from their original positions or reconfigured (primarily to meet fire egress requirements) should be placed back in their original positions when the opportunity arises.
Rendered lintels (all elevations)	Exceptional	Conserve rendered lintels. Maintain paint finish in the existing colour.
Arched brick window heads (eastern elevation)	Exceptional	Conserve the original arched brick heads on windows and doors. Conserve steel arch bars supporting brickwork. Monitor the condition of steel and treat corrosion prior to repainting.
Steel window lintels with brick heads above (top floor, northern elevation)	Moderate	These window openings are not original but should be retained in their existing locations and configurations.
Moulded brick sills (eastern elevation)	Exceptional	Conserve and do not modify moulded brick sills. Maintain paint finish in the existing colour, matching the rendered band. Maintain unpainted finish on face brick sills.
Splayed brick sills — unpainted (east and north elevations)	Exceptional	Conserve the unpainted splayed brick window sills. Do not paint them.
Splayed brick sills — unpainted (west and south elevations)	Exceptional	Conserve rendered and painted brick sills — west and south elevations. Maintain paint finish.
Circular wall vents (gable ends)	Exceptional	Conserve brickwork around circular vents in gable ends.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
Vents to window on eastern elevation	Intrusive	Remove vents if opportunity arises. Explore alternate sympathetic ventilation method.
Exterior Window and Door Joinery		
Timber boarded warehouse doors (main entrance, eastern elevation)	Exceptional	Retain and conserve the timber boarded warehouse doors in situ. Doors may remain fixed in the open position but must not be removed. Conserve associated framing, tracks, hangers and all hardware. Conserve evidence of previous bolt holes. This doorway must remain accessible 24 hours per day.
Timber boarded warehouse doors (northern elevation)	High	Retain and conserve timber boarded warehouse doors in situ, including frames, door leaves and hardware.
	Moderate	Retain and conserve timber warehouse doors, including frames, door leaves and early hardware. New hardware must be compatible with the door and sympathetic to its historical warehouse context. Open doors to the area behind Playfair Terrace.
Timber half-glazed panel door (top level, western elevation)	Exceptional	Retain and conserve the timber door in situ, including frame, door leaf (including its configuration of glazing and panels) and early hardware. New hardware must be compatible with the door and sympathetic to its historical warehouse context. The door should be fully accessible 24 hours per day.
Single fire egress door (northern elevation)	Little	Retain or replace the fire egress door in situ. Any replacement door should be sympathetic to the warehouse character of the building and approved by PMNSW.
Timber multipaned double-hung windows (eastern, northern and southern elevations)	Exceptional	These windows are original. Retain and conserve all original double-hung window assemblies in situ, including window configuration, frames, multipaned sashes and original hardware. Repair rather than replace windows. Retain the original glazing bar profile. New hardware must be compatible with the original hardware on the windows. Ensure windows are maintained in full working order and windows remain operable (not sealed shut).
	Intrusive (air conditioning vents)	If mechanical plant can be relocated, remove louvred vents from windows and reinstate window sashes to original detail.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
Timber multipaned double-hung windows (eastern end, top level, northern elevation)	Moderate	These windows are not original, but compatible with the original windows in this elevation. Retain and conserve timber double-hung window assemblies in situ, including window configuration, frames, multipaned sashes and original hardware. Repair rather than replace windows. Retain the original glazing bar profile. New hardware must be compatible with the original hardware on the windows. Ensure window mechanisms remain in full working order and windows remain operable (not sealed shut).
Timber multipaned casement, awning and fixed sash window assemblies (eastern and western elevations)	Exceptional	These windows are original. Retain and conserve all original window assemblies in situ, including window configuration, frames, multipaned sashes and original hardware. Repair rather than replace windows. Retain the original glazing bar profile. Ensure windows are maintained in full working order and windows remain fully operable (not sealed shut). Window sashes that were originally fixed shut may be made operable if needed to increase natural ventilation. Modifications must not impact the original window configuration, frames and sashes. New hinges and catches should be sympathetic to the historical warehouse character of the building.
Timber multipaned fixed sash window (ground floor, northern elevation)	Little	These windows are not original. Retain the existing windows in situ.
Large paned, fixed sash window (Level 2, northern elevation)	Little	The large fixed single-pane sash window may be retained or replaced. This window is located where there were originally warehouse doors. Any new window or doors in this opening should be compatible with the original windows and doors in this elevation and approved by PMNSW.
Steel bars to windows (western elevation)	Little	The steel bars are not original and can be removed if required. Any replacement should be sympathetic to the character of the building and the fixing should have minimal impact on fabric of significance.
Exterior Signage and Other Fixtures and Features		
Painted 'Cleland Bond' sign over entrance (eastern elevation)	Moderate	The existing painted sign over the main entrance to the building should be retained in situ. It may be repainted using the existing colours and font as needed. Any modifications to the sign will require PMNSW approval.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
		No additional signage should be painted or fixed onto the building.
Painted 'Cleland Bond' sign (northern elevation)	Moderate	The metal panel may be retained in situ or replaced. It may be repainted using the existing colours and font as needed. Any modifications to the sign will require PMNSW approval.
Evidence of former stair structure built against the building (northern elevation)	High	Conserve evidence of the former stair structure in situ.
Steel and timber balconies, walkways, stairs and bridges (northern elevation)	Little	The steel and timber balconies may be retained, removed or replaced. Any replacement must be designed to complement the heritage building and would require PMNSW approval.
Painted steel entrance awnings (eastern elevation, warehouse door opening)	Little	Modern steel panels fitted to the heads of the original warehouse door openings may be retained, removed or replaced with PMNSW approval. New panels must not project beyond the external face of the wall any farther than the existing.
Steel-framed bridge (western elevation)	Little	The steel-framed bridge may be retained or replaced. Any new bridge must remain a simple structure that complements the heritage building and must be approved by PMNSW.
Metal fence (west elevation)	Little	The fence may be retained, removed or replaced. Any replacement fence must complement the fence used along the edge of Gloucester Walk behind Argyle Stores and must be approved by PMNSW.
INTERIOR – GROUND FLOOR		
Layout		
Floor layout	High	Retain and conserve the open floor plan and grid arrangement of posts and beams. Retain and conserve the original lift shaft in situ (eastern end of building). Retain the remains of former loading docks (either side of entrance, eastern end of building). Later partitions may be removed, reconfigured or replaced, as long as the space remains legible as a single large open warehouse space. New partitions, if required, must work with the rhythm of the structural elements of the building (posts and beams) and must not obscure them from view or diminish the industrial character of the space.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
Floor		
Hardwood flooring	Moderate	Although not original, the hardwood floors are sympathetic to the warehouse character of the building, although the polished finish is not consistent with warehouse use. Hardwood floors may be retained or replaced with alternative, sympathetic flooring. The polished finish on the timber flooring may be retained.
Polished concrete floor	Little	The concrete slab floors are not original and are contributing to the damp issues in the building. The slabs may be removed and replaced with flooring that allows the walls to breathe. If the slabs are to be retained, an air drain should be inserted adjacent to the western and northern walls that are experiencing significant damp issues. The polished concrete floor finish is compatible with the warehouse character and may be retained if the slab is to be retained.
Concrete ramps and steps	Little	Concrete ramps may be retained, removed or replaced.
Concrete pads to bases of posts	Little	Concrete pads date with the concrete slab floor and may be retained or replaced.
Timber framing to former loading docks (eastern end of floor)	Exceptional	Retain and conserve the timber beams around the edges of the former loading docks in situ. Retain the raw finish and wear and tear from the former warehouse use. Do not dress, paint or polish.
Exposed archaeological remains	Exceptional	Retain and conserve the archaeological remains in situ. The viewing window is not functioning due to humidity. Replace the viewing window with one that allows ventilation of the subfloor space.
Walls		
Stonework	Exceptional	Retain and conserve the stone walls. Do not paint them. No new openings are permitted in the stone walls. Stone should remain unpainted.
Brickwork	Exceptional	Retain and conserve face brickwork. Do not paint brick walls. Investigate the existing paint finishes on walls. Retain or remove existing paint finishes based on investigation findings. No new openings are permitted in the brick walls.
Painted wall – secondary wall (western end of northern wall)	Little	This wall was installed in response to damp and may conceal drainage.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
		Retain or remove the secondary wall. This should be done in association with the installation of improved drainage. Maintain paint finish.
Exposed concrete lintels to windows	Exceptional	Retain and conserve exposed concrete lintels to windows.
Original door opening from Argyle Stores (blocked up)	Exceptional	Evidence of the original door opening from Argyle Stores should be retained and conserved. The former opening should remain expressed in the wall. The opening between the buildings may be reopened if the opportunity arises.
Existing openings to Argyle Stores	Little	Later openings to the Argyle Stores may be retained or infilled. Openings should not be enlarged.
Blocked-up window	Moderate	Window may remain blocked-up or may be reinstated.
Timber posts	Exceptional	Retain and conserve timber posts in situ. Do not move or remove posts. Retain the original layout of posts.
Steel Columns	Exceptional	Retain and conserve steel posts in situ. Do not move or remove posts. Retain the original layout of posts. Maintain paint finish.
Timber boarded partitions (north and south of main entrance)	Exceptional	Retain and conserve the timber boarded partitions in situ, including the timber boarded doors. Maintain paint finish.
Ceiling		
Timber beams	Exceptional	Retain and conserve timber beams in situ. Retain and conserve the original layout of joists and timber beams. Do not paint.
Steel beams	Exceptional	Retain and conserve steel beams in situ. Retain and conserve the original arrangement of steel beams. Maintain paint finish.
Timber floor structure and underside of timber floorboards.	Exceptional	Retain and conserve the exposed timber floor structure. Retain and conserve the exposed underside of floorboards. Do not cut holes into any of the exposed structure or hardwood boards. Do not paint them.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
		Retain evidence of the former stairs from Argyle Stores (steel treads fixed within ceiling/floor structure).
Interior Doors and Windows		
Windows and doors (internal faces)	Exceptional, high and moderate	Refer to the Exterior Openings schedules. Retain and conserve the original hardware. Maintain paint finishes.
Fire doors (southern wall)	Little	Fire doors may be retained, removed or replaced.
Glazed doors (southern wall)	Little	Glazed doors may be retained, removed or replaced.
Half-glazed doors to goods lift	Exceptional	Retain and conserve doors, including glass and mesh. Maintain paint finish
Boarded doors to plant rooms	Exceptional	Retain and conserve doors. Maintain paint finish
Goods Lift		
Goods lift, including shaft and car (eastern end of space)	Exceptional	Retain and conserve the lift shaft in situ, including timber lining boards to walls. Retain timber framed doors, including glass/mesh panels. Retain and conserve all associated hardware. Retain and conserve glass/mesh panels to the enclosure. Retain and conserve the lift car within the shaft, including timber floorboards, walls and ceiling, and all associated structural elements and mechanisms. New boards appear to be a reconstruction of the original and therefore should not be replaced. Repair timber floor and remove metal screen from car. Retain and conserve all evidence of lift function (that of transporting goods up through the building), including wear and tear, and lift operating mechanisms and equipment. Maintain paint finishes to the exterior of the lift shaft.
Contemporary Fitout		
Steel and glass partitions (eastern entrance lobby and western stair and lift lobby)	Little	Glazed partitions forming the entrance lobby and surrounding curved steel stair and lift, including doors, may be retained, removed or replaced. New partitions, if proposed, should also be transparent to maintain the openness of the warehouse space. They must be approved by PMNSW.
Curved steel stair	Little	The curved steel stair may be retained, removed or replaced.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
		Any new stair must be designed to fit the warehouse character of the space and must be approved by PMNSW. The stair must be fully accessible 24 hours per day.
Steel-framed passenger lift	Little	This lift may be retained, removed or replaced. Any new lift must be designed to fit the warehouse character of the space and must be approved by PMNSW. The stair must be fully accessible 24 hours per day.
Built-in bench seating	Little	The seating may be retained, removed or replaced.
Toilets	Little	Toilet fitouts may be retained, removed or replaced. Toilets may only be reconfigured if this can be done using the existing plumbing services (water supply and sewer pipes running to and from the spaces).
Mechanical plant	Little	Mechanical plant may be retained, removed or replaced. Any new plant must be retained in this location.
Electrical distribution board and meter	Little	Electrical services may be retained or replaced. The distribution board should stay in its existing location.
INTERIOR – FIRST FLOOR		
Layout		
Floor layout	High	Retain and conserve the open floor plan and grid arrangement of posts and beams. Retain and conserve the original lift shaft in situ (eastern end of building). Later partitions may be removed, reconfigured or replaced, as long as the space remains legible as a single large open warehouse space. New partitions, if required, must work with the rhythm of the structural elements of the building (posts and beams) and must not obscure them from view or diminish the industrial character of the space
Floor		
Hardwood floorboards	Moderate	Although not original, the hardwood floorboards replaced the original severely damaged floorboards and are sympathetic to the warehouse character of the building. Retain and conserve floorboards. Loose fit floor coverings may be used over the floorboards if required in small areas. They must not cover the whole floor and must be fully removable without damage to the floors.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
Steel checker plate flooring	Little	Checker plate flooring may be retained or replaced.
Walls		
Stonework	Exceptional	Retain and conserve stone walls. All unpainted stonework is to remain unpainted. Conserve surviving evidence of the cornice that once existed on the external face of the Argyle Stores wall. No new openings are permitted in the stone walls. Stone should remain unpainted.
Brickwork	Exceptional	Retain and conserve face brickwork. Do not paint brick walls. Investigate existing paint finishes on walls. Retain or remove existing paint finishes based on investigation findings. No new openings are permitted in the brick walls.
Exposed concrete lintels to windows	Exceptional	Retain and conserve exposed concrete lintels to windows.
Existing openings to Argyle Stores	Little	Later openings to the Argyle Stores may be retained or infilled. Openings should not be enlarged.
Timber posts	Exceptional	Retain and conserve timber posts in situ. Do not move or remove posts. Retain the original layout of posts.
Steel columns	Exceptional	Retain and conserve steel posts in situ. Do not move or remove posts. Retain the original layout of posts. Maintain paint finish.
Timber boarded goods lift shaft (eastern end of space)	Exceptional	Retain and conserve the lift shaft in situ, including boarded linings. Retain boarded and mesh doors and all associated hardware. Retain and conserve mesh to the enclosure. Retain and conserve all evidence of lift function (that of transporting goods up through the building), including wear and tear. Maintain paint finish.
Ceiling		
Timber beams	Exceptional	Retain and conserve timber beams in situ. Retain and conserve the original layout of joists and timber beams. Do not paint these beams.
Steel beams	Exceptional	Retain and conserve steel beams in situ.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
		Retain and conserve the original arrangement of steel beams. Maintain paint finish.
Timber floor structure and underside of timber floorboards	Exceptional	Retain and conserve the exposed timber floor structure. Retain and conserve the exposed underside of floorboards. Do not cut holes into any of the exposed structure or floorboards. Do not paint the timber structure or underside of floorboards. Retain evidence of former stairs from Argyle Stores (steel treads fixed within ceiling/floor structure).
Interior Doors and Windows		
Windows and doors (internal faces)	Exceptional, high and moderate	Refer to Exterior Openings schedules. Retain and conserve original hardware. Maintain paint finishes.
Framed, braced and sheeted timber doors (boarded doors in boarded walls)	Exceptional	Retain and conserve boarded doors in boarded walls. Retain and conserve all original hardware. Maintain paint finishes.
Fire doors	Little	Fire doors may be retained, removed or replaced.
Modern glazed doors	Little	Glazed doors may be retained, removed or replaced.
Goods Lift		
Goods lift and shaft (eastern end of space)	Exceptional	Retain and conserve the lift shaft in situ, including timber lining boards to walls. Retain timber framed doors, including glass/mesh panels. Retain and conserve all associated hardware. Retain and conserve glass/mesh panels to the enclosure. Retain and conserve the lift car within the shaft. Refer to ground floor. Retain and conserve all evidence of lift function (that of transporting goods up through the building), including wear and tear, and lift operating mechanisms and equipment. Maintain paint finishes to the exterior of the lift shaft
Contemporary Fitout		
Glazed partitions	Little	Glazed partitions may be retained, removed or replaced. New partitions, if proposed, should also be transparent to maintain the openness of the warehouse space. They must be approved by PMNSW.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
Steel stairs	Little	Steel stairs may be retained, removed or replaced. Any new stair must be designed to fit the warehouse character of the space and must be approved by PMNSW. The main stair must be fully accessible 24 hours per day. Fire egress stairs must not be obstructed.
Steel-framed passenger lift	Little	This lift may be retained, removed or replaced. Any new lift must be designed to fit the warehouse character of the space and must be approved by PMNSW. The stair must be fully accessible 24 hours per day.
Toilets and kitchenette	Little	Toilet fitouts may be retained, removed or replaced. Toilets may only be reconfigured if this can be done using the existing plumbing services (water supply and sewer pipes running to and from the spaces).
Mechanical plant	Little	Mechanical plant may be retained or replaced. The location of mechanical plant should be reassessed to enable removal of vents from windows in the eastern elevation and reinstatement of sashes to original detail.
Mechanical and electrical services	Little	Services may be retained or replaced. New services should be exposed and run with the rhythm of the floor structure above. Joists must not be cut for installation of services.
INTERIOR – SECOND FLOOR		
Layout		
Floor layout	High	Retain and conserve the open floor plan and grid arrangement of posts and beams. Retain and conserve the original lift shaft in situ (eastern end of building). Later partitions may be removed, reconfigured or replaced, as long as the space remains legible as a single large open warehouse space. 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 space.
Floor		
Hardwood floorboards	Moderate	Although not original, the hardwood floorboards replace the original severely damaged floorboards

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
		and are sympathetic to the warehouse character of the building. Retain and conserve floorboards. Loose fit floor coverings may be used over the floorboards if required in small areas. They must not cover the whole floor and must be fully removable without damage to the floors.
Steel checker plate flooring	Little	Checker plate flooring may be retained or replaced.
Walls		
Stonework	Exceptional	Retain and conserve stone walls. Do not paint stone walls. All unpainted stonework is to remain unpainted. Conserve surviving evidence of a cornice that once existed on the external face of the Argyle Stores wall. No new openings are permitted in the stone walls. Stone should remain unpainted.
Brickwork	Exceptional	Retain and conserve face brickwork. Do not paint brick walls. No new openings are permitted in the brick walls.
Exposed concrete lintels to windows	Exceptional	Retain and conserve exposed concrete lintels to windows.
Existing openings to Argyle Stores	Little	Later openings to the Argyle Stores may be retained or infilled. Openings should not be enlarged.
Timber posts	Exceptional	Retain and conserve timber posts in situ. Do not move or remove posts. Retain the original layout of posts.
Steel columns	Exceptional	Retain and conserve steel posts in situ. Do not move or remove posts. Retain the original layout of posts. Maintain paint finish.
Ceiling		
Timber beams	Exceptional	Retain and conserve timber beams in situ. Retain and conserve the original layout of joists and timber beams. Do not paint.
Steel beams	Exceptional	Retain and conserve steel beams in situ. Retain and conserve the original arrangement of steel beams. Maintain paint finish.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
Timber floor structure and underside of timber floorboards	Exceptional	Retain and conserve the exposed timber floor structure. Retain and conserve the exposed underside of floorboards. Do not cut holes into the exposed structure or any of the floorboards. Do not paint the timber structure or underside of floorboards. Retain evidence of former stairs from Argyle Stores (steel treads fixed within the ceiling/floor structure).
Internal Doors and Windows		
Windows and doors (internal faces)	Exceptional, high and moderate	Refer to Exterior Openings schedules. Retain and conserve the original hardware. Maintain paint finishes.
Framed, braced and sheeted timber doors (boarded doors in boarded walls)	Exceptional	Retain and conserve boarded doors in boarded walls. Retain and conserve all original hardware. Maintain paint finishes.
Fire doors	Little	Fire doors may be retained, removed or replaced.
Modern glazed doors	Little	Glazed doors may be retained, removed or replaced.
Goods Lift		
Goods lift and shaft (eastern end of space)	Exceptional	Retain and conserve the lift shaft in situ, including timber lining boards to walls. Retain timber framed doors, including glass/mesh panels. Retain and conserve all associated hardware. Retain and conserve glass/mesh panels to the enclosure. Retain and conserve the lift car within the shaft. Refer to ground floor. Retain and conserve all evidence of lift function (that of transporting goods up through the building), including wear and tear, and lift operating mechanisms and equipment. Maintain paint finishes to the exterior of the lift shaft.
Contemporary Fitout		
Glazed partitions	Little	Glazed partitions may be retained, removed or replaced. New partitions, if proposed, should also be transparent to maintain the openness of the warehouse space. They must be approved by PMNSW.
Steel stairs	Little	Steel stairs may be retained, removed or replaced.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
		Any new stair must be designed to fit the warehouse character of the space and must be approved by PMNSW. The main stair must be fully accessible 24 hours per day. Fire egress stairs must not be obstructed.
Steel-framed passenger lift	Little	This lift may be retained, removed or replaced. Any new lift must be designed to fit the warehouse character of the space and must be approved by PMNSW. The stair must be fully accessible 24 hours per day.
Toilets and kitchenette	Little	Toilet fitouts may be retained, removed or replaced. Toilets may only be reconfigured if this can be done using the existing plumbing services (water supply and sewer pipes running to and from the spaces).
Mechanical plant	Little	Mechanical plant may be retained or replaced. The location of mechanical plant should be reassessed to enable removal of vents from windows in the eastern elevation and reinstatement of sashes to original detail.
Mechanical and electrical services	Little	Services may be retained or replaced. New services should be exposed and should run with the rhythm of the floor structure above. Joists must not be cut for installation of services.
INTERIOR – THIRD FLOOR		
Layout		
Floor layout	High	Retain and conserve the open floor plan and grid arrangement of posts and beams. Retain and conserve the original lift shaft in situ (eastern end of building). Later partitions may be removed, reconfigured or replaced, as long as the space remains legible as a single large open warehouse space. New partitions, if required, must work with the rhythm of the structural elements of the building (posts and beams) and must not obscure them from view or diminish the industrial character of the space.
Floor		
Hardwood floorboards, caulked (western end of floor near lift)	Exceptional	Retain and conserve the original timber floorboards. Retain aged patina with wear and tear and do not polish. Do not cut holes into the flooring.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
Hardwood floorboards. polished	Moderate	Although not original, the hardwood floorboards replace the original severely damaged floorboards and are sympathetic to the warehouse character of the building. Retain and conserve floorboards. Loose fit floor coverings may be used over the floorboards if required in small areas. They must not cover the whole floor and must be fully removable without damage to the floors.
Steel checker plate flooring	Little	Checker plate flooring may be retained or replaced.
Walls		
Stonework	Exceptional	Retain and conserve stone walls. Do not paint them. Conserve surviving evidence of the cornice that once existed on the external face of the Argyle Stores wall. No new openings are permitted in the stone walls. Stone should remain unpainted.
Brickwork	Exceptional	Investigate existing paint finishes on walls. Retain or remove existing paint finishes based on investigation findings. No new openings are permitted in the brick walls.
Exposed concrete and steel lintels to windows	Exceptional	Exposed concrete heads to windows should be conserved.
Timber posts	Exceptional	Retain and conserve timber posts in situ. Do not move or remove posts. Retain the original layout of posts.
Steel columns	Exceptional	Retain and conserve steel posts in situ. Do not move or remove posts. Retain the original layout of posts. Maintain paint finish.
Plasterboard lined stud walls	Little	Non-original plasterboard lined stud walls may be retained, reconfigured or removed.
Ceiling		
Timber beams	Exceptional	Retain and conserve timber beams in situ. Retain and conserve the original layout of joists timber beams. Do not paint.
Steel beams	Exceptional	Retain and conserve steel beams in situ. Retain and conserve the original arrangement of steel beams. Maintain paint finish.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
Exposed queen post trusses	Exceptional	Conserve exposed queen post trusses. Maintain the original layout and location of queen post trusses.
Plasterboard lining	Little	Plasterboard may be retained or removed.
Interior Doors and Windows		
Windows and doors (internal faces)	Exceptional, high and moderate	Refer to Exterior Openings schedules. Retain and conserve original hardware. Maintain paint finishes.
Framed, braced and sheeted timber doors (boarded doors in boarded walls)	Exceptional	Retain and conserve boarded doors in boarded walls. Retain and conserve all original hardware. Maintain paint finishes.
Fire doors	Little	Fire doors may be retained, removed or replaced.
Goods Lift		
Timber boarded goods lift (eastern end of space)	Exceptional	Retain and conserve the lift shaft in situ, including timber lining boards to walls. Retain timber framed doors, including glass/mesh panels. Retain and conserve all associated hardware. Retain and conserve glass/mesh panels to the enclosure. Retain and conserve the lift car within the shaft. Refer to ground floor. Retain and conserve all evidence of lift function (that of transporting goods up through the building), including wear and tear, and lift operating mechanisms and equipment. Maintain paint finishes to the exterior of the lift shaft.
Contemporary Fitout		
Glazed partitions	Little	Glazed partitions may be retained, removed or replaced. New partitions, if proposed, should also be transparent to maintain the openness of the warehouse space. They must be approved by PMNSW.
Skirtings	Little	Skirtings are contemporary and may be retained or removed.
Steel stairs	Little	Steel stairs may be retained, removed or replaced. Any new stair must be designed to fit the warehouse character of the space and must be approved by PMNSW. The main stair must be fully accessible 24 hours per day.

CONSERVATION POLICIES FOR SIGNIFICANT ELEMENTS

ELEMENT	SIGNIFICANCE	POLICIES
		Fire egress stairs must not be obstructed.
Steel-framed passenger lift	Little	The lift may be retained, removed or replaced. Any new lift must be designed to fit the warehouse character of the space and must be approved by PMNSW. The stair must be fully accessible 24 hours per day.
Toilets and kitchenette	Little	Toilet fitouts may be retained, removed or replaced. Toilets may only be reconfigured if this can be done using the existing plumbing services (water supply and sewer pipes running to and from the spaces).
Mezzanine	Intrusive	The mezzanine must not be enlarged. If the opportunity arises, remove the mezzanine.
Plant room	Little	Mechanical plant may be retained or replaced.
Mechanical and electrical services	Little	Services may be retained or replaced. New services should be exposed and should run with the rhythm of the roof structure above. Structural elements must not be cut for installation of services.

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 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.⁸³

Any new development should positively contribute to the historic context, the heritage building, its location and context.

Policy 27

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. As a consequence, the resulting design should create new relationships between the building, its neighbours and its setting.

Policy 28

New development must be high-quality, carefully designed using materials and detailing that responds to and enhances the heritage values of The Rocks precinct and identified heritage values of Cleland Bond Store.

Policy 29

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

- New works are to be loose fit or capsule, and fully reversible and removable, and retain existing room volumes and spaces

⁸³ Excerpts from Heritage Council of NSW publication Design in Context, pages 3 and 4.

- 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/sites/default/files/2023-10/design-guide-for-heritage.pdf>
- 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 gabled roof form should be retained. Dormer windows should not be added. Skylights may be included in roof slopes that are not visible from the public domain.
- 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. Exceptions include replacement of the existing cantilevered walkways on the northern face of the building, used for fire egress, and the bridge used to provide access to the top floor and lift.
- The warehouse character of the spaces must be maintained and respected.
- The internal room volumes and existing 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 should not visually dominate existing elements.
- 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 work must be removable without causing damage to heritage fabric.

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 may be required for the installation of new services, sustainability upgrades, or the need to meet statutory requirements, to enable the continued viable use of the building.

The preferred approach to both updating and introducing services is to re-use existing service lines where 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, would 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 30

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 31

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 32

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 33

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 through heritage fabric for supply and waste pipes and mechanical ducts must be minimised, and are subject to approval.

Policy 34

All proposed locations of services, including the upgrading of services, is to be carefully planned. The preparation of schematic layouts is not sufficient: 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 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.
- Areas previously modified for services are to be re-used, in preference to modifying intact external and internal fabric.
- Existing service routes should be used where possible.
- Limited intervention for exploratory or research purposes should be restricted to approved programs of re-use or upgrading of service areas and facilities.

- Intervention into any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that required by the proposed works.
- The chasing of walls or other significant fabric for service runs is not acceptable. This includes avoiding excavation of potential archaeological deposits below floors.
- 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 downlights is generally not acceptable.
- The mechanical plant and services mounted on the roof of Cleland Bond Store should be reduced and, if possible, removed as they intrude on views from Gloucester Walk. Services should be consolidated within the existing plant room structure that sits between the two brick parapet walls at the eastern end of the building. Any services that do not fit within the plant room must consider views from Gloucester Walk and must be designed sympathetically to reduce visual clutter and bulk.

7.9 Building Code Compliance

Background

The preferred long-term use for Cleland Bond Store is to remain as commercial office space, but uses may also include gallery, retail and low-impact hospitality. Unless there is a change in use, this will not trigger the intervention or upgrade to meet current code compliance for that use.

As the property is a publicly accessible building, key issues of BCA compliance, such as fire resistance, egress provisions and disabled access provisions, are to be addressed in ways that do not adversely impact on the significance of the buildings fabric, spaces and overall setting. It is essential that the heritage values of the building are not degraded by inappropriate responses to meet ordinance requirements.

Consultation to seek the latest performance-based solutions is recommended to meet BCA upgrade requirements for egress, safety, fire etc., while minimising heritage impacts.

Policy 35

Where BCA compliance is required, a comprehensive BCA compliance strategy should be prepared by suitably qualified specialists for the Cleland Bond Store. The strategy must consider the operational, physical, and statutory relationship between the Cleland Bond Stores and the adjoining Argyle Stores. Where applicable, a combination of deemed to satisfy and performance-based solutions may be used to achieve compliance.

Policy 36

Upgrades to achieve building code compliance for the Cleland Bond Stores must be guided by a heritage-led approach, seeking to meet the intent of applicable codes where strict compliance would adversely affect heritage significance. Uses that would require compliance works resulting in unacceptable heritage impacts are not supported.

Guidelines

- Conservation and ongoing 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.
- The building was constructed prior to the establishment of the NCC, and some elements, including stairs and balustrades, may not comply with current standards. A risk assessment should be prepared to determine if upgrades should be undertaken, taking into account the potential heritage impacts resulting from the works versus legislative requirements.
- Where BCA upgrades are determined as required, and the deemed-to-satisfy solution would have an adverse heritage impact, a BCA consultant with experience working with heritage buildings should be engaged to develop a performance solution that reduces heritage impacts to an acceptable level.

Fire resistance

- Methods of complying with ordinance requirements which 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 to the buildings are to take into consideration any newly developed approaches to 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).

7.9.1 Accessibility

Background

The Commonwealth 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.

Heritage places are not exempt from the DDA, although the Australian Human Rights Commission has advised that heritage significance may be taken into account when considering whether providing equitable access would result in unjustifiable hardship.

Cleland Bond Store is a publicly accessible building, however, it has several areas that 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, its 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. The strategy must take into consideration the access the property provides to the adjoining Argyle Stores.

Policy 38

Upgrade works for accessibility are to be managed by skilled heritage architects and heritage trained access consultants. Where applicable, a combination of deemed to satisfy and performance-based solutions may be used to achieve compliance.

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 for Heritage Buildings (2025)*, includes site specific recommendations for Cleland Bond Store, 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 publications *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 or setting of Cleland Bond Store.
- 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.
- Lift access is provided between all levels of the building and its entrances from Playfair Street and Gloucester Walk. This access arrangement should be retained but may be reconfigured as needed, provided it does not adversely impact the significant fabric and spaces within Cleland Bond Store (eg historical loading docks at ground floor).
- To improve access throughout the building, consideration may be given to unblocking original openings that have been blocked up. 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 place's heritage significance.

Sections 3.2, 3.3 and 6.1 analyse the building's setting and key views and vistas to and from Cleland Bond Store.

Cleland Bond Store in The Rocks 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 the Sydney Opera House.

The key views to be considered and maintained are those north from Cleland Bond Store over Foundation Park and the buildings beyond to the Sydney Harbour Bridge, as well as views to the east to Circular Quay East. Cleland Bond Store does not feature strongly in views from the Sydney Opera House or Circular Quay.

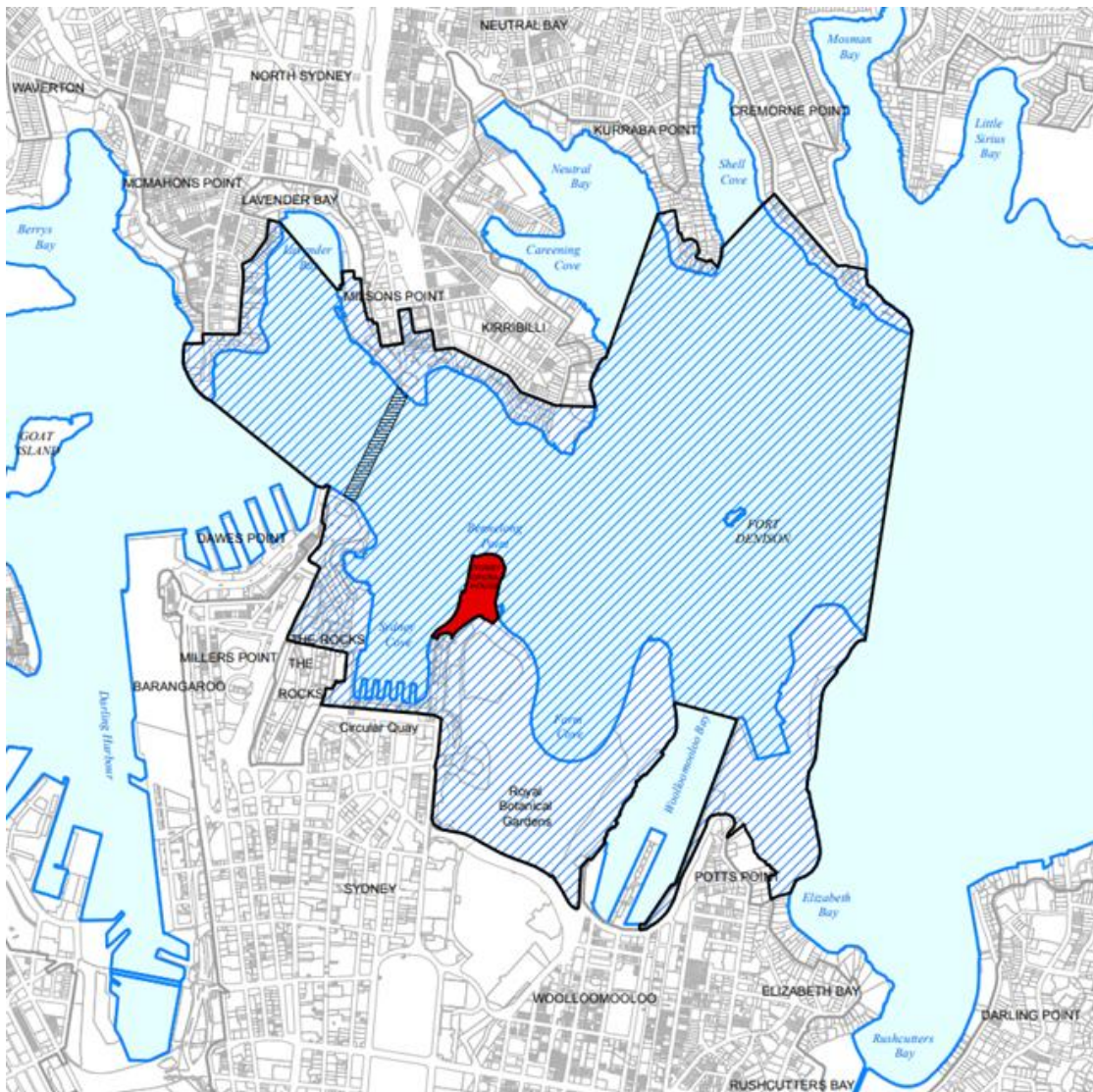


Figure 134: Map of World Heritage Listed Sydney Opera House buffer zone. The red circle identifies the location of the Cleland Bond Store within the buffer zone. (Source: Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Amendment 2016) with GML overlay)

Policy 42

Key views to and from Cleland Bond Store (identified in Section 3.3) are significant to its overall setting and context, and are to be retained. This includes views from Playfair Street, Gloucester Walk and Foundation Park.

Policy 43

New design and uses for the place should respond to its historical 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 Cleland Bond Store and the adjacent Argyle Stores should be conserved, as well as the relationship between Cleland Bond Store, Foundation Park and the rock face on the property's western boundary. The rock face should not be concealed.

Guidelines

- Surrounding development 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 Cleland Bond Store must not obstruct views of the building.
- There should be no additions to the roof of Cleland Bond Store as this would obstruct views of the Sydney Opera House from Cumberland Street Bridge.
- Additions that would alter the height and roofscape of the building and impact views from the surrounding streets, particularly Gloucester Walk and Cumberland Street, must be avoided. If this is not possible, existing clutter on the roof of Cleland Bond Store, consisting primarily of platforms, mechanical plant and exhausts, exposed piping and a television aerial, should be removed or reduced.
- The close historical, physical and working relationship between Cleland Bond Store and the adjoining and highly significant Argyle Stores must be retained and respected.
- The setting of Cleland Bond Store should be retained, due to the strong contribution it makes to the setting of the surrounding network of paths and alleyways that connect the various streets and levels within The Rocks, particularly Gloucester Walk, Playfair Street and the public walkways and stairs through Foundation Park.
- The sandstone outcropping should remain clearly legible against the northern and western walls of the building to enable visitors to understand the steep topography and underlying geology of The Rocks. The building's relationship to Foundation Park is critical to this understanding.
- The strong relationship between the building and the adjoining Foundation Park is to be retained.

7.11 Environmentally Sustainable Development and 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

Background

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 45

Cleland Bond Store 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 46

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 47

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 48

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 49

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 thermal performance of the existing buildings and their component parts must be assessed by a specialist who understands traditional materials and construction prior to any modifications to improve energy performance being made.
- Sustainable and passive solutions are to be investigated, implemented and their effectiveness measured, before the need for mechanical ventilation to supplement existing passive measures, is considered.
- Building occupants and managers should identify the additional thermal loadings of potential ‘uses’ on the existing building. If the proposed use increases the levels beyond that which can be managed by passive solutions, and the required modifications present an unacceptable level of intervention, the use is not to be supported.
- 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 significance, install thicker glass, provided the glazing bars have sufficient depth to take the new glass, and adjust the counterweights within the window frames 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 Cleland Bond Store 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, breathable insulation should be installed over the roof framing and raked ceiling linings. It should not be visible from inside the building.
- Timber floors must not be replaced by concrete floors to achieve high thermal mass. This is currently provided by the walls of the existing building.
- Ceiling fans may be introduced to improve air circulation, provided they do not adversely impact the spaces visually or the fabric materially. Seek advice to ensure that the placement of fans does not result in chaotic air movement, low-ceiling pressure zones against the ceiling and undifferentiated air pressure in other parts of the building.
- External awnings are not appropriate for providing shading to the windows of Cleland Bond Store. However, traditional external wooden venetian blinds that fit within the window reveals and can be fully retracted when not in use may be considered for windows in the north and west facing walls of the building overlooking Foundation Park and Gloucester Walk. These are not recommended for shading the eastern facade.

- The addition of secondary glazing may also be considered to reduce heat gain and loss, provided the timber window sashes are of sufficient depth to accept it. Sashes may be modified to accept the secondary glazing, but not replaced. Alternatively, secondary windows may be added internally, provided they fit within the window reveals and can be used together with the original windows without reducing their operability and their capacity to effectively provide natural ventilation.
- Maintain internal blinds on the west elevation and if required on the east elevation. All other methods of passive sun control such as external blinds, improved ventilation, use of free-standing fans or ceiling fans and heating through free standing heaters should be investigated and trialled prior to air conditioning.

7.11.3 Mechanical Solutions to Supplement Passive Design for Heritage Building Performance

Background

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 50

Mechanical systems must be designed to supplement, not replace, passive environmental strategies and should minimise operational energy consumption while supporting improved environmental performance.

Policy 51

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 52

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), and immediately following the disaster to enable post-disaster recovery.

Potential threats to Cleland Bond Store include extreme weather events (impacting roof, surface and ground water drainage systems), seismic events, building fire, and service failures (electrical faults and plumbing failures). It is probable that other hazards have the potential to harm the property and have not yet been identified.

Policy 53

The recommendations for precinct-wide disaster risk management should be applied to Cleland Bond Store. This includes all recommended strategies and actions relating to disaster risk mitigation, preparedness, emergency response and post-disaster recovery.

Policy 54

A property specific disaster risk assessment should be completed, as recommended in The Rocks Heritage Disaster Risk Management Strategy, to identify hazards and to assess and evaluate risks to Cleland Bond Store. 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 also 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 55

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 Cleland Bond Store, which takes into consideration the exposure and vulnerability of the building to various hazards identified in the risk assessment. The DRMP should be adopted and implemented.
- The capacity of Cleland Bond Store's gutters and downpipes should be assessed for large-scale storm events (torrential rain, hail, high winds and lightning strike), taking into consideration the effects of climate change. Sydney is already experiencing, and will continue to experience, more frequent and more intense extreme weather events. Larger gutters and downpipes may be required.
- The capacity of site drainage should also be assessed, including the drains that run along the western boundary of the site and along behind the Argyle Stores, and along the northern side of the site where seepage is already an issue.
- Regular maintenance of gutters, downpipes and stormwater drainage to ensure they are not blocked is critical to preventing overflows into the building.
- A strategy to address damp issues within the building should be developed.
- The Place Management NSW Seismic Strategy for Heritage Assets prepared by SMEC in 2021 indicates that Cleland Bond Store is at very high risk of seismic damage and loss. A detailed seismic assessment should be prepared for the building to identify strategies, rectification and preventative actions which can be undertaken to reduce the risk of seismic damage to the building. In the short term (1–3 years), a detailed seismic assessment should be prepared for the building. In the medium term (3–5 years), detailed strengthening and seismic upgrade works should be documented by an experienced engineer. In the long term (5–10 years), strengthening and seismic upgrade works to the building should be completed.

7.12 Archaeological Resources

Background

All archaeological relics are protected under the Heritage Act.

The site of Cleland Bond Store is considered to have nil to low potential for remains associated with early European occupation, including features and deposits associated with land clearance and cultivation within the first hospital gardens area. It has a moderate potential for archaeological remains associated with nineteenth-century yard surfaces, including isolated artefacts/artefact scatters, and evidence of early drainage systems, and for evidence associated with the construction of Cleland Bond Store in 1913–1914, including evidence of quarrying and cuts in the bedrock. These types of remains, if they exist, would be of state significance for their archaeological research potential. Cleland Bond Store forms part of the broader Argyle Stores site and should be considered as part of that archaeological precinct. Previous archaeological investigations identified sections of

a c1839-40 sandstone cut drain, which was retained in situ. A section of this drain is on public view, protected within a glass enclosure. During site inspection undertaken for this updated CMP in 2022, it was noted that visibility in the glass enclosure was obscured by heavy algae growth.

Policy 56

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 57

Subsurface disturbance should be restricted, or avoided where possible, to reduce the impact on archaeological remains at this site.

Policy 58

Where works are proposed in close proximity to probable or known archaeological remains (for example, the c1839-40 drain), 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 3.5 of this CMP.

Policy 59

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 manage impacts.

Policy 60

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, provided there is no disturbance to state significant historical archaeological remains.

Policy 61

All ground disturbance must be undertaken in accordance with the Section 60 permit 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. The excavation results should be appropriately documented (in written and photographic form) and lodged with Property NSW.

Policy 62

On-site personnel are to be made aware of their obligations and requirements in relation to the archaeological provisions of the Heritage Act.

Policy 63

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 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 or objects are suspected 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 identifying Aboriginal cultural material should inspect the suspected Aboriginal objects to provide a positive identification.

Policy 64

The condition of exposed relics within the site of the Cleland Bond Store (specifically the section of c1839-40 drain) should be assessed and the effectiveness of protective measures monitored. The glass enclosure and drain should be inspected by a conservator, to assess their condition and undertake cleaning as required. Air flow, water ingress and temperature changes in the enclosure should continue to be monitored, documented and improved as necessary to maintain the remains in good condition.

Guidelines

- The historical archaeological resource of Cleland Bond Store is of State significance, due to the early and ongoing European 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 nil to moderate to high potential for archaeological remains within the Cleland Bond 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 (refer to Section 3.5 in this CMP), it is recommended that an 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 any development within the SHR curtilage. Minor works may qualify for a Standard Exemption.
- Any archaeological assessment or investigation associated with Cleland Bond Store must be undertaken by a suitably qualified and experienced historical archaeologist who meets the Excavation Director Criteria as identified in the Heritage Council of NSW Criteria for assessing Excavation Directors. <https://www.environment.nsw.gov.au/publications/criteria-assessing-excavation-directors>

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.

Cleland Bond Store's interiors are very unlikely to have had glossy or matt finishes. The walls may have been limewashed, but the floors and timber structural elements are more likely to have been unfinished when the building was built. Clear finishes on floors and timber structural elements are more recent introductions. Existing unpainted surfaces should remain unpainted, and the continued use of finishes which exist on a certain feature is the preferred option.

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. Unpainted elements, such as brickwork, must remain unpainted.

Guidelines

- Regular painting forms an essential part of maintenance for several 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. Joinery and other elements are not to be stripped prior to painting.
- The existing external colour scheme should be retained as it is compatible with the building. Changes are only supported where informed by expert heritage research into original and historically appropriate colour schemes. Proponents must engage a suitably qualified heritage specialist to undertake this research and guide any proposed colour changes.
- The painted finishes to the rendered brickwork, timber joinery and rainwater goods all contribute to the exceptional significance of the property's façade. Surfaces that have not been painted are to remain unpainted. For example, unpainted or exposed masonry should retain existing finishes and not be rendered or painted.
- On the surviving portion of original timber flooring (western end of Level 3), only natural Tung oil and/or wax finish may be used. The boards must maintain their patina and must not be sanded.
- On modern 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. Black Japan staining, two pack epoxy and polyurethane finishes and liming are not acceptable.

7.14 Landscape Works and Planting

Background

There is no soft landscaping on the Cleland Bond Store site and nor is it appropriate to this site.

Policy 66

Soft landscaping is not appropriate for this site.

Guidelines

- The working character of the paved and gravel surfaces adjacent to the building must be retained. Soft landscaping must not be introduced to these areas.
- The natural or cut rock faces adjacent to the northern and western faces of the building are to be retained. Soft landscaping must not be introduced to these areas.
- Elements such as potted plants, trellises mounted on the walls, barbeque structures, sunshades and the like are in conflict with the working character of the place and affect the way the building is presented to the public. They are therefore discouraged. If used, they must not affect the fabric or visibility of the building.

7.15 External Presentation, Signage, Lighting and Branding

Background

Signage and lighting are an important part of The Rocks experience and need to be carefully considered to ensure their effectiveness and enhancement of the visitor experience, while also 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 historical 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 fabric 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, well-positioned and targeted commercial branding and signage will assist tenants to promote their business while reflecting and reinforcing the heritage values of The Rocks. Well-designed and targeted signs delivers a clear understanding of a business or a destination and encourages 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 form part of a coordinated precinct approach that enhances the overall public domain.

Policy 67

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 Cleland Bond Store, its setting and context.

Policy 68

Outdoor dining and associated uses must deliver high-quality public space that maintains public access and amenities and is compatible with the heritage values, aesthetic qualities, and streetscape context of the site. Any additions and alterations, including movable furniture and fixtures must not 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 industrial character of Cleland Bond Store. They must not be positioned across entries to the building.

7.16 Ongoing Maintenance and Repair

Background

PMNSW, as the owner and custodian, retains overall responsibility for the management and conservation of Cleland Bond Stores, including the delivery of major maintenance and capital works such as structural repairs, roof works and principal building services. The tenants' obligations, which are outlined in their individual leases, include maintenance of their 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 for office use.

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 for Cleland Bond Store.

PMNSW has an obligation to manage its assets in accordance with the NSW Treasury CPP (as detailed in Section 6.4.4), with *Management of Heritage Assets by NSW Government Agencies*.

As this building is listed on the SHR, 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 naturally deteriorate over time due to the effects of age, maintenance, weather, vegetation incursion and use. To ensure the ongoing 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 69

Ongoing maintenance and repair of Cleland Bond Store by the landowner or its agent are essential to ensure the building's long-term conservation and that management obligations for NSW Government agencies under the NSW Treasury CPP and Heritage Act 1977 are met.

Policy 70

Ongoing maintenance and repair of Cleland Bond Store that are the responsibility of the lessee will be clearly identified by PMNSW and explicitly specified in any lease agreement.

Policy 71

As a necessary minimum, the ongoing maintenance must include works that will ensure that each element retains its current level of significance, and not allow the loss of significance due to neglect or the deterioration of fabric, as required under Section 118 of the Heritage Act minimum standards for the maintenance and repair for State heritage Register listed properties.

Policy 72

Maintenance methodologies and the materials used must not damage heritage fabric or accelerate its decay. 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.
- The significant fabric of Cleland Bond Store is to be maintained in accordance with the recommendations outlined in Section 8.1.
- The significant fabric of Cleland Bond Store is to be maintained through 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.
- The advice of an experienced heritage consultant should be obtained before undertaking any necessary repair works to any original or early fabric associated with Cleland Bond Store.
- 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.
- Although Cleland Bond Store is generally in good condition, there are issues with the existing condition of the building that should be addressed or investigated further. In particular:
 - Further investigations are required to assess the causes of damp in the northern and western walls of Cleland Bond Store, particularly where it is in close contact with the sandstone rock faces that surround it (western end of the building and western third of the northern wall on the lower three levels). The extent and effectiveness of existing drainage systems should also be investigated.
 - Strategies need to be developed to improve site drainage to minimise the impact of natural seepage on the building – particularly against the building's northern and western walls.

- Ongoing and regular monitoring of the condition of the affected building fabric is required. This includes monitoring and treatment of salt decay in the masonry walls and monitoring and repair of rotted timber elements (eg floor joists) that are in contact with the damp masonry walls.
- Investigations should include an assessment of the contribution that the existing concrete slab floor is making to the damp conditions and rising damp in the building. Strategies must be developed to enable the walls to breathe and dry out (eg an air drain may be required between the wall and the concrete slab).
- Installation of an access ladder against the building's western wall or the adjacent rock face should be considered to enable periodic monitoring and clearing of the drainage channel that runs against the western wall of the building and the adjacent Argyle Stores.
- Following further investigations, strategies should be developed to improve the natural ventilation to the western end of Cleland Bond Store to enable the building to dry and to improve air quality.
- Regular inspections of the roof, parapet gutters, rainwater heads and downpipes are required to ensure that rainwater goods are not blocked and leaks do not occur.

7.17 Interpretation

Background

Interpretation, or telling the stories of our heritage places, promotes the special character and heritage of these places.

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. Interpretation 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 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 NSW Government ownership and an integral component of conservation and management. It is undertaken for both educational and recreational purposes. Opportunities for interpretation of some heritage items are regular, occasional or periodic, often linked with open days or other community celebrations. For other items, the opportunity for interpretation arises only when the site 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, significance and setting of Cleland Bond Store and its association with neighbouring building groups, such as the Argyle Stores, 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 Discovery Centre. As portions of the building are open to the public, additional interpretive opportunities are available on the site — this may include a display on the ground floor.

Policy 73

The heritage significance of Cleland Bond Store can be interpreted by appropriate on and off-site methods that explain the building, its use, significance and history to the public. While respecting the privacy of the building's occupants, there is an opportunity to implement interpretive material on the site that would inform visitors of the close relationship between Cleland Bond Store and the adjacent Argyle Stores, and explain the former warehouse use of both sites.

Policy 74

All interpretation for the property must be consistent with The Rocks Interpretation Strategy, 2006 (as updated), and developed by professionals experienced in this field. 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 75

Existing interpretive displays, such as interpretive signage and in situ archaeology, also help visitors to understand how the building functioned. Although the existing interpretive material is appropriate and may be retained, there are opportunities to improve the presentation of the archaeological remains beneath the curved stair and the original opening through to the Argyle Stores.

Guidelines

- As Cleland Bond Store provides public access between Playfair Street and Gloucester Walk, on-site interpretation should be provided in the publicly accessible areas of the building. The interpretive material that currently exists on site may be retained, replaced or supplemented with additional interpretive material that tells the story of Cleland Bond Store (its significance, history and uses) and its association with the adjacent Argyle Stores.
- The surviving goods lift, loading docks, original opening through to the Argyle Stores and the archaeological remains of the drain associated with earlier developments on the Argyle Stores site should be highlighted and interpreted on site.
- The presentation of the archaeological remains should be refreshed and updated.
- Cleland Bond Store 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 on-site and off-site interpretation for Cleland Bond Store and the neighbouring precinct at nearby publicly accessible places, such as The Rocks Visitor Centre.
 - Cleland Bond Store contributes to understanding the historical development of The Rocks as a centre of maritime trade, and the opportunity to interpret this should be investigated further.
 - The opportunity to contextually link Cleland Bond Store with other warehouse complexes in The Rocks, such as the adjoining Argyle Stores, and the port through which the

import/export trade developed and thrived during the nineteenth and early twentieth centuries, should be investigated further.

- Because of Cleland Bond Store's historic 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 should be investigated.
- The opportunity to interpret the adaptation of Cleland Bond Store to its current uses 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 of the place. A comprehensive research report including extended excerpts from primary sources, images, maps, copies of documents and a detailed bibliography will assist the ongoing interpretation of the place.
- 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. In these cases, it is best practice to interpret a variety of meanings rather than presenting the values of one group and excluding others.
- A collaborative approach is appropriate, and heritage interpreters should provide 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.

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 Minimum Standards of Maintenance and Repair

Standards that need to be addressed to assure the compliance of Cleland Bond Store with their 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 Cleland Bond Store, the following works need to be undertaken:

MINIMUM STANDARDS OF MAINTENANCE AND REPAIR - CLELAND BOND STORE

INSPECTION (Minimum Frequency: Every Year)

- Parapet gutters, rainwater heads and downpipes should be inspected monthly and cleaned out as required. Inspections should be made for cracks, rust, drips, loose or missing brackets, moss and stains. The presence of moss, stains and other organic matter could indicate a blockage.
- The external walls should be regularly checked for cracks, leaning or subsidence. Cracks in walls and in the structure generally should be monitored. Advice should be sought from a structural engineer if they change.
- Walls should be inspected for signs of rising damp and salt decay.
- A qualified and approved contractor should inspect the building to ensure there is no termite infestation.
- Timber elements should be inspected for signs of rot, particularly those elements that are located against damp walls or under leaking roofs.
- 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 subfloor 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 stormwater drains should be checked for blockages. The joints between the downpipes and stormwater 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.
- Windowsills and door thresholds 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 - CLELAND BOND STORE

ESSENTIAL MAINTENANCE & REPAIRS

- Broken glass in windows or doors should be removed and repaired as soon as practicable with glass of the same thickness and type.
- The 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, thresholds and window sash cords. The integrity of significant items should be ensured in the course of any repairs or maintenance.
- 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.
- Taps and other plumbing fixtures should be checked for drips and leaks and repaired promptly.
- Electrical fittings and fixtures should be inspected for safety.
- Carry out essential maintenance and repair whenever necessary to prevent serious or irreparable damage or deterioration. Essential maintenance and repair may extend (but not be limited) to: foundations, footings, supporting structures; 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 vermin.

WEATHER PROTECTION (Minimum Frequency: Every Year)

- Windows and doors should be checked for water ingress to ensure water is not penetrating the buildings.
- Paving should be checked to ensure water drains away from the buildings and fences.
- 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 they indicate 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. If found, these materials should be removed from the site.
- Overhanging trees and branches should be trimmed so as not to cause a fire hazard.

MINIMUM STANDARDS OF MAINTENANCE AND REPAIR - CLELAND BOND STORE

- 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.

8.2 Schedule of Conservation Works

The building is generally in good condition; however, these are elements which require urgent consideration:

- Damp presents a major problem where the building is in close contact with the sandstone rockfaces that surround it — particularly at the western end of the building and in the western third of the northern wall on the lower three levels. This needs to be closely monitored and addressed to minimise further building decay. New drainage solutions may be required.
- A modern concrete floor has been laid on the ground floor and is probably contributing to the rising damp in the building, but this requires further investigation.
- In the short term the minor repair works listed in Sections 8.1 are required. In the longer term, maintenance should be undertaken, as set out in Section 8.3.
- Also refer to Section 6.3.7.

8.3 On-Going 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 Cleland Bond Store. Performed work and any faults discovered or repairs made, should be recorded and kept separately alongside a copy of this maintenance schedule.

ON-GOING MAINTENANCE SCHEDULE – CLELAND BOND STORE			
AREA/ITEM	EVERY YEAR	EVERY 2 YEARS	EVERY 5 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 PMNSW (with experience in the maintenance of heritage items).		
External Walls			
Stonework		Inspect for loose, fretted or 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 eg rising/falling.	
Brickwork		Inspect for loose, fretted or 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 or subsidence.	

ON-GOING MAINTENANCE SCHEDULE – CLELAND BOND STORE

AREA/ITEM	EVERY YEAR	EVERY 2 YEARS	EVERY 5 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 and sills. Check that they move freely.	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.	
Decorative brackets	Inspect for damage or deterioration.		
Stormwater			
Gutters, rainwater heads and downpipes	Ensure birds are not nesting on or around downpipe offsets. Clear guttering and downpipes of any blockages. Ensure gutters are not sagging and that they 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 is detected. Inspect gutters and downpipes for cracks and loose or missing brackets. Repair/replace to match existing as necessary.		

ON-GOING MAINTENANCE SCHEDULE – CLELAND BOND STORE

AREA/ITEM	EVERY YEAR	EVERY 2 YEARS	EVERY 5 YEARS
Roofing			
Roof sheeting	Inspect all roofing. Remove and replace corroded or otherwise terminally damaged roof sheeting. Inspect the underlying structure for damage and repair as necessary.		
Flashing	Investigate whether 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 Elements			
Walls: brick and lightweight walls	Inspect for damp and water penetration. Investigate source and repair where necessary. Monitor all cracks.		
Windows and 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 reapply paint, avoiding build-up of paint on timberwork in particular on sashes and door leaves. Clean and apply topcoat or 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.		

ON-GOING MAINTENANCE SCHEDULE – CLELAND BOND STORE

AREA/ITEM	EVERY YEAR	EVERY 2 YEARS	EVERY 5 YEARS
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 tradesperson with experience in restoration.		
Timber floor and roof structure	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.		
Floorboards			
Joinery			
Timber staircase			
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.		

ON-GOING MAINTENANCE SCHEDULE – CLELAND BOND STORE

AREA/ITEM	EVERY YEAR	EVERY 2 YEARS	EVERY 5 YEARS
Archaeology			
Drain	Inspect for damp or water penetration.		
Glass	Inspect condition of glass. A heritage specialist should be consulted about the repair or replacement of glass if required.		

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