OLD BUSHELLS FACTORY
AND WAREHOUSE AND
BUSHELLS PLACE
86-88 George Street, The Rocks
CONSERVATION
MANAGEMENT PLAN

Prepared by the Sydney Harbour Foreshore Authority
Place Renewal Division Strategic Planning Team
July 2016
Objective ID A1009727
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Executive Summary

The Old Bushells Factory and Warehouse and Bushells Place located at 86-88 George Street, The Rocks is listed as a state heritage item on the NSW State Heritage Register, SHR item no. 01535. It consists of two buildings adjacent to Bushells Place: 88 George Street, an original warehouse constructed in 1887 with substantial additions in 1912, and again 1984, and refurbished most recently in 2007-2008; and 86 George Street an original factory and warehouse constructed in 1912, substantially adapted internally in 1984, and upgraded in 2007-8.

The triangular land known as Bushells Place was originally used as a storage yard by Virgoe Son & Chapman from 1887, and in 1908 recorded as a site of the Civil Ambulance Brigade. Bushells Place was created in 1977, to commemorate the long association of the Bushells tea company with The Rocks.

The Old Bushells Factory and Warehouse at 86-88 George Street is a prominent landmark in The Rocks and part of a state significant precinct of warehouses and bond stores on George Street that form a continuous wall of masonry facades dominating the western side of Hickson Road. The massive scale of 86-88 George Street is a landmark and clearly visible from Campbell's Cove, the Overseas Passenger Terminal, Circular Quay and the Sydney Harbour Bridge. The buildings have highly significant views towards Sydney Harbour, the Opera House, Kirribilli and the lower north shore and Sydney Harbour Bridge.

Following the resumption of The Rocks and Miller Point by the government in 1901, the Government Architect WL Vernon was closely involved in the urban renewal within the Rocks Resumed area. In conjunction with the rebuilding of the adjacent wharves by the Sydney Harbour Trust, this was the largest project of its type undertaken anywhere in Australasia.

88 George Street is significant as part of a state significant collection of 19th century and early 20th century industrial buildings, built between 1826-1925 in The Rocks, that survived the demolitions and slum clearances that followed land resumptions under the Public Purposes Acquisition Act (1900). Its remarkable survival, and ongoing adaptations and relative intactness, is due largely to government ownership and management for over a century.

86 and 88 George Street as part of a collection of industrial buildings in The Rocks, are the only known collection of state significant industrial buildings listed on the State Heritage Register.

The buildings at 86-88 George Street were considered for demolition during the 1980s, and their retention, even if only in part, and subsequent adaptation for commercial use, was a positive step for the contemporary recognition and revaluing of industrial buildings in The Rocks.

The construction and flexible internal layout of the industrial buildings have enabled the successful adaptation and upgrading to meet current code requirements for fire, access and change in use to suit a range of commercial uses while retaining the key significant features of their architectural styles, design and detailing.

Old Bushells Factory and Warehouse and Bushells Place are currently under the management of the Sydney Harbour Foreshore Authority and owned and leased for commercial uses.

This Conservation Management Plan (CMP) describes the history and cultural significance of the buildings and provides policies for the management of the cultural values and guidelines for future use, conservation and development.
Old Bushells Factory and Warehouse, from Gloucester Walk, SHFA 2016
Preface & Frequently Asked Questions (FAQs)

Background
This section of the Conservation Management Plan (CMP) is intended as a guide to prospective lessees for the state significant Old Bushells Factory and Warehouse and Bushells Place at 86-88 George Street, The Rocks. The site and building is listed on the State Heritage Register, SHR item no. 01535. The FAQs set out what can or cannot be achieved within the site and building.

The FAQs have been prepared to guide towards the right property choice and to assist in its management and care. The advice given in this section is a summary only and should be read in conjunction with the full CMP and the policies in section 7.0. The most applicable policy section is referenced in the FAQs; however the reader should be aware that more than one policy section and policy may apply in each situation, and other policy sections may need to be consulted.

Summary Statement of Significance
The Old Bushells Factory and Warehouse and Bushells Place located at 86-88 George Street, The Rocks is listed as a state heritage item on the NSW State Heritage Register. It consists of two buildings: 88 George Street an original warehouse constructed in 1887 with substantial additions in 1912, and again 1984, and refurbished most recently in 2007-2008; and 86 George Street an original factory and warehouse constructed in 1912, substantially adapted internally in 1984, and upgraded in 2007-8; and Bushells Place.

The triangular land known as Bushells Place was originally used as a storage yard by Virgloe Son & Chapman from 1887, and in 1908 recorded as a site of the Civil Ambulance Brigade. Bushells Place was created in 1977, to commemorate the long association of the Bushells tea company with The Rocks.

The Old Bushells Factory and Warehouse at 86-88 George Street is a prominent landmark in The Rocks and part of a state significant precinct of warehouses and bond stores on George Street that form a continuous wall of masonry facades dominating the western side of Hickson Road. The massive scale of 86-88 George Street is a landmark and clearly visible from Campbell's Cove, the Overseas Passenger Terminal, Circular Quay and the Sydney Harbour Bridge. The buildings have highly significant views towards Sydney Harbour, the Opera House, Kirribilli and the lower north shore and Sydney Harbour Bridge.

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The buildings at 86-88 George Street were considered for demolition during the 1980s, and their retention, even if only in part, and subsequent adaptation for commercial use, was a positive step for the contemporary recognition and revaluing of industrial buildings in The Rocks.

The construction and flexible internal layout of the industrial buildings have enabled the successful adaptation and upgrading to meet current code requirements for fire, access and change in use to suit a range of commercial uses while retaining the key significant features of their architectural styles, design and detailing.
Parameters for Change In The Rocks

Are there any constraints on the way the properties can be used? Refer to policy Section 7.6

86-88 George Street were initially designed and built as industrial factory and warehouse buildings. The buildings have flexible floor plates that have been adapted initially for office use and then for commercial use. Major internal alterations for fire, access and service upgrades were undertaken in the 1980s and 2007-8. Continued commercial use or residential uses such as a hotel are acceptable. The implications of any use needs will be subject to approval and will need to consider ensure acceptable heritage impact on the exceptional and highly significant building fabric. For example, accommodation uses may require additional fire protection, access, upgrading of services, upgrading of floors and walls for noise reduction, and installation of kitchens and bathrooms and their associated plumbing and drainage, all of which must be managed in ways to ensure there is no adverse individual or cumulative impact on significant fabric and spaces.

Can adjacent properties be amalgamated for contiguous use? Refer to policy Section 7.7.2

Yes. The two buildings have been interconnected since 1912 and are currently interconnected through two openings in the party wall on each floor and the two floor plates are now treated as one space. The exceptionally significant party wall must be retained. Existing openings should be reused where practical. New openings limited in size and number may be introduced but must retain as much fabric as possible and are subject to approval.

Exterior

What is the view catchment of this property? Refer to policy Section 7.11 and Section 4.3 and Figure 4.7

The view diagram in the CMP (section 3.2 Figure 3.4) demonstrates that 86-88 George Street is a highly prominent and visible building in The Rocks and surrounding location. Consequently, changes to its exterior will affect views to it and its significant neighbours, and have an impact on the essential character of The Rocks as a historic precinct of State significance.

Does the significance of the rear or side elevations of these buildings affect their potential for change? Refer to policy Sections 7.7.1 and 7.11

Yes. Located at the intersection of George Street and Hickson Road, the facades are highly visible, considerably limiting the extent to which they can be altered without adversely affecting their exceptional significance. Limited changes to existing window and door openings may be possible to the southern side elevation, however all changes must be considered in context and support the overall design, rhythm and materials of the existing openings.

Can these properties have additions to the building at ground or upper levels? Refer to policy Sections 7.2.2, 7.7.1 and 7.11

The buildings occupy the entire site, and therefore additions at ground level are not possible. Bushells Place is significant in its own right as a publicly accessible open space and cannot be further built on or enclosed.

The current development envelope for the site under the SCRA scheme allows for rooftop usage level with the top of the tower. Within strict development controls, rooftop development may be acceptable as long as the significance of the place is retained and respected. Any rooftop development must be set back from the parapets and within height limits of the existing central party wall. Significant fabric and the prominence of the towers and parapets, and views to the towers and parapets must be retained and respected. Statutory development approval processes must to be followed.
Can changes to the exterior be introduced (eg new windows and external doors), and if so, where? Refer to policy Section 7.7.1 and 7.7.2

Generally, it is not appropriate to replace windows and doors except where deteriorated, where like for like replacements must be made. At present, windows and doors are in good condition, and therefore must be retained and regularly maintained.

The CMP recommends no alterations to significant fabric except for the removal of intrusive elements, or the reinstatement of original or early fabric that has been removed and for which good evidence exists.

Some window and door openings on the ground floor that have been adapted as part of the current commercial use can continue to be sympathetically adapted as part of future designs.

Changes to existing window and door openings may be possible to the southern side elevation, however all changes must be considered in context and support the overall design, rhythm and materials of the existing openings. Opening up of large sections of the external walls for new openings or the introduction of plate glass walls with the significant facade are not acceptable adaptations as they do not respect the character of the building or their context.

Are there any external features of these properties that need to be retained and conserved? Refer to policy Sections 7.7 and Section 5.0

The external features of the buildings that need to be retained and conserved are identified in section 5.0 and section 7.7.

Can new balconies, verandahs, decks or roof decks be introduced, and if so, where? Refer to policy Sections 7.8.2 and 7.2.2, 7.7.3

No new balconies, verandahs or decks should be added to the existing elevations.

The flat rooftop could be used as a publically accessible roof deck.

What opportunities exist for alterations to achieve flat /equitable access for these properties? Refer to policy Section 7.10

As part of the 2007-08 building upgrade, 86-88 George Street was made compliant with the Building Code of Australia (BCA) and the Disability Discrimination Act (DDA) current at this time. Works included level access into the buildings from George Street and internal lifts and on grade access via ramps to Bushells Place.

Can these properties have off street parking? If so, where? Refer to policy Section 7.8.1

The buildings have limited off-street parking in the basement.

Can services and technology, eg external aerials or satellite dishes be added to the buildings? If so, where? Refer to policy Sections 7.7.4

Services and technology must be discretely located on the roof and not be visible from the street elevations or attached to significant fabric, for example they must not be attached to the roof top towers. The policy restricts any visual clutter on the buildings through introduced services and technology. Any unobtrusive means of obtaining communication signals should be investigated.

What sort of security grilles can be attached to windows and doors? Refer to policy Sections 7.8.2

Existing security grilles are fitted to the basement floor windows on the rear eastern elevation. Doors and windows should not have any additional security grilles fitted externally.

Do these properties have an important relationship with adjacent buildings across a group? Refer to policy Section 7.11
86-88 George Street is part of a precinct of substantial former warehouse buildings and have a scale and appearance relationship with the adjacent Metcalfe Bond Stores at 66-84 George Street and the former Geological and Mining Museum at 46-64 George Street.

The setting for the Old Bushells Factory and Warehouse and Bushells Place as part of a precinct of industrial buildings, warehouses and bond stores in George Street and Hickson Road, including key views along George Street, along Hickson Road, and from Gloucester Walk must be conserved.

**Can exposed masonry or stone be painted?** Refer to policy Section 7.14
Stonework should not be painted, as this will diminish their significance and performance.

Existing unpainted face brickwork should not be painted. Existing painted surfaces should continue to be painted.

**Can existing brickwork or stonework be rendered?**
No, as this will diminish their significance, visual appearance and performance.

**Where can rubbish bins be stored on site?** Refer to policy Section 7.8.4
Rubbish bins can be stored in the basement.

**Interior**

**What interior spaces are significant and should not be changed?** Refer to policy Sections 7.71, 7.7.2, 7.7.3 and 7.8.1
In 1984 and 2007-8, most of the significant internal building fabric was removed or substantially altered. However the general sense of the original large volumes, industrial warehouse scaled high ceilings and spaces has been retained. Internal spaces can be sub-divided with reversible works.

**Are there any internal fittings or features that need to be retained, and cannot be modified?** Refer to policy Section 7.18
Most of the significant internal fittings and features were removed in earlier works projects. All remaining significant fabric should be retained and conserved. The CMP contains more detail on significant fabric in sections 5.0 and 7.7.1 and 7.7.3.

The only extant significant internal elements include remnants of the internal party wall remaining and the external walls and window openings, and insitu steel beams at the eastern end that were part of the floor construction of the 1912 building.

Fabric of exceptional and high significance should be retained and conserved; fabric and finishes may be reconstructed or restored, based on documentary evidence.

**What are possible locations for new amenities and services including bathrooms, toilets and kitchens?** Refer to policy Sections 7.8.1.
The most appropriate location for new amenities and services including bathrooms, toilets and kitchens, is in the centre of the floor plate adjacent to the vertical services core, away from the significant heritage fabric around the perimeter of the buildings including the external walls and windows.

**Can additional lifts be inserted? If so, where/how?** Refer to policy Sections 7.8.1.
Yes. A lift has been inserted into the current building and is positioned with direct access and an accessible to entrance from George Street through the ground floor foyer.

Additional lifts could be inserted as part of the vertical service core is in the centre of the floor plate, away from the significant heritage fabric of the external walls and windows.
How can insulation for climate control or noise abatement be added? Refer to policy Section 7.12.2.
The refurbishment and building services upgrade in 2007-08 provided an ‘A’ grade quality building incorporating environmentally sustainable design (ESD) principles including insulation for climate control and noise abatement.

Future upgrades must ensure that fabric of exceptional and high significance is retained and conserved.

The acoustic and thermal performance of windows can be upgraded by the introduction of a secondary glazing system and creation of an air space inside the existing windows frames. This method is preferable to adapting significant window fabric.

Can significant walls be removed? Refer to policy Sections 7.7.1 and 7.7.3.
No. Significant masonry walls cannot be removed. New openings in significant walls may be possible but only in limited areas for accessibility purposes across the floor plates of the original buildings.

Can existing flooring or covers over existing flooring be replaced with new finishes? Refer to policy Sections 7.7.1, 7.7.3 and 7.14.
Yes. There are no exceptional or highly significant floors or coverings.

Can significant existing floor finishes be removed? Refer to policy Section 7.14.
There are no exceptional or highly significant existing floor finishes remaining within the building.

The 1950s terrazzo treads to the fire stairs are of moderate significance. It is preferable that the terrazzo treads to the fire stairs are retained in situ and repaired as required rather than replaced.

Other floor finishes can be retained, repaired or replaced, as required.

Can significant existing wall finishes be removed? Refer to policy Section 7.14.
No. All walls in the building have later finishes, but it is possible that significant early finishes are concealed beneath. Consequently, before any work to the walls, careful exploration should be undertaken for possible earlier finishes. Any such finishes found should be archivally recorded and preserved. No walls should be chased for wiring or other services, which should either be surface mounted or concealed in existing building cavities (subject to prior archaeological investigation) or behind false walls.

Can thermal and acoustic comfort be inserted or upgraded? Refer to policy Section 7.12.
Yes. The refurbishment and building services upgrade to 86-88 George Street in 2007-08 provided an ‘A’ grade quality building incorporating environmentally sustainable design (ESD) principles.

Passive design solutions are supported over changes to significant fabric or mechanical solutions in heritage buildings; unless it can be demonstrated that passive solutions and the inherent properties of the building envelope cannot provide comfortable acoustic and thermal environments, throughout the majority of the seasonal calendar.

Updating or changes to existing mechanical solutions, following the implementation and analysis of passive solutions, must be designed and selected in consideration of the heritage significance of the buildings, and the objectives of the Sustainability Policy.

Are internal blinds appropriate? Refer to policy Section 7.18.
Yes, however brackets and fittings must not damage significant fabric and must be installed in a manner that minimises the impact on significant timber window frames.
Can pictures be hung on interior walls? Refer to policy Section 7.18.

Yes. A gallery picture hanging system can be introduced at the ceiling and wall juncture. Nails, picture rails, blu-tack, hooks, or other proprietary fixings must not be used.

Figure A: Old Bushells Factory and Warehouse, typical floor plan showing internal areas that can be altered. Source: Sydney Harbour Foreshore Authority

Adaptation and change to the building interiors is permissible for fabric of moderate and little significance.

The exceptionally significant party wall must be retained and existing openings on each floor reused wherever practical. New openings of limited size and number may be introduced, but must retain as much exceptionally significant fabric as possible.

New amenities including kitchens, bathrooms and toilets and vertical service cores including lifts and stair access should be placed in the centre of the building floor plate away from significant heritage fabric on the perimeter of the buildings and central party wall.
1. Introduction

1.1 Context of the Report

The Conservation Management Plan (CMP) for the Old Bushells Factory and Warehouse and Bushells Place has been structured to fit within the framework of *The Rocks Heritage Management Plan* (adopted February, 2002, updated 2010). It conforms to the current guidelines of the New South Wales Heritage Council and has been prepared to a standard suitable for adoption by the Foreshore Authority and endorsement by the NSW Heritage Council.

![Figure 1.1: Location of the Old Bushells Factory and Warehouse and Bushells Place within the context of The Rocks. Source: Map from The Rocks Heritage Management Plan (2010), p.7, Godden Mackay Logan Pty Ltd, Updated 2010, Sydney Harbour Foreshore Authority.](image-url)
1.2 Objectives

The main objective of this Conservation Management Plan is to provide policies and guidelines for the conservation, adaptive re-use, interpretation and management of the Old Bushells Factory and Warehouse and Bushells Place to ensure that the heritage values of the item is maintained and, where appropriate, enhanced.

This CMP aims to be a practical document, to guide decisions that may affect the heritage value of the item. It will form a basis for future planning and provide a standard against which the heritage impact of future developments on the building and site, and development in the vicinity are assessed. It must be used when planning any works, both temporary and permanent, that involve alteration to the significant fabric of the place.

1.3 Site and Ownership

The Old Bushells Factory Warehouse and Bushells Place is located at 86-88 George Street, The Rocks. (Figure 1.1) The site is in the ownership of the Sydney Harbour Foreshore Authority (the Foreshore Authority). (Figures 1.2, 1.3 and 1.4)
Figure 1.3 Site plan showing location of Old Bushells Factory and Warehouse and Bushells Place at 86-88 George Street, The Rocks, outlined in red. Source: Sydney Harbour Foreshore Authority.

Figure 1.4: Site plan of 86-88 George Street and Bushells Place with broken red line indicating the site boundary, known as Lots 5 and 6 of DP 774546. Source: 2009 CMP.
1.4 Cadastral Identification

The site at 86-88 George Street is located at the junction of George Street and Hickson Road, in The Rocks. The two interconnected buildings at 86-88 George Street are on the eastern side of the street, above the junction with Hickson Road. The buildings have frontages to George Street (front) and Hickson Road (rear). The triangular plaza at the southern side of 88 George Street, known as Bushells Place, is part of this site. The northern end of the site is bounded by the Metcalfe Bond Stores.

The property description is Lots 5 and 6 of DP 774546. (Figure 1.5)

![Cadastral Plan](image)

Figure 1.5: Cadastral Plan for the Old Bushells Factory and Warehouse and Bushells Place at 86-88 George Street, The Rocks is Lots 6 and 7 of DP 247644, shown outlined in red. Source: Sydney Harbour Foreshore Authority, 2016.

1.5 Building Description

The Old Bushells Factory and Warehouse and Bushells Place comprises two interconnected buildings constructed initially over two periods with subsequent changes and additions, and a plaza at Bushells Place south of 88 George Street.

The existing buildings at 86-88 George Street have six floors and a basement. 86 George Street's western façade is of face brick while 88 George Street is rendered and painted. The southern façade of 88 George Street is painted brickwork. The eastern facades of the buildings are painted brickwork. (Figure 1.6)

Pedestrian entry into the buildings is from 86 George Street and from Bushells Place into the ground floor of 88 George Street. There are vehicular entries to the basement level from Hickson Road into 86 George Street and from beneath Bushells Place into 88 George Street.
The first building at 88 George Street was a three storey warehouse with a western façade designed in the Victorian Free Classical style by Virgoe Son & Chapman, Importers and Merchants in 1887 on land resumed by the Government a year earlier in 1887. The triangular land to the south was used as a storage yard by Virgoe Son & Chapman. In 1908 this triangular land was shown as a site of the Civil Ambulance Brigade. (Figure 1.5)

Following the 1904 leasing of the building by Bushells Ltd in 1912, a building of six floors and basement was designed by the Government Architect Walter Liberty Vernon and built by the Public Works Department in the Federation Warehouse style. The two buildings were interconnected to accommodate the Bushells Factory and Warehouse.

The new 1912 building was constructed using a steel frame which is an early use of this material in NSW; the steel was supplied by Dorman Long & co, who later built the Sydney Harbour Bridge. At the same time the creation of Hickson Road reduced the site width by 10 metres and a new eastern façade was constructed to both 86 and 88 George Street and extra floor was added to 88 George Street.

Following the relocation of Bushells Ltd in 1924 to its new address at 121-127 Harrington Street, the buildings were used as offices for various government functions including the Department of Education until 1933, then as a store for Department of Labour and Industry. In 1948 the buildings were renovated for use by the Department of Public Health with new internal staircase, an electric lift. The buildings remained in government use until 1984.

In 1977, in commemoration of the long association of Bushells Ltd with The Rocks, a plaza now known as Bushells Place was established with contributions from the Bushells Group. In 2007-8 Bushells Place was redesigned and rebuilt to its current design and layout.

In 1984, Sydney Cove Redevelopment Authority (SCRA) modified the buildings at 86 and 88 George Street for commercial offices, added two floors to 88 George Street and a structural and fire upgrade throughout the buildings. Major internal works included replacement of timber floors with concrete, removal of internal columns for open floor plans, introduction of toilets to all floors, relocation of the lift and lift well and removal of early 20th century fire stairs. External alterations included changes to the southern façade and rearrangement of windows and introduction of new bay windows.

The most recent refurbishment and service upgrade works to the building took place in 2007-8 for continuing commercial use including a new café/restaurant to the ground floor.
1.6 Heritage Listings

Statutory Listings
Bushells Warehouse (former) and Bushells Place are listed as an item on the Sydney Harbour Foreshore Authority’s Heritage and Conservation Register (s170 Register) as an item of state significance. [http://www.shfa.nsw.gov.au/sydney-About_us-Heritage_role-Heritage_and_Conservation_Register.htm&objectid=89](http://www.shfa.nsw.gov.au/sydney-About_us-Heritage_role-Heritage_and_Conservation_Register.htm&objectid=89)

Bushells Warehouse (former) and Bushells Place are listed as an item on the State heritage Register as ‘Bushells Warehouse (former) and Bushells Place’ Listing Number 01535, Gazette No. 85, on 10 May 2002.

The current SHR listing boundary show on Plan 2888 for Bushells Warehouse (former) and Bushells Place, is the current property boundary, that is Lots 6 and 7 DP247644 (see Figure 1.7. The current SHR heritage listing boundary is the current lot boundaries as show in Figure 1.7 and includes the buildings and adjoining Bushells Place. [http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053150](http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053150)

Bushells Warehouse (former) and Bushells Place are included in the listing for The Rocks Conservation Area on the Sydney Harbour Foreshore Authority’s Section 170 Heritage and Conservation Register. [http://www.shfa.nsw.gov.au/sydney-About_us-Our_heritage_role-Heritage_and_Conservation_Register.htm&objectid=170](http://www.shfa.nsw.gov.au/sydney-About_us-Our_heritage_role-Heritage_and_Conservation_Register.htm&objectid=170)

Figure 1.7: The State Heritage Register listing boundary Plan 2888 for SHR item 01535 – Bushells Warehouse (former) and Bushells Place. The SHR boundary is shown in red and is the current lot boundaries. Source: Office of Environment and Heritage database listing for the property, 2016.
Non Statutory Listings
The Bushells Warehouse (former) and Bushells Place have been classified by the National Trust of Australia (NSW).

The Register of the National Trust (NSW) also identifies the entirety of The Rocks as “The Rocks Urban Conservation Area”.

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

The Bushells Warehouse (former) has been classified by the Australian Heritage Council and is registered (as “Health Commission Building (former), 86-88 George Street, The Rocks”) in the Register of the National Estate.

The Bushells Warehouse (former) and Bushells Place are included in the listing for The Rocks Urban 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.

1.7 Methodology and Structure

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

The methodology used in the evaluation of the place is that recommended by the Heritage Division, Office of Environment and Heritage. It seeks to identify from documentary and physical evidence any historic, aesthetic, social and technological values of each component of the building and to determine their level of representatives or rarity by comparison with other identified examples. The analysis also looks at the overall character of the adjoining area to determine if the buildings and the site development pattern contribute to a characteristic grouping or cohesive streetscape which is unique or of sufficient importance to require protection.

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 Old Bushells Factory and Warehouse and Bushells Place. The following sections address various management issues, and the role and objectives of the relevant heritage and other management authorities. They provide the framework for the formulation of the conservation policies and implementation guidelines.
1.8 Limitations

This 2016 plan is a revision and update of the 2009 CMP. A visual inspection of the building was undertaken in February 2016 for built heritage elements to update the information in Sections 2 and 3 of this CMP. No intrusive investigations or opening up of building elements has been undertaken.

All photos were taken in February 2016 by the Foreshore Authority, unless otherwise stated.

Significance and Conservation Policies have been updated.

This CMP update does not address pre-contact Aboriginal history or Aboriginal historical associations. In preparation of this CMP update, consultation was not undertaken with stakeholders or key knowledge holders or the Local Aboriginal Land Council.

1.9 Terminology

The terminology to describe building styles follows the nomenclature set out in A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present (Angus & Robertson, 1989) by Richard Apperly, Robert Irving and Peter Reynolds.

Terminology in this report, where referring to conservation processes and practices, follows the definitions as presented in The Burra Charter. Article 1 of the Burra Charter that provides the following definitions1

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 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.

1 Australia ICOMOS Burra Charter 2013, p. 2.
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.

The City of Sydney Industrial & Warehouse Building Heritage Study, Volume 1 Final Report prepared in October 2014, has been referenced in this CMP. It defines the main industrial typologies found in the Sydney area:

A factory is a building or group of buildings where goods are manufactured or assembled chiefly by machine.

A warehouse is a utilitarian building erected principally for the purpose of storage of manufactured goods or agriculture produce, though excluding grain. A warehouse generally does not include a retail function but may involve a minor degree of assembly or manufacture.

1.10 Documentary and Photographic Sources

The 2016 revised report has relied on the historical research and material gathered for the 2005 and 2009 CMPs. The history of the building development has also been updated in 2016. Limited additional research for the historical archaeological assessment, additional historical maps and plans and architectural and engineering plans have been sourced and added to the 2016 CMP.

The PHD thesis prepared by Noni K Boyd, dated August 2010, No sacrifice in Sunshine Walter Liberty Vernon: Architect 1846-1914, provided information on the Government Architect’s Office and WL Vernon’s contribution to The Rocks as the resumed area and his works. The Appendix to this thesis, pages 625-635 that lists the works completed during his time as Government Architect is included in Appendix D.

Historical research relating to this site was carried out as part of the preparation of the 2005 CMP. In 2009, Design 5 revised, updated or supplemented the present report with additional information/material (such as historical documents, images, plans or drawings) supplied by the Foreshore Authority.

Current photos included in the report were taken in 2016 by Miriam Stacy, Heritage Officer, Sydney Harbour Foreshore Authority.

In the preparation of the 2005 CMP, information searches were carried out by Architectural Projects Pty Ltd at the following:

- The Mitchell Library
- General subdivision information
- Sydney Harbour Trust Annual Report
- Sydney Harbour Foreshore Authority Archives
- Sydney Harbour Foreshore Authority Heritage Register
- The NSW Land Titles Office
- Specific subdivision / title information
- Sydney Water archives
- City of Sydney Council Archives
- State Records NSW
- Commonwealth archives
- Australian Heritage Commission
- National Trust of Australia (NSW) Register
- Heritage Council of NSW
- NSW State Heritage Inventory
- Central Sydney Heritage Inventory
- RAIA Twentieth Century Heritage Inventory
- Art Deco Society of NSW Heritage Inventory

• NSW Government Department Heritage Register
• Historical Society

The Report has also used the following as reference documents:

• Sydney Foreshore Authority Inventory Sheet, 86-88 George Street, The Rocks
• Building Data Sheet No. CC03/04 (86-88 George Street, The Rocks) by the Sydney Cove Redevelopment Authority, 24 August 1982
• The Rocks Heritage Management Plan (Volumes 1 and 2) by Godden Mackay Logan Pty Ltd., updated 2010
• The Rocks Heritage Policy by the Sydney Harbour Foreshore Authority, April 2010.
• The City of Sydney Industrial & Warehouse Building Heritage Study, Volume 1 Final Report prepared in October 2014.

1.11 Authorship and Copyright

The 2016 review of the CMP has been undertaken by the Sydney Harbour Foreshore Authority Place Renewal Division, Strategic Planning, Heritage Team by Miriam Stacy, Heritage Officer. Additional historical research and historical archaeological information has been prepared by Dr Wayne Johnson, Historical Archaeologist and Monique Galloway, Heritage Officer, Bruce Baskerville, Historian, and technical drawings prepared by Judy Seaforth, Technical Officer for the Sydney Harbour Foreshore Authority Place Renewal Division, Strategic Planning and Heritage Team.

The 2009 CMP update was prepared by Alan Croker, Hendry Wan and Faridzal Yusop of Design 5 - Architects Pty Ltd. The 2005 CMP was prepared by Jennifer Hill and Elizabeth Gibson of Architectural Projects Pty Ltd; Leonie Masson, historical research; and Dr Robert Varman, archaeologist.

The copyright of this CMP is vested in the Sydney Harbour Foreshore Authority.

1.12 Acknowledgements

This Conservation Management Plan updates the 2005 CMP by Architectural Projects Pty Ltd and 2009 CMP by Design 5 – Architects Pty Ltd. The 2016 update prepared by Sydney Harbour Foreshore Authority, makes reference to these former CMPs.
2. Documentary Evidence

Thematic History

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

The Heritage Division, Office of Environment and Heritage has developed a thematic framework for use in heritage assessment and management. The Thematic Framework identifies thirty-eight principal themes. 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.

The State historical themes of New South Wales were used in this history to guide research questions, interpret the history, and structure the narrative of the development of site and building within the context of the development of The Rocks.

2.1 Development of The Rocks

The Rocks Heritage Management Plan and the Archaeological Management Plan have been prepared for The Rocks. These two documents should be referred to for a comprehensive history of The Rocks. A timeline of key events in The Rocks is provided in Section 2.2.

Indigenous Sydney - The Cadigal

The Aboriginal people who lived along the coastal area of Sydney were called (erroneously by the Europeans) the Eora, or coastal Darug. The Sydney area, including The Rocks, Darling Harbour and Pyrmont/Ultimo formed the territory of a “clan” (subgroup) known as the Cadigal. Their word for The Rocks – or more specifically the shore where the hospital stood on George Street between Globe Street and Argyle Street was “Tallawolodah”. The peninsula of land which we now call Dawes Point was “Tarra”, and Sydney Cove itself was “Warrang” or “Warrane”.

Due to the rugged outcrops of rock which later gave the “The Rocks” its name, it is unlikely there was any “permanent” occupation of the upper ridges. Flat stones by the water at Dawes Point were said to have been used by the Cadigal cooking fish.

From archaeological evidence, a campfire was excavated in 1989 on the site of the ANA Hotel, indicating that a small group of Cadigal had, some 500 years ago, stopped on the site and cooked a meal of rock oysters, bream, schnapper and other shell fish, no doubt taking in the views over the harbour. In the 1870s it was recorded that a carving of a whale could be seen on the rock at Dawes Point, although this appears to have been buried in c.1880 when the seawall was constructed.

The Convict Settlement (1788-1820)

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 market place, 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 formalised and generally given the names they bear today.

As the colony grew, the rough convict huts were replaced by modest houses, and also a few mansions. From the archaeological excavations that have been carried out in recent years, it has become evident that the lives of the convicts were far different than the general view many people have. These convicts were often trades people from Britain’s cities, not to mention 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.

**The Port Town (1800-1900)**

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 after the assisted immigration and then the gold rushes between 1839 and the 1850s, many old-time occupants subdivided their lands, either selling off portions or else retaining them as landlords.

From c.1810, the waterfront was extensively developed with wharves and warehouses, attracting merchants who built their houses, stores and shops along George and Argyle Streets.

By the late 19th 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. In short, 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 the area up. 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.

**Redevelopment (1900-current)**

The proposal to resume the entire Rocks area was announced in November 1900, shortly before the Chief Medical Officer’s report on the plague outbreak had been tabled. Sections of Sydney were quarantined, including The Rocks and Millers Point, and a thorough cleansing operation was undertaken, coordinated by the architect George McCredie. Sydney suffered from a series of further plague outbreaks from 1901-1915. In order that the wharves could be rebuilt and walls built to prevent rats escaping from ships into the city, the foreshore from Sydney Cove to the Gas Works in Darling Harbour was resumed, as was the commercial and residential district between it.

The resumption of the wharves in Darling Harbour began in May 1900 however the Act that enabled the resumptions had yet to be enacted. The Darling Harbour Resumption Advisory Board was established, chaired by Robert Hickson of the Public Works Department. The initial resumption was of the land directly fronting the harbour. The resumed areas were formally gazetted in December 1900.

The land resumed under the Darling Harbour Resumption Act was divided into two, with the immediate waterfront and part of Millers Point vested in the newly created Sydney Harbour Trust.
The remainder of the resumed lands became known as the Rocks Resumed Area and the improvements this area were undertaken by the Public Works Department until 1912.

By 1905 the Rocks Resumed area had been renamed the Observatory Hill Resumed Lands and residential and business leases were being offered on a 99 year lease basis for the portions closest to the city. The Sydney Harbour Trust obtained 152 properties to administer that included:
- 49 bonds and stores not connected with the wharves
- 37 factories, workshops & offices
- 32 shops or shops and dwellings
- 5 hotels
- 29 dwelling houses

To which it was intended to add the following building within The Rocks Resumed area:
- 401 dwellings
- 82 shops and or houses and shops combined
- 23 hotels
- 70 bonds and stores
- 45 factories, workshops & offices

The Resumed Properties Branch of the Public Words Department managed the properties until they were finally transferred to the Sydney Harbour Trust in 1927.

One of the Advisory Board’s plans was adopted by Parliament however, a few months later a less ambitious scheme was prepared by senior members of the Public Works Department: Robert Hickson, John Davies and the NSW Government Architect Walter Liberty Vernon. This plan, dated December 1903, clearly shows the division between the Sydney Harbour Trust properties and the Rocks Resumed Area to be redeveloped by the Public Works Department. The responsibility for the design of buildings within the Observatory Hill resumed area and the proposed garden suburb of Dacey Gardens (Daceyville) was transferred to the NSW Housing Board in 1912.

In August 1927 the Sydney Harbour Trust took over the management of a number of properties within the Observatory Hill / Rocks Resumed Area that had previously been dealt with by the Housing Board. At the request of the late government, the Commissioners took over on the 29th of August 1927, the administration of 322 additional dwellings, 72 shops, 12 hotels and 52 other properties in what is known as the Observatory Hill Resumed Area, in addition to the 113 properties which have been demolished for the purposes of a roadway approach to the Sydney Harbour Bridge.

World War 1 had effectively halted the construction of model workers housing within the resumed area. With the creation of the Maritime Services Board in 1936 many of the properties within the Observatory Hill Resumed Area were transferred to the Board’s control.

A plan held in State Records shows the sites within the resumed area where factories, warehouses and workers housing were to be erected. The distribution of the workers housing and the commercial and factory buildings indicates that the area had been zoned, with the factories and commercial buildings located in close proximity to the main thoroughfare; George Street with the housing on the ridge located above.

In the Inter-war period (1918-1939), little construction occurred in The Rocks; with notable exceptions of a few pubs (Fortune of War & Glenmore), and some NSW Government offices (Housing Board, Department of Labour & Industry, State Clothing Factory). Some private factories were also built in The Rocks in this period (Playfair’s butchers, Bushell’s, Cadbury’s), 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.

With the exception of the MSB, almost no development occurred in The Rocks in the period from c.1932-1970. Further demolition of houses for the Cahill Expressway occurred in 1956-7, along with the removal of Little Essex Street (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. The local residents, planners, historians and sociologists, with the support of the Builders Labourers Federation, opposed 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 buildings, whilst at the same time being economically viable. Local 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.

**Government Buildings (1900–1917)**

The designs for the structures came from the office of the Government Architect, drawing on current up-to-date principles in urban design and technology. A number of streets were realigned, straightened or cut and filled to reduce the steep grades. Although the majority of retail businesses in George Street remained, new shops – like corner stores – were constructed for the convenience of the occupants of the new housing in the back streets.6


A resident working population was ideal not only for the government employers but also in the growing private sector. The Government showed the way by opening a State Clothing Factory in 1903 and The Rocks hosted dozens of smaller businesses in the years after the Resumptions.7

A number of well-known Australian industries were set up in The Rocks including Playfair’s Butcher in Harrington Street from the 1860s, and the Bushells and Co in George Street from 1904, the State Clothing Factory in Harrington Street in 1909 and Cabury’s-Fry Pascoll Ltd located in Cumberland Street from 1924.

**Playfair’s Butchery**

Butcher Thomas Playfair had been an institution since the 1860s, and in the first years of the 20th century the family business expanded with new and enlarged premises on the corner of Argyle and Harrington Streets. Playfair’s Smallgoods were perhaps the largest employer in The Rocks and relocated only in the early 1970s.8

**The State Clothing Factory**

In 1909 a new, purpose-built factory was announced for Harrington Street:

A State Clothing Factory is to be erected on a site within the Rocks resumption area. The land chosen has a frontage of 55ft to Harrington-street, by a depth of 130ft to Gloucester-street, and is immediately at the rear of St Patrick’s Church. The building, for which tenders were opened yesterday, will be of extensive dimensions, and will cost a little over £5600. The ground floor on

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6 Historical research by Dr Wayne Johnson and Monique Galloway for the Sydney harbor Foreshore Authority, page 4.
7 Historical research by Dr Wayne Johnson and Monique Galloway for the Sydney harbor Foreshore Authority, page 9.
8 Historical research by Dr Wayne Johnson and Monique Galloway for the Sydney harbor Foreshore Authority, page 10.
the Harrington-street frontage will contain a large warehouse, and accommodation for cutters and trimmers. The first floor will provide the manager’s office and clerical department in front, with a well-equipped workroom at the rear, and the second floor will be fitted as pressers’ rooms, with rooms for the finishers, etc. At each end of the building will be arranged fireproof stairs for escape purposes. The factory will be of brick, and although plainly finished, will be of a neat design. A number of old tenements have been demolished to make room for the new building.\(^9\)

The State Clothing Factory provided a place of employment for the wives of waterside workers and other locals, continuing to produce clothing for the railways, police and other uniformed services. In 1945 a new building was announced to be built at Leichhardt; however some operations continued in The Rocks until its closure in the 1970s.\(^10\)

**The Bushell’s Tea Company**

The iconic Australian tea company, Bushell’s, had started in Queensland in 1886, and moved their head office to George Street, The Rocks in 1904. In 1912 they expanded their business adding an adjoining seven-storey office and warehouse designed by WL Vernon. After 20 years in George Street the company moved to larger, purpose-built premises in Harrington Street near the State Clothing Factory from 1924 to 1975.

**Cadbury’s Fry Pascall Ltd**

Cadbury-Fry Pascall Ltd had opened a chocolate manufacturing plant in Tasmania in 1921. In 1924 the Sydney architectural firm of Burcham, Clamp & Finch submitted plans to Sydney Council for a Cadbury office, primarily for warehousing and distribution, to be built at 212–218 Cumberland Street. Cadbury vacated the premises in the late 1950s.\(^11\)

**Federation Architecture in The Rocks (1901-1921)**

Both John Sulman and Walter Liberty Vernon were exponents of the European Arts and Craft movement, translating it for Australian conditions and their architectural designs included verandahs, breezeways and sheltered courtyards. Brick, terracotta tiles, timber, stone and concrete featured in their buildings which became synonymous with the Federation movement and hence known as ‘Federation Architecture’.

Vernon served as Government Architect from 1890 to 1911, during which time he influenced design of Sydney’s public buildings. His designs, and those of his assistant William Henry Foggitt (appointed Principal Architect of the Housing Board after its creation in 1912), feature prominently in The Rocks and Millers Point from 1907 to 1921. Among them is the City’s Morgue that had been located at Circular Quay West for more than a century, rebuilt in 1909, along with a purpose-built Coroner’s Court at 104 George Street, the George Street Power Station incomplete in 1904, to become the Mining Museum and Chemical Laboratory at 36-64 George Street, and the Bushell’s building at 86-88 George Street in 1909.\(^12\)

Appendix D discusses WL Vernon and lists his architectural works in his role as Government Architect. The Government Architect’s Branch was renamed in 1890; and W.L. Vernon became the first NSW Government Architect. Prior to this, the position was known as Colonial Architect under the Colonial Architect’s Office.

**2.2 Chronology of Precinct and Site Development**

The development of the precinct and the site at 86-88 George Street and adjacent properties are described in this chronology.

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\(^10\) Historical research by Dr Wayne Johnson and Monique Galloway for the Sydney harbor Foreshore Authority, pages 9- 10.
\(^11\) Historical research by Dr Wayne Johnson and Monique Galloway for the Sydney harbor Foreshore Authority, page 11.
\(^12\) Page 16
### Precinct development

**Pre-history**
Aboriginal occupation.

**1788**
British settlement begins in Sydney Cove. Little development occurred at the subject site being isolated on the fringe of settlement.

**1792**
Government Wharf constructed near the hospital on the western side of Sydney Cove.

**1800s**
Campbell builds Australia's first privately owned jetty.

**1803**
Stone sea wall built around Circular Quay.

**1807**
Meehan's plan includes the site with the reference 'leased to Robert Campbell Esquire'.

**1814**
Robert Campbell granted the land he had been leasing.

**1820**
Warehouse constructed adjacent to the site of Campbell's Stores (now at 11-29 Hickson Road / 9-27 Circular Quay).

**1822**
1822 Plan of Sydney (Water Board Archives HP 330) shows the site as part of a larger area of unoccupied land labelled 'Bunker's Hill'.

**1842-1845**
Construction of Campbell's Stores at 11-29 Hickson Road, 9-27 Circular Quay West commenced by Robert Campbell. Originally 5 bays.

**1844**
First piped water supply to The Rocks with public pumps.

**1853-1854**
Woolcott & Clarke Map notes Campbell's wharf but no other structures.

**1854-1858**
Campbell's Stores (the Old Metcalfe Bond Stores, 11-29 Hickson Road / 9-27 Circular Quay West) extended by four bays.

**1859**
Campbell's Stores (the Old Metcalfe Bond Stores, 11-29 Hickson Road /9-27 Circular Quay West) extended to eleven bays.

**1865**
Site of block defined by a far narrower road (future Hickson Road).

**1876**
Campbell Wharf, Campbell's Stores, house and stables are sold to Australasian Steam Navigation Company (A.S.N. Co.).

### Site and building development

(European settlement) Undeveloped land, vacant or garden. The land was originally leased to Captain Henry Waterhouse.

Late eighteenth century maps indicate that the site was not occupied by any buildings.

Robert Campbell took over Captain Waterhouse's lease.

Site located to rear of Campbell’s Wharf House boundary fence.

1844 Map describes the site as part of land being the private property of Campbell & Co.

Plans show the site as part of a long, narrow parcel of land that is unoccupied by any structures.

Site of block defined by a far narrower road (future Hickson Road).
<table>
<thead>
<tr>
<th>Year</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1877</td>
<td>Australasian Steam Navigation Company sold land on western side of the future Hickson Road to Cliff and Clark. (Site of New Metcalfe Bond building).</td>
</tr>
<tr>
<td>1882</td>
<td>Percy Dove Map shows old Campbell's Stores and no development on the site. Roadway accessing Campbell's Stores indicates alignment and future Hickson Road. Up until the 1880s there was no public access to the stores below on Sydney Cove.</td>
</tr>
<tr>
<td>1884</td>
<td>1884 Map noting the demolition of Campbell's Wharf House and the subsequent erection of the new Australasian Steam Navigation Company's warehouse in 1884-85, a roadway to Circular Quay was opened up at this point</td>
</tr>
<tr>
<td>1887-1924</td>
<td>Warehouse (Virgoe Son &amp; Chapman / Bushells Company).</td>
</tr>
<tr>
<td>1886-1887</td>
<td>88 George Street built by Virgoe Son &amp; Chapman.</td>
</tr>
<tr>
<td>1887</td>
<td>Australasian Steam Navigation Company holdings sold to Government. Metcalfe occupied the Campbell's Stores building which later became known as Old Metcalfe Bond Store.</td>
</tr>
<tr>
<td>1887</td>
<td>First land resumption Circular Quay and angle of future Hickson Road established</td>
</tr>
<tr>
<td>1888</td>
<td>Map notes Virgoe Son &amp; Chapman building.</td>
</tr>
<tr>
<td>1890</td>
<td>Third floor added to Campbell's Stores at 11-29 Hickson Road / 9-27 Circular Quay West.</td>
</tr>
<tr>
<td>1900</td>
<td>Major resumptions in The Rocks under the Public Works Act 1900.</td>
</tr>
<tr>
<td>1900</td>
<td>A 1900 scheme for the proposed reconstruction of The Rocks shows the Virgoe Sons &amp; Chapman building at 88 George Street as the only building proposed for retention on this part of George Street behind the Campbell’s Stores (Birdseye View of Old Sydney, July 1900) (Figure 2.5).</td>
</tr>
<tr>
<td>1900</td>
<td>Sydney Harbour Trust Act comes into operation. The Rocks area was vested to Sydney Harbour Trust.</td>
</tr>
<tr>
<td>1901</td>
<td>Map shows Stanford Chapman in ownership of two lots.</td>
</tr>
<tr>
<td></td>
<td>Map shows the proposed widening of Hickson Road.</td>
</tr>
<tr>
<td></td>
<td>Sydney Harbour Trust notes the existing warehouse (88 George Street).</td>
</tr>
</tbody>
</table>
1902 Construction of the Power Station commenced on the site of an old quarry that had otherwise not been developed before (36-64 George Street). The Architect was Walter Liberty Vernon (Government Architect).

1903 Rearrangement of streets notes new alignment of road to horse ferry wharf.

1904 Decision to use AC instead of DC current rendered the (unfinished) Power Station obsolete. Bushells Ltd. Tea merchants leased the building.

1905 Bushell & Company bought the building.

1906-1912 Excavation to level of Hickson Road and stone retaining wall built.

1907 Redevelopment – alignment of future Hickson Road is indicated.

1908 Power Station extended and used as Mining Museum and Chemical Laboratory. The Architect was Walter Liberty Vernon (Government Architect). The land between the Mining Museum and 86-88 George Street was leased to Upward and partially occupied by Argyle Garage under this lease. Map showing subdivision of Observatory Hill Lands notes Hickson Road 66 feet wide.

1909 Plan of Sydney in Fitzgerald's Royal Commission indicates present site boundaries of the Former Mining Museum at 36-64 George Street.

1911-1912 Hickson Road built. North section of 86-88 George Street built.

1912 A brick building of 6 floors and basement was designed by Government Architect Walter Liberty Vernon and built by the Public Works Department at 86 George Street. 88 George Street was reduced in depth by 10 metres to allow construction of Hickson Road and a new east façade and an extra floor was added. The two buildings were interconnected to accommodate the Bushells Factory and Warehouse. The 1912 building was constructed with a steel frame, which was an early use of this material in NSW; the steel was supplied by Dorman Long & Co, who later became the builders of the Sydney Harbour Bridge. The widening and surfacing of Hickson Road further reduced Virgoe Son & Chapman’s triangular storage yard.
1912 North section of New Metcalfe Bond building (68-76 George Street) built. Architect was Eaton & Bates. An application for a new bonded store by Eaton & Bates was approved 3rd May. A 3-storey warehouse for Upward & Co demolished to be replaced by the new Metcalfe Bond Store, the northern section of which was built in 1912 and the southern section in 1916.

1916 South section of New Metcalfe Bond building (78-84 George Street) built. Sands Directory shows George Street renumbered; No. 28 renumbered to 86-88 George Street.

Mid 1920s-1980s Government department (Department of Education, Labour and Industry, Department of Public Health/Health Commission) uses e.g. stores, offices and laboratories.

1921 Water Police moved to Campbell's Cove to the site of Campbell's Wharf.

1924 The buildings, 86-88 George Street, were used for the Department of Education following relocation of Bushells to Harrington Street. Sands Directories of 1925 to 1932/33 show the site occupied by the Education Department Stores.

Early 1930s Photo showing the two buildings. The Bushells signs are highly visible within the skyline. (Figure 2.8)

1932 The Sydney Harbour Bridge completed.

1935 Government Motor Garage adjacent to the Mining Museum for use by the Maritime Services Board.

1936 Sydney Harbour Trust becomes Maritime Services Board which retained all the land in this area until 1970 when the Sydney Cove Redevelopment Authority was established.

1940s During the 1940s, 86-88 George Street used as a store by the Department of Labour and Industry (SCRA, CC03/04).
c1940s?  The earliest drawings for 86-88 George Street found so far (ROX/491/HP/0001-0002/DR) are undated plans showing accommodation for the Department of Labour and Industry (Social Services) at 86-88 George Street – clothing issue depot; works and local government workshop; and taxation department records.

These drawings show the fire escape stairs to the north of 86 George Street, loading dock and goods lift in each of the buildings, sheds on the roof of 88 George Street, etc. However, the plan does not show the third floor to 88 George Street, which was added as part of the 1912 works. (Figures D.15-D.16)

1948  First draft planning scheme for the City of Sydney created a larger industrial zone that covered the northern Rocks and much of Millers Point.

Map notes a store located on the triangular portion of the site adjoining 88 George Street.

1948-1951  Renovation of building for use as offices and laboratories by Government Departments, Department of Public Health. As part of these works, new concrete stairs were put in adjacent to the south wall (western end) of 86 George Street (location of the existing stairs). An electric lift replaced the goods lift at the same location, adjacent to the south wall (middle) of 86 George Street (location of the existing plant room).

1958  First Planning Scheme adopted by Sydney City Council - the area is zoned 'business centre' as part of a larger such zoning that stretched south as far as Martin Place.

1968  Sydney Cove Redevelopment Authority Act.

1970  Formation of the Sydney Redevelopment Authority.

1971  City of Sydney Strategic Plan shows the site within 'The Rocks' planning precinct that includes the northern Rocks and Millers Point.

1972  Construction of new substation on the site of 16 Hickson Road / 66 George Street.

1975  The fire stairs at the north-west corner of 86 George Street was replaced with new metal fire stairs. A new fire exit to Hickson Road was introduced at the basement (north of the eastern end of the north wall of 86 George Street).
1976-1977  A new plaza was created on the triangular portion of the site with funds from the Bushells Group.

1980  The Health Commission of NSW vacated the building.
      The original entrance and loading dock to Hickson Road closed up.

1984-1985  Additions and alterations to 86-88 George Street.

1984-1985  Building was modified for commercial offices. Two additional floors were added to 88 George Street. Structural work and fire upgrade occurred throughout the building. These works included increased parking at basement; replacement of timber floors with concrete; deletion of internal columns to enhance planning versatility; structural strengthening; introduction of toilets to all levels (except basement) at 88 George Street; relocation of the lift to the centre of 86 George Street and adaptation of the lift well to plant room; and removal of the metal fire stairs. The southern façade of 88 George Street was altered to be in sympathy with the eastern façade. Window openings on the southern façade were rearranged to be centrally aligned to the wall bays defined by the upper level piers. New bay windows were also introduced to the southern façade at this time. (Figures 2.34, 2.42-2.45 & E.1-E.8)

c1986-present  Commercial uses e.g. offices, shops, gallery and café.

1990  Reconstruction works to Bushells Place. (Figure 2.46 and 2.51)

2007-2008  Refurbishment and services upgrade of 86-88 George Street for continuing commercial uses.

2007-2008  Refurbishment and services upgrade of 86-88 George Street for continuing commercial uses.

2009  Construction of canopy over southern entry into ground floor of 88 George Street in Bushells Place.
2.3 Development of the precinct

First Leases and Land Grants

The street block 64-88 George Street formed part of land originally leased to Captain Henry Waterhouse, and later taken over by Robert Campbell.

Robert Campbell arrived in Sydney on the *Hunter* on 10\textsuperscript{th} June, 1798 to wind up the affairs of the "Sydney Cove", wrecked in 1796, dispose of the *Hunter*’s cargo and report on prospects of Colonial trade. Campbell left Sydney in August, 1798\textsuperscript{13} returning in February 1800 to represent Campbell & Co., from Calcutta.\textsuperscript{14} He settled permanently in Sydney on a parcel of land purchased in 1798.\textsuperscript{15} During this first visit, Campbell took over the lease of a house and land held by John Baughan. This house became Campbell's first residence. In 1800, Campbell took over Captain Waterhouse's lease. This land was immediately north of the land he had already leased.\textsuperscript{16} To the south of Campbell's property was situated the Naval Office, the Dock Yard and the Mariner's Church. One of Sydney's most prominent merchants, Campbell began an intensive building program in 1801 for two years. The most notable building constructed in this period was a large two-storey stone warehouse adjacent to the waters edge. This was combined with Campbell's first "wharf" which was a stone sea-wall constructed along the front of the warehouse, and extending southwards. A small timber jetty was constructed at right angles to this wharf and is believed to be the first privately owned jetty in Australia. The site of the wharf was later redeveloped as the site of the Water Police. (Figure 2.1)

![Figure 2.1: View of Campbell's Cove looking east showing Wharf House and wall built by Robert Campbell, 1857. Source: Sydney Harbour Foreshore Authority Historic Image Library](image)

"Wharf House", Campbell's own house, was constructed to the south of the warehouse and was first occupied by Robert and his wife, Sophia in 1802. This stone building had long verandahs and commanding views of the Harbour and Sydney Cove. The walled compound to Wharf House extended close to the site of the present Bushell Place.

On 11 August 1804, Campbell secured three acres of land fronting Sydney Cove extending to

\textsuperscript{13} Australian Dictionary of Biography, Robert Campbell.
\textsuperscript{14} Nash, Cargo for the Colony, pp.41-42, ADB p.203.
\textsuperscript{15} Australian Dictionary of Biography, 1, 203. The Rocks & Millers Point Archaeological Management Plan (Vol.1) p.43.
\textsuperscript{16} The Rocks & Millers Point Archaeological Management Plan, Vol.2, p.34.
Dawes Point.\textsuperscript{17} The land Campbell was leasing was finally granted in June 1814 by Governor Lachlan Macquarie. Campbell gradually built up a substantial complex of wharf and storehouse buildings, culminating in the construction of Campbell's Stores.

By 1835, Campbell had the land to the west of George Street North surveyed and divided into six lots ready for sale. In 1839, the sale which included the wharf was advertised but was not sold until 1876. On 29th June 1842, Campbell mortgaged the old two-storey warehouse and probably used this finance to construct the first five bays of a new two-storey stone warehouse, Campbell's Stores, (later called the Old Metcalfe Bond Building, 11-29 Hickson Road /9-27 Circular Quay). The first section was built 1842-45.\textsuperscript{18} Also constructed at this time was a long timber building with a gable roof. Shortly after its completion, dormer windows were added along the eastern side. This building was demolished in 1880. At approximately the same time, a three-storey, four-bay store warehouse building was constructed to the north of Campbell's Stores.

The quay was extended in 1853 along the western shore of Sydney Cove, as far as Campbell's wharf, thereby giving vehicular access to the wharf directly from the City at quayside level. At about the same time (in 1854-58) another four bays were added to the southern end of Campbell's new store warehouses, giving nine bays in all. The final two bays of Campbell's Stores were added to the southern end approximately 1859-61.\textsuperscript{19}

\textbf{1870-1900}

In July 1876, Campbell's wharf, warehouse, house and stables were sold to the Australasian Steam Navigation Company (A.S.N. Co). Many of the early buildings were demolished and replaced with several large timber stores and sheds. The 1870s saw reclamation of the Sydney foreshores commence. The street block 64-88 George Street lay to the east of these land relocations.

The A.S.N. Co also began selling off undeveloped land fronting George Street North on the east.\textsuperscript{20} (Figure 2.2) In 1877, the site of 88-86 George Street was a garden level with George Street, and was separated from Campbell's Stores by a quarried rock face. A stone wall was constructed between 1906 and 1912.

\textsuperscript{17} Colonial Secretary Office, List of Grants & Leases of Town Allotments, (Fiche 3268, 9/2731, pp.193, 208).
\textsuperscript{18} Quint.
\textsuperscript{19} SCRA 1978: CC/01.
\textsuperscript{20} GK 15.
In 1877, shortly after purchasing the property, A.S.N. Co sold the land on the western side of present day Hickson Road to Cliff and Clark who erected a number of small stores, on the future site of the New Metcalfe Bond Buildings.

By the end of 1879, demolition of Campbell's buildings had begun which continued into 1880. In September 1884, Campbell's 1802 residence, "Wharf House" was demolished to construct the A.S.N. Co offices, which still stand. The expansion program included the construction of two new jetties with timber loading sheds on half their length. (Figures 3.49-3.52)

In July 1887, the government purchased the land to the north of the stone warehouse, demolished all of the buildings in this area and constructed a large stone slipway for the Navigation-Board. In October 1887, the government bought the remainder of Campbell's property between Campbell's Stores and Sydney Cove from the A.S.N. Co to extend Circular Quay to Dawes Point.

1901-1990

The outbreak of the Plague in 1900 resulted in large scale resumption and reconstruction of The Rocks. The Sydney Harbour Trust was created in 1901 to carry out the reconstruction of the area. The primary aim of the Trust was commercial expansion and the need to clean up and rebuild the Victorian wharves of Sydney. Commercial buildings, such as warehouses, bond stores and other storage facilities, were built to service the burgeoning commercial community.²¹ (Figure 2.6)

In addition to the warehouse construction work, the late nineteenth and early twentieth century was also a time of change to the streetscape. In particular, the government purchased land between Campbell's storehouse and Sydney Cove and many older commercial buildings were demolished or redesigned to make way for Hickson Road, ²² Hickson Road was constructed to provide access to Millers Point and the significant expansion of the wharfage and associated stores. Excavation works were undertaken to the level of Hickson Road between 1906 and 1912,

²² SHT, 1913, 19-20; 1914, 17. The Rocks & Millers Point Archaeological Management Plan (Vol1) p.60.
and a stone retaining wall constructed to support George Street.

The Virgoe Son & Chapman Warehouse at 88 George Street was built in 1886-7, before Hickson Road was formed. (Figures 2.3, 2.4, 2.10, 3.49-3.53) This three storey building was consequentially impacted by the road resumption and excavation for the construction of Hickson Road between 1906 and 1912.23

The 1888 Sydney & Suburban Map Publishing Co. plan shows the original building before the Hickson Road works. As the site area was reduced by the widening of Hickson Road necessitating a partial redesign and rebuilding of the eastern façade of the building was undertaken. (Figures 2.3 and 2.4)

In 1902, Power Station at 36-64 George Street was begun but not completed. In 1908, it was extended to its present height by the Government Architect Walter Liberty Vernon and became a Mining Museum and Chemical Laboratory.24

From 1908-1912, 66-84 George Street was surveyed and leased to John Upward of Upward & Company. This lease extended from the Mining Museum for 81 metres along George Street to what was the Bushells Store, now 86-88 George Street.

A 1908 plan showing subdivision of the Observatory Hill lands shows 66 George Street16 Hickson Road occupied by the Argyle Garage and leased by Upward.25 (Figure 2.7) Another 1908 plan shows the Metcalfe Bond Store land leased to Upward and Bushells Place is noted as 'site for Civil Ambulance Brigade'.

In 1912, Metcalfe and Company built the 38 metre northern half of the New Metcalfe Bond Store (68-76 George Street). The building was intended to extend at the north end onto the site of Argyle Garage as indicated by the toothed brickwork. The 1935 maps show the existence of the Government Motor Garage on the same site (66 George Street).26 Later in 1916, the southern building of the New Metcalfe Bond Store at 78-84 George Street was constructed.

![Figure 2.3: Plan of the Virgoe Son & Chapman Warehouse at 88 George Street, before Hickson Road, Sydney & Suburban Map Publishing Co., 1888. Source: Sydney Harbour Foreshore Authority Map and Plans Library](image-url)
Figure 2.4: Virgoe Sons & Chapman, 1895, building and site circled in red. Source: Sydney Harbour Foreshore Authority Map and Plans Library

Figure 2.5: A 1900 scheme for the proposed reconstruction of The Rocks shows the Virgoe Sons & Chapman building at 88 George Street as the only building proposed for retention on this part of George Street behind the Campbell’s Stores, circled in red. Source: Birdseye View of Old Sydney, July 1900
Figure 2.6: The Rocks, c.1901, site circled in red. Source: Sydney Harbour Foreshore Authority Map and Plans Library
The early twentieth century saw the continuation of this industrial development, including the Harrington Warehouse in the 1920s between Mill Lane and Playfair Street, the Harrington Buildings, now the Old Sydney Holiday Inn Hotel at 55 George Street, and the Metcalfe Bond stores at 68-84 George Street.

The area was further modified by the construction program for the Harbour Bridge in the 1920s-30s, (Figure 2.8).
From the mid-20th century, saw the continuing expansion of industry, as well as demand for larger sites and changing industrial processing, storage and wharfage facilities. Industries in The Rocks began to move away from the inner city and many of the existing industrial and warehouse buildings were converted for use as public offices, both State and Commonwealth Government. This reflected a growing government presence in The Rocks area, including the Department of Health in the former Bushels Building at 88 George Street.

In 1958, the most southern bay of Campbell's Stores, (1-29 Hickson Road) was demolished to make way for the northern access ramp to the Overseas Terminal, leaving ten stone and brick storehouses plus the northern brick addition.27

The main centre of cargo trade moved westward from Sydney Cove to Darling Harbour during the 1960s. From the late 1960s, Campbell's Cove underwent a complete transformation from the main centre for the overseas shipping trade to a tourist, recreation and immigration area focusing on the Overseas Passenger Terminal.

In 1968, the Sydney Cove Redevelopment Authority (SCRA) was established with its own act of Parliament, and assumed control of The Rocks area.

27 Quint.
2.4 Development of 86-88 George Street, The Rocks

Early History of the Site and Buildings

The site is located to the east of the track which eventually became George Street, but in 1788 led to William Dawes' Observatory, later the Dawes Point Battery. It formed part the land originally leased to Captain Henry Waterhouse.\(^\text{28}\) In 1800, Robert Campbell took over Captain Waterhouse's lease. The leased land was granted to Robert Campbell in June 1814 by Governor Lachlan Macquarie.\(^\text{29}\) In 1877, the site was a garden, bounded with George Street and was separated from 'Campbell's Stores' by a quarried rock face. (Figures 3.49 and 3.52) In 1877, Robert Campbell sold the land to ASN Co. The ASN Co began selling off undeveloped land fronting George Street North on the east. The 1884 Percy Dove Map shows the area as vacant. (Figure 2.2)

The offices and warehouses of the merchants and importers, Virgoe Son & Chapman, were built at 88 George Street in 1886-7.\(^\text{30}\) (Figure 2.10) The new building was originally three floors and basement and is a fine example of the late Victorian Free Classic style. (Figure 2.10 shows the roof and north side brick wall and Figure 2.11 shows partial new George Street elevation)

\(^{28}\) The Rocks & Millers Point Archaeological Management Plan, Vol.2, p.34.
\(^{29}\) MB Lot 1, Section 86, 1814 Plan showing Campbells Land Grant.
\(^{30}\) Sydney Sands Directories, 1887.
The architect of the Virgoe Son & Chapman warehouse building (1887) at 88 George Street is unknown. The building displays typical Victorian Free Classical style characteristics within the general language of classical architecture, with a richly modelled façade, classical orders, and the use of stucco pilasters and pediments as embellishment. There are few surviving clues or evidence, either externally or internally, of the building’s original function.

Beyond 88 George Street, the line of the old Campbell's wall was still intact at least until 1901, where it is visible on the map. (Figure 2.6) This map notes the site 86-88 George Street as occupied by Stanford Chapman. The remaining area is shown as vacant land in the name of Robert Reid under Mortgage to the Union Bank of Australia Ltd.31

**Bushells Limited at 86-88 George Street (1904-1924) and associations with The Rocks (1904-1975)**

In 1904, Bushells Ltd., Tea Merchants, leased the building and “The Tea Men” leased and moved into George Street North. Sands directories list the address of Bushells Ltd., tea merchants as 28, later 83-86 and 88 George Street, from 1906-1924.32

In 1912, a public company, Bushells Ltd., was formed with P.H. Bushell as the chairman. In 1920 the firm was restructured to extend operations interstate as well as to finance a new building in Harrington Street. The company had premises on Harris Street, Pyrmont for coffee roasting. Plans had been made to create further premises for tea operations, but these were evidently abandoned.33

In 1912, Bushells Limited as lessee from the government negotiated to develop the existing site and extensions to the existing three storey building at 88 George Street, (the former Virgoe Son & Chapman building). A brick building of six floors and basement was completed on the adjacent northern site. (Figure 2.13) The new building was the manufactory or processing building and warehouse (86 George Street) for Bushells Limited. The new building was designed by Walter Liberty Vernon, the Government Architect, in the Federation Warehouse style, and built by the Public Works Department.

Concurrently, the rear of the 1887 building at 88 George Street was reduced in depth by 10 metres to make way for the construction of Hickson Road, and an extra floor was added. Vernon designed the reconstructed eastern façade (88 George Street) to harmonise with its new neighbour (86 George Street), (Figure 2.12) while the 1887 original western elevation retained the late Victorian Free Classical style and the additional third floor and semicircular parapet were designed and constructed in rendered brick in a sympathetic late Victorian design and rendered brick to the original building. The new building and additions cost £10,404.

Importantly, the two building dating from 1887 and 1912, while interconnected and functioning as a single entity and floor area, still read as two discrete buildings in their respective styles on the George Street elevations. While the rear (east) elevation was designed and built and reads as a single façade in 1912.

The two buildings were interconnected to accommodate the Bushells Factory and Warehouse, as the single occupant (Figure 2.14). The 1912 building presents a relatively early use of the structural steel frame, with elements provided by Dorman Long & Co. The south side elevation of 88 George Street has no window openings on the basement, and ground floors and only three windows in total on the second floor. The side elevations were left purposely blank (figure 2.10) to enable the construction of an abutting building on neighbouring sites. It is possible that the ground and first floors were used for the factory and storage and the second floor for office use.

31 Darling Harbour Resumptions, within part of Section 86 and other lands, 1902 Map.
32 The Bushells Building, 121-127 Harrington Street, The Rocks – A Conservation Plan p.28
33 The Bushells Building, 121-127 Harrington Street, The Rocks – A Conservation Plan p.28
Bushells Factory and Warehouse is one of only three purpose-designed industrial buildings and warehouses designed by Vernon and the only one in The Rocks. The other two warehouses located in Pyrmont are the Royal Edward Victualing Yard Buildings A and B (1905-07), and the Royal Edward Victualing Yard Building C (1909-12). (See further information and photos included in section 4.0). Appendix D also discusses the importance of Walter Liberty Vernon, Government Architect and many of the buildings he designed, and other aspects of his career not directly related to the Bushells Warehouse.

Bushells vacated the premises in George Street in 1924, but continued to use the building façade for signage that was prominently featured here and a landmark until the 1980s. (Figures 2.8 and 2.13)

Bushells Company operations were extended to Western and South Australia, Tasmania and in 1922, to Victoria. Difficulties of over extension were overcome and Bushell's business skill and confidence was evident in his distribution of a free half-pound of tea to every home in Sydney in 1924. In 1924 the Bushells Co moved into their new Harrington Street building, bringing the entire operation of blending, packaging and dispatch for delivery under one roof.34 (Appendix D has further information on the company).

During the years 1942-1953, a period of supply difficulties and tea-rationing, Bushell was a member of the Commonwealth Tea Control Board. While prominent in business and industry circles, in the 1940's he also established the Bushell Trust, set up by the family to anonymously support medical research and education, generously distributing very substantial funds.

The Bushells Building in Harrington Street became the headquarters of an eminent Australian enterprise which, like other import and distribution businesses, had chosen to locate in The Rocks to be near the harbour wharves.35 Unlike British tea companies, Bushells did not have their own tea plantations.36 The tea was shipped to Sydney in the traditional wooden tea chests, loaded onto Bushells own horse-drawn drays, or later flat-tray motor lorries holding about 150 tea chests each, and taken to the two receiving docks.37

In 1957 Bushells Investments Pty Ltd was formed to acquire Bushells Pty Ltd. Development of new Sydney manufacturing premises at Concord commenced in the mid-1950s.38 In addition, Bushells continued to occupy the Harrington Street site and office until 1974.39

Bushells Place on the corner of George Street and Hickson Road was developed and made available to the public as open space with the generous assistance of Bushells Pty Ltd, to acknowledge their seventy years from 1904 to 1975 in The Rocks. The Honourable H.F. Jensen M.L.A., Minister for Local Government unveiled this plaque on 14 February, 1977. The plaque is mounted on the southern wall of 88 George Street.
Figure 2.10: View over site of present new Metcalfe Bond Building showing wall the north wall of the former Virgoe Sons & Chapman Building, 1908. Source: Sydney Harbour Foreshore Authority Historic Image Library GE The Rocks and George Street 1905DW34032

Figure 2.11: Partial view of 88 George Street showing side north wall and main George Street façade before the addition of third floor and semicircular parapet (behind the roofs), 1910. Source: GE 49 Rooftop view c1900 DW34083
Figure 2.12: View to eastern façade (Hickson Road) of 86-88 George Street, c1930s. Source: Sydney Harbour Foreshore Authority Historic Image Library

Figure 2.13: Bushells sign “speaks for itself” on the northern façade of 86 George Street with 88 George Street to the left of the image, 1915. Source: GE 2S Sydney Harbour Foreshore Authority Historic Image Library GE2S2S.tif
Figure 2.14: Map of the Parish of St. Philip, noting the Department of Health at the site of 86-88 George Street, 1935. Source: Sydney Harbour Foreshore Authority Map and Plans Library

86-88 George Street used as Government offices (1925-1980s)

From 1925 the buildings were used as stores for the Department of Education and Labour and Industry. Following renovations undertaken between 1948-1951, the premises were used as offices and laboratories by Government Departments, mainly by the Department of Public Health. 40 (Figure 2.14 and Figure 2.17)

Floor plans (Figures 2.15 and 2.16) show the c1940s layout. These drawings show the original fire escape stairs recessed into the northern elevation of 86 George Street still intact, the loading dock openings (still in place in 2016) and goods lift in each of the buildings (removed in 1984), and sheds (removed in 1984) on the roof of 88 George Street.

The drawings also show that a dock with double entry doors off the 88 George Street elevation (infilled in 1984).

There is limited physical and photographic evidence of the works undertaken during use as

government offices. A new internal staircase was constructed featuring the 1950s terrazzo steps and landings on most floors, (terrazzo was a popular floor finish in the 1950s), still mostly intact in 2016. A large number of additional smaller double hung sash window openings introduced onto all floors of the south elevation of 88 George Street by the 1970s, presumably to provide additional daylight into the office work space on these floors. (Figures 2.25 and 2.26) The choice of timber framed double hung sash six pane over single pane windows suggests an attempt to provide sympathetic choice of window design appropriate to the 1887 building.

In the 1970s, the corner site at George Street and Hickson Road was occupied by a shed and a wall to George Street. (Figure 2.16 and Figure 2.28)

1978 drawings of the rear (east) elevation (Figure 2.27) shows the original basement with large arched openings at 88 George Street with two large windows either side of a vertical timber paneled double garage doors. As part of the 1984 works the garage doors were removed and sympathetically infilled as a timber window to match the basement window openings either side on this building.

The 1978 works to the side (southern) elevation was undertaken post the green bans and the renewed community interest and recognition of the heritage buildings in The Rocks. The 1970s works managed by Sydney Cove Authority (SCA) reflect the input of a conservation approach and professional heritage advice as part of the management of the building. The windows introduced into the southern elevation were sympathetic to the heritage qualities of the building, as they saw it in the 1970s, in scale, location and materials, being timber and of double hung sash construction.
Figure 2.15: The earliest drawings for 86-88 George Street found so far are undated plans (c. late 1940s) showing accommodation for the Department of Labour and Industry (Social Services) at 86-88 George Street – clothing issue depot; works and local government workshop; and taxation department records. Source: Sydney Harbour Foreshore Authority, ROX-491-HP-0001-DR
Figure 2.16: These drawings show the fire escape stairs to the north of 86 George Street, loading dock and goods lift in each of the buildings, sheds on the roof of 88 George Street, etc. However, the plan does not show the third floor to 88 George Street, which was added as part of the 1912 works. Source: Sydney Harbour Foreshore Authority, ROX-491-HP-0002-DR
Figure 2.17: Sydney Cove Authority Historic City of Sydney, 1948. Note shed on site. Source: HP376 – City of Sydney civic Survey
Figure 2.18: Health Department Offices at 86 George Street, 1954. Source: State Library of NSW Govt. Printing Office D2-05097

Figure 2.19: 86-88 George Street, 1970. Source: Sydney Harbour Foreshore Authority, 39963_A742-162
Figure 2.20: Part view of north and west facades (fourth and fifth floors) of 86 George Street, 1970s (?). Source: Sydney Harbour Foreshore Authority, 48405_GEM_90.9, undated

Figure 2.21: 86-88 George Street, c.1977. (Source: Sydney Harbour Foreshore Authority, 48539_GEM_90.19
Figure 2.22: Bushells Place proposed square, 1977. Source: Sydney Harbour Foreshore Authority

**Bushells Place constructed to recognise the long association of Bushells Co. with The Rocks (1970s and 1990s)**

In the 1970s, the corner site at George Street and Hickson Road was occupied by a shed and a wall to George Street and was previously used as a garage.

A new plaza, adjacent to the south façade of 88 George Street, was created at the corner of George Street and Hickson Road in 1976-77, with the help of a donation from the Bushells Group of Companies, in recognition of its long association with The Rocks. A commemorative plaque was unveiled on 26 January, 1977.41 (Figures 2.22, 2.25 and 2.26)

The initial design of Bushells Place consisted as a raised podium level constructed in red face brick, with George Street with a carpark under accessed from Hickson Road.

The original plaza was demolished and rebuilt in the 1990s. (Figure 2.37) At this time various wind breaks were erected and later removed.

41 SCRA Annual Reports 1976-77.
Figure 2.23: Colour schedule for the Health Department Building at 88 George Street, 1977. Source: Sydney Harbour Foreshore Authority, ROX-491-AR-0045-OD
Figure 2.24: Side (south and north) facades, 1978. Source: Sydney Harbour Foreshore Authority, Drawing No. CC6/13
Figure 2.25: South façade of 88 George Street during painting of mural, c.1978 and window openings mostly introduced in the 1970s. Source: Sydney Harbour Foreshore Authority

Figure 2.26: 86-88 George Street, c.1978-84, showing window openings mostly introduced in the 1970s. Source: Sydney Harbour Foreshore Authority, 40193_SCRA_133
Figure 2.27: East facade, 1978. Source: Sydney Harbour Foreshore Authority, Drawing No. CC6/12
Figure 2.28: 86-88 George Street side (south) elevation, c.1978-84. Note change of location of the “Pancakes on The Rocks” sign from previous photo. Source: Sydney Harbour Foreshore Authority, 151055_CC_224, undated

Figure 2.29: 86-88 George Street, front (west) and side (south) elevations c.1978-84. Source: Sydney Harbour Foreshore Authority, 163626_CCM_2.9
Major Changes made in the 1980s

The Health Commission of NSW vacated the building in 1980.

In 1984-85, work was undertaken to adapt the building from use as government offices to commercial lettable space for offices, with shops, café and gallery at ground level. Two additional floors four and five were also constructed on the upper levels of 88 George Street.

The project to adapt the existing industrial factory and warehouse building was undertaken by SCRA (Sydney Cove Redevelopment Authority), a state government department established to manage the heritage buildings in The Rocks. It is understood that these buildings were considered for demolition at this time, and that their retention, even if only in part, and adaptation, was a positive step for the recognition and revaluing of industrial buildings in The Rocks.  

The works undertaken to 86 and 88 George Street buildings in the 1980s were extensive both internally and externally. Kevin Curtain & Partners Architects designed the additions for floors four and five to 88 George Street and Scahill and McCloskey Pty Ltd, as consulting engineers, designing the structural works for 86 and 88 George Street.

It is likely that concern with the structural capacity and a change in use triggered a major fire upgrade and a decision was made to remove almost all of the internal original construction fabric (See Appendix C for structural report). The original construction consisted of cast iron columns, steel beams and columns and hardwood flooring to structurally strengthen and provide fire upgraded buildings to meet current codes. Remnants of the original steel beams on the eastern

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42 Pers com Dr Wayne Johson on Bushells Warehouse, February 2016.
side of 86 George Street remain insitu. Work undertaken to remove the structure was irreversible and removed most of the significant internal fabric of the buildings. The c1950s lift was removed and replaced with a lift opposite the c1950s stairs.

Internal photos of the ground floor of 88 George Street taken in the 1980s (Figure 2.32) shows the original 1887 internal construction (removed in the 1984 works), consisting of slim cast iron columns supporting the timber floor joists and floor boards. This photo also show the partially infilled original ground floor dock, window and front door openings on the front or west elevation openings onto George Street, that were sympathetically infilled as window openings in the 1984 works.

Each of floors one to five has a typical layout for commercial office space with a central service core consisting of male and female toilets and amenities, kitchen areas, a new passenger lift position obliquely opposite the existing c1950s fire stairs with services concentrated in vertical services cores in this central area. This layout ensures that maximum floor area has access to windows, daylight and views.

Externally, the new work and its architectural design was more sympathetic to the aesthetics of the 1887 and 1912 buildings and exhibits consideration of the heritage values of the buildings by designing in context; with careful attention to the use of materials, creation of vertical bays and sympathetic window openings on the fourth and fifth floors on the top or fifth floors on the side (south, and front (west) and rear (east) elevations of 88 George Street, that repeats the style and rhythm of the façade design of the 1912 building.

Interestingly, the side or south elevation of 88 George Street had seven additional bay windows, modelled on the only original bay windows on the east elevation added to the second third and fourth floors. The bay windows, while based on original bay windows on the rear elevation, appear adhoc and out of character and context of the side elevation.

A number of the windows introduced in the c1950s and 1970s remain intact and a number of additional smaller double hung sash windows were added on each floor in vertical rows forming a regular pattern on south facade. (Figure 3.5) The smaller scale of these windows and their position and proportioning on this side elevation appears fitting to a secondary or side elevation to this building. Three doors were also introduced in the 1980s into the side (south) elevation into earlier window openings at the ground floor level.

88 George Street was painted in the 1980s to conceal the additions. Access to car parking for 86-88 George Street is under Bushells Place from Hickson Road.

In the 1980s, the side (north) elevation of 86 George Street was altered, with removal and the infilling of the external fire stair and introduction of windows into the previously blank recessed bays of the side wall. A decision was made that as no further floors were to be added to the neighbouring Metcalfe Bond Store at 84 George Street and there was no fire risk, that windows could be introduced to the upper two floor levels. The window design replicated the design and fabric of the windows on the existing 1912 rear (east) elevation, with paired double hung sash windows on the fourth floor and arched casement windows on the fifth floor that fitted within the recessed bay design. The windows read as part of the building and have been sympathetically designed and introduced as part of this 1984 work.
Figure 2.31: Ground floor of 86 George Street during renovations (looking towards Hickson Road), July 1984. Source: Sydney Harbour Foreshore Authority, 191081_CCM_31-1

Figure 2.32: Ground floor of 88 George Street during renovations (looking towards George Street), July 1984. Source: Sydney Harbour Foreshore Authority, 191082_CCM_31-2
Figure 2.33: 88 George Street (second and third floors?) during renovations (looking towards Hickson Road), July 1984. Source: Sydney Harbour Foreshore Authority, 191085_CCM_33-2

Figure 2.34: Interior during renovations, 1984. Source: Sydney Harbour Foreshore Authority
Figure 2.35: East façade during 1980s renovations, 1985. Source: Sydney Harbour Foreshore Authority, 161771_32b
Figure 2.36: 86-88 George Street, 1987. Source: Sydney Harbour Foreshore Authority, 151332_CC_372

Figure 2.37: Bushells Place during reconstruction, May 1990 and 1991 design. Source: Sydney Harbour Foreshore Authority, 193754_CC_2-4 and 88 George Street 1991.jpg
Figure 2.38: Basement, ground and first floor plans, 1980. Source: Sydney Harbour Foreshore Authority, Drawing No. CC6/14
Figure 2.39: Second floor to roof level plans, 1980. Source: Sydney Harbour Foreshore Authority, Drawing No. 6/15.
Figure 2.40: Basement and ground floor as existing in 1984. Source: SHFA, ROX-491-AR-007-DR
Figure 2.41: First floor to roof level as existing in 1984. Source: SHFA, ROX-491-AR-008-DR
Figure 2.42: Alterations and additions, 1984 - Basement and Ground floor. Source: SHFA, ROX-491-AR-009-DR
Figure 2.43: Alterations and additions, 1984 - First floor to roof level. Source: SHFA, ROX-491-AR-0010-DR
Figure 2.44: Alterations and additions, 1984 – West and East facades. Source: SHFA, ROX-491-Ar-0011-DR
Figure 2.45: Alterations and additions, 1984 – North and South facades. Source: SHFA, ROX-491-AR-0012-DR
Building Upgrades and Bushells Place Reconstruction (2007-9)

In 2007-2008, the buildings at 86-88 George Street were refurbished and the building services upgraded, for continuing commercial uses. (Figures 2.46 to 2.52). Bushells Place was also redesigned and rebuilt as part of this project. The canopy was built during 2009. The architects for the project were the Sydney offices of Terroir, whose main office is in Copenhagen, Denmark.

The works, based on environmental efficiency principles, were recognized in 2007 by the achievement of a 5-Star Green Star Office Design rating (Green Building Council Australia) for 86-88 George Street, the first for a State heritage-listed office building in NSW.

The project involved a major service upgrade with new services and air conditioning plant and ducting and reconfiguration of some internal basement areas for car parking, plant and service rooms. On the ground floor of 86 George Street, external adaptations were made to the original ground floor openings to provide level access to a new entry foyer, and new lift access to both 86 and 88 George Street.

The original openings to 86 George Street were adapted with the removal of original timber window and door joinery and replacement with single sheet plate glass windows and automatic sliding glass door opening up the connection and visibility between the building interior and George Street. As part of these works, shadow lines of the original window configuration were added around the openings to interpret the original openings. (Figure 3.7)

The service areas on the rooftop were upgraded with new plant rooms and new environmental control systems. The new plant rooms are lightweight structures built in the centre of the roof to minimise visibility from the street and disruption to the building elevations and the roof towers and parapets that still feature prominently on the roof and from the street level.

The works also included an interpretative external paint colour scheme with differentiated colours to represent the various stages of the buildings; interpretation of earlier window arrangements on the 88 George Street elevation mentioned above; and display of a section of the Dorman Long and Co. steel framing used to construct the building.

Bushells Place was redesigned and rebuilt as part of these works and features a series of off-form concrete steps and ramps with steel handrails providing access to a podium level that features a dramatic steel and glass canopy to the side entry into the ground floor tenancy of 88 George Street.

The project for internal works and redesign for 86-88 George Street and Bushells Place were recognised with several awards43 also including:

- Environ BPN (Building Products News Sustainability Award for large commercial projects, in 2008.
- Highly commended in the Property Council Awards, Adaptive Reuse category
- Energy Australia National Trust Heritage Award for Conservation Energy Management
- The concrete podium was commended in the 2009 CCAA (Cement Concrete Aggregates Australia) Public Domain Awards, in the Precincts Section.

The CCAA award commendation stated: The small size of this historic urban site belies the complexity of the challenge it presents. Despite this, the design uses the essential qualities of concrete to maximum effect, resolving complex levels and geometries, skilfully employing scale and plasticity to create a place form what could have been, merely a space, a welcome contemporary solution to the challenges of this historic precinct. 44

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Figure 2.46: South elevation, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terroir, 2006. Source Sydney Harbour Foreshore Authority.
Figure 2.47: East elevation, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terroir, 2006. Source Sydney Harbour Foreshore Authority.
Figure 2.48: North elevation, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terroir, 2006. Source: Sydney Harbour Foreshore Authority.
Figure 2.49: West elevation, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terroir, 2006. Source Sydney Harbour Foreshore Authority.
Figure 2.50: Basement floor plan, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terroir, 2006. Source Sydney Harbour Foreshore Authority.
Figure 2.51: Ground floor plan, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terroir, 2006. Source Sydney Harbour Foreshore Authority.
Figure 2.52 Level 1 floor plan (typical for all levels), construction drawings for works to 86-88 George Street and Bushells Place, Architects Terroir, 2006. Source Sydney Harbour Foreshore Authority.
2.5 Historic Themes

The following summarises the historic themes relevant to the historical development of 86-88 George Street, The Rocks.

<table>
<thead>
<tr>
<th>Australian Historic Theme</th>
<th>NSW Historic Theme</th>
<th>Representation of historic themes at 86-88 George Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peopling Australia</td>
<td>Aboriginal</td>
<td>The bend in George Street and the rise in street level in front of the place may demonstrate the alignment of a Cadigal walking path that once connected Tar-ra (Dawes Point) to the north with Tallawoladah to the south and the former estuary of the Tank Stream.</td>
</tr>
<tr>
<td>Peopling Australia</td>
<td>Convict</td>
<td>The place, originally on the foreshore of The Rocks peninsula, adjoins sites of major convict infrastructure, especially the first hospital, the dock yards and the market place. The place itself was, during the early-mid 19th century, part of the extensive warehousing and wharves of Campbell &amp; Co where convicts were employed in a variety of occupations, and which was also the site of the ‘Prisoners Bank’ established in 1819. Evidence of all these convict era uses and associations remains in the documentary and archival records, and in the archaeological layering in the precinct.</td>
</tr>
<tr>
<td>Developing local, regional and national economies</td>
<td>Industry</td>
<td>All the fabric of the place pre-dating 1924 can demonstrate the evolution of the industrial use as a factory and warehouse associated with its dockside location. The orientation of the buildings with extensive views into and over Sydney Cove, the harbour and the wharves, and the loading bays on the eastern side, further demonstrates its industrial and warehousing functions. The Federation Warehouse style of the taller sections of the building and its extensions demonstrate its use for storing bulk tea, and the multiple floor levels demonstrate the processes of blending and packing the tea into smaller quantities, styles and brands that took place in specialized processing areas, and eventually at the ground level was distributed by motor vehicles to metropolitan retailers and to railway depots for distribution to wholesalers and retailers. The multiple floor levels, with their open space, concrete stairs and lift shafts also demonstrate the uses of the building as government stores, offices and laboratories between 1924 and 1984.</td>
</tr>
<tr>
<td>Developing local, regional and national economies</td>
<td>Commerce</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------</td>
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<td></td>
</tr>
<tr>
<td>The place was the main wholesale outlet for Bushells from 1904 to 1924. The offices of Bushells were located on the first floor of 86 George Street, and the windows at that level are associated with that former use of the space.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The 1978 works to the side or southern elevation were undertaken post the green bans and renewed community interest and recognition of the heritage value of The Rocks. The works were managed by SCA (Sydney Cove Authority) and reflect the input of a conservation approach and professional heritage advice as part of the management of the building and fabric in The Rocks and for the building in its own right.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Major external and internal works were undertaken to adapt the industrial building in the mid-1980s for commercial use, and this is demonstrated by changes to the fabric post-dating 1984 to provide viable office and other commercial spaces. Change in use triggered a major fire upgrade and removal of most of the original steel, cast iron and hardwood timber construction and its replacement with concrete to meet contemporary code.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Major upgrades to Bushells Place in 2007-8 provided an outdoor area and upgraded entry into the ground floor of 88 George Street that was used as commercial food and beverage tenancies.</td>
<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Developing local, regional and national economies</th>
<th>Science</th>
</tr>
</thead>
<tbody>
<tr>
<td>In 2007-8, the sustainable building services upgrade and new podium for Bushells Place demonstrate the scientific values of the place for which it was rated the first 5-Star Green Star Office Design (Green Building Council Australia) for a State Heritage Register-listed office building in NSW and a range of industry awards and commendations.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Developing local, regional and national economies</th>
<th>Environment – cultural landscapes</th>
</tr>
</thead>
<tbody>
<tr>
<td>The multiple layers of construction and change in the whole place are demonstrated by the differentiated external paint colour scheme, applied in 2007, that interprets the various periods of the building construction and changes, as an exemplar of contemporary cultural heritage conservation practices.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Building settlements, towns and cities</th>
<th>Towns, suburbs and villages</th>
</tr>
</thead>
<tbody>
<tr>
<td>The two long north-south aligned streets enclosing the place reflect the historic, organic street patterns of The Rocks. The lower level of Hickson Road demonstrates the reclamation of the foreshore of Sydney Cove to create more efficient wharves. The broad width of Hickson Road demonstrates the town planning or ‘improvement’ programs undertaken in the early 20th century to increase the efficiency of the wharves and the connections between the wharves and the foreshore warehouses.</td>
<td></td>
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</tbody>
</table>
The site is associated with successive waves of government intervention from the housing of convicts, to various urban renewal programs, and the construction of major public infrastructure such as the Sydney Harbour Bridge and Cahill Expressway. The resumptions of 1900 provided for single ownership by the State and the implementation of its strategic development priorities. 86-88 George Street in the 1900 bird’s eye view of “Old Sydney”, is the only building proposed for retention on this part of George Street. Today, the site contains two interconnected buildings from both the pre- and post-resumption era.

In 1912, the Government Architect Walter Liberty Vernon designed a new factory and warehouse building at 86 George Street in the Federation Warehouse style and added a new storey to the existing 1887 building at 88 George Street and as new rear (east) façade for both buildings along the newly completed Hickson Road. The construction works were undertaken by the NSW Public Works Department. The new building and additions cost £10,404.

A number of industrial buildings were erected to provide places of employment either as factories or warehouses. The Bushells Building is one of the largest of these developments and one of the last completed.

In the early 1920s the Housing Board seems to have divested its interest in directly designing warehouse buildings for its clients and henceforth the lessee became responsible for design, construction and maintenance.

From 1924 to 1984 the building was used by NSW Government agencies (Department of Education, Labour and Industry, Department of Public Health/Health Commission) for stores, offices and laboratories.

The planned redevelopments of the 1970s were met with determined resistance by residents of The Rocks, supported by the Green Bans movement, which resulted in substantial revisions to broad scale demolition programs and the retention and conservation of some historic buildings.

The 1978 works undertaken post the green bans show the renewed community interest and recognition of the heritage the value of The Rocks. The works were managed by SCA (Sydney Cove Authority) and reflect the input of a conservation approach and professional heritage advice as part of the management of the building and fabric in The Rocks and for the building in its own right.

This project in the 1980s to adapt the existing industrial factory and warehouse building was undertaken by SCRA (Sydney Cove Redevelopment Authority), a state government department established to manage a range of heritage buildings in The Rocks. It is understood that this building was considered for demolition at this time, and that its retention, even if only in part, and its adaptation, was a positive step for the recognition, revaluing and repurposing of industrial buildings in The Rocks.
| Governing Welfare | Bushells Place demonstrates, by its open space and public accessibility, the philanthropic endeavours of Bushells in funding the transformation of a portion of its former property to provide public recreational space in the inner city in the mid-1970s. |
| Governing Law and Order | Resistance by residents of The Rocks, supported by the Green Bans movement, to planned demolitions in the area in the 1970s, lead to some tense standoffs and open conflict between residents and police. Although this building was not itself a site of conflict between protestors and police, its planned survival remains as evidence of the long-term influence of resident action groups in the retention and ongoing conservation of historic buildings in The Rocks. |
| Marking the phases of life Persons | The place is associated with the following significant persons and groups:  
  - Captain Henry Waterhouse (1770-1812), first importer of merino sheep and to whom part of the site was leased in the 1790s.  
  - Robert Campbell Sr (1769-1846), founder of Campbell & Co, who used the site as a stone quarry and as part of the garden of his private residence, ‘Wharf House’, c1802-1876.  
  - Walter Liberty Vernon (1846-1914), Government Architect, who design the 1912 warehouse building and additions and extensions to 88 George Street  
  - Philip Howard Bushell (1879-1954), founder of Bushells tea company and major industrialist in The Rocks between 1904 and 1954  
  - Bushells Company in its various corporate incarnations between 1912 and 1970s was a significant commercial entity in The Rocks during most of the 20th century; and the creation of Bushells Place to commemorate the company’s long term association with The Rocks. |
3. **Physical Evidence**

The aim of this section is to describe the Old Bushells Factory and Warehouse and Bushells Place in detail in order to facilitate the understanding of the existing place. The place itself is a good source of information on the number of changes that have been carried out during its lifetime. This section builds on the evidence outlined in the previous section to note the physical changes that have taken place over time in order to understand why, when and how these alterations were made.

This information has been reviewed and updated in 2016 by Miriam Stacy of the Foreshore Authority using non-invasive observation. A physical survey of the buildings at 86-88 George Street was undertaken by Alan Croker and Hendry Wan in July 2008.

### 3.1 The Rocks Conservation Area

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

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

Today the built context is characterised by a mix of residential, commercial and industrial 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, in addition to philanthropic buildings and accommodation for seamen. The area retains a large amount of public open space including Dawes Point Park, with its early fortifications and archaeological remains, 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 commercial and resident infill development. It is the overall character and diversity which contributes to the significance of the area.

### 3.2 Street and Streetscape Description

The street address for the Old Bushells Factory and Warehouse and Bushells Place is 86-88 George Street, The Rocks, near the northern end of George Street that opens up to the Dawes Point Park located underneath the southern pylon and approach of the Sydney Harbour Bridge.

86-88 George Street is located on the eastern in a precinct of industrial buildings, warehouses and bond stores built by the government that back onto and overlook Hickson Road and Campbells Cove. These substantial buildings are currently used for a range of commercial uses including retail, food and beverage and offices.

This George Street precinct contains the former Mining Museum and Chemical Laboratory, the Metcalfe Bond Stores, constructed in two stages with the later southern building known as the New Metcalfe Bond Stores built in 1916, and the Old Bushells Factory and Warehouse at the southern end built in 1887, with substantial additions in 1912 and an additional two floors added in 1984.
The six-storey buildings at 86-88 George Street, the Old Bushells Factory and Warehouse buildings, are the tallest buildings in this block; the only taller structure is the former Mining Museum's chimney stack.

Immediately opposite on the western side of George Street (Nos. 25-47), are predominantly nineteenth century two-to-three-storeyed terraces including Sergeant Majors Row and two stone buildings, Merchants House and the Union Bond Store.

Immediately south of Bushells Place is the brick facade of the ASN Co building and its distinctive Anglo Dutch roof gables and on the western side is the seven-storey 1920s warehouse building, the former Harrington's Building now the Old Sydney Holiday Inn.
A continuous wall of masonry facades dominates the western side of Hickson road consisting of the rear facades of the Old Bushells Factory and Warehouse buildings, the Metcalfe Bond Stores and the former Mining Museum. These buildings overlook the Campbells Store on the eastern side of Hickson Road and over pass to the Overseas Passenger Terminal on West Circular Quay.

Refer to Figure 3.4 Significant views - View 2.

Figure 3.2: Looking south along Hickson Road with 86-88 George Street terminating the southern end of the block. Source: Sydney Harbour Foreshore Authority, M Stacy 2016.
Views and Vistas

86-88 George Street is prominently located at the southern end of a block in George Street and is highly visible at its higher floor levels in the round due to its location at the elevated intersection of George Street and Hickson Road, which falls away down to the shoreline at Campbells Cove. The building is visible from Sydney Harbour with highly significant views towards and along Sydney Harbour, the Opera House, Kirribilli and the lower north shore and Sydney Harbour Bridge.

Refer to Figure 3.4 Significant views - View 5.
Refer to Figure 3.4 Significant views - View 6.

Refer to Figure 3.4 Significant views - View 4.

Figure 3.3: Views towards 86-88 George Street from Gloucester Walk, Overseas Passenger Terminal, and East Circular Quay. Source: Sydney Harbour Foreshore Authority and 2009 CMP.
Significant views to the site, at ground level

1. Looking south along George Street
2. Looking south along Hickson Road
3. Lowards south along George Street
4. Looking west from Circular Quay and East Circular Quay
5. Looking east along Atherden Street.
6. Looking east from Gloucester Walk and Bunkers Hill

Significant from level 4 and above

- Panoramic view in all directions towards Sydney CBD, Sydney Cove and Circular Quay, along Sydney Harbour, the Opera House, Kirribilli and lower north shore and Sydney Harbour Bridge.

3.3 Building Description

The following is a description of 86-88 George Street. Additional architectural elevations, floor plans and details of the buildings works are included in Appendices C and E.

Evolution of 86-88 George Street buildings

<table>
<thead>
<tr>
<th>1886-1887</th>
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</thead>
<tbody>
<tr>
<td>88 George Street elevation</td>
</tr>
</tbody>
</table>

Construction of the first 3 floors and basement at 88 George Street in the late Victorian Free Classic style for Virgoe Son and Chapman, importers and general merchants. Only the George Street elevation and internal floors remain in the current building.
<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
</table>
| 1912 | 86 and 88 George Street elevation  
Six floor building designed by WL Vernon, Government Architect at 86 George Street designed in the Federation Warehouse style and connected to 88 George Street for the Bushells Tea Company.  
Extra floor (level 3 and semicircular parapet) added to 88 George Street to harmonize with the new building at 86 George Street.  
86 George Street’s western façade is of face brick while 88 George Street’s is rendered and painted. The southern façade of 88 George Street is painted brickwork.  
Rear (east) façade designed by WL Vernon - 88 George Street rebuilt in 1912 and new building at 86 George Street.  
The eastern facades of the buildings are also painted brickwork. |
| 1976-77 | Bushells Plaza, at the corner of George Street and Hickson Road  
Ground floor plan and Bushells Place plan c1980 |
1984

86 and 88 George Street
Building modified with 2 additional floors added for commercial offices

Rear (east) façade with proposed levels four and five additions

2008

86 and 88 George Street and Bushells Place
Ground floor windows modified and entries added to 86 George Street and 88 George Street.
Bushells Place rebuilt in off form concrete ramps, steps and podium with a canopy to the entries into ground floor of 88 George Street southern elevation.
Figure 3.5: Evolution of the window openings on the south facade, comparing the c.1978 configuration (following the completion of Bushells Place and painting of mural on the southern facade) to the present.
2008 Photographic Survey

The place was photographed by Design 5 in 2008. A selection of these photographs is included here showing existing views, spaces, features and elements of the place.

Figure 3.6: Original door entry to 86 George Street

Figure 3.7: Recent interpretation of 86 George Street’s original window openings

Figure 3.8: Surviving original pavement light to George Street

Figure 3.9: Commercial entry lobby to 86 George Street

Figure 3.10: Retail entry (northern) to 86 George Street

Figure 3.11: The 86 George Street retail entry connects to Metcalfe Arcade on the north
Figure 3.12: Basement at 88 George Street, looking east

Figure 3.13: Basement at 88 George Street – surviving evidence of arched opening at the party wall

Figure 3.14: Basement at 86 George Street – remnant stone window sill to original fire escape enclosure

Figure 3.15: 88 George Street – ground floor, looking to south wall

Figure 3.16: 86 George Street – ground floor, looking south to 88 George Street

Figure 3.17: Original 1950s terrazzo stair treads survive between the first and third floors
3.4 Exterior

The following is a description and analysis of the physical evidence for the external fabric development of 86-88 George Street, The Rocks.

88 George Street

Front (west) elevation onto George Street

The former Virgoe Son & Chapman warehouse at 88 George Street was originally designed in the Victorian Free Classical style and built in 1886-7. It retains typical features of the style with a symmetrical main façade street presentation to George Street constructed in load bearing brickwork finished with painted stucco that is richly modelled in the classical architectural order expressed in the detailing and windows to the ground, first and second floors, with heavily arched ground floor openings for the original central window, flanked by openings for the entry door and warehouse double doors. The first floor features a triangular pediment decoration over the first openings that contain large arched timber double hung sash windows. The second floor as typical of the classical order has a plainer arrangement of rectangular openings framed with decorative brackets around the double hung window openings. The façade of the original three storey building was surmounted by a dentilated string course with central semicircular decorative parapet concealed the roof behind. (See Evolution of 86-88 George Street buildings above).

The original 1887 storey façade was capped with a dentilated cornice with end brackets supported on Corinthian capitals with fluted pilasters. (See Evolution of 86-88 George Street buildings above).

A third floor was added in 1912, in the style of the original façade. At this time the original raised parapet was removed and replaced with the current semicircular rendered parapet with a central bullseye opening to conceal a gable roof behind. The 1912 additions are sympathetic in style, materials and decorative elements to the original late Victorian building. However on close inspection there are differences in the modulation of the façade, as the additional third floor is more restrained showing an early 20th century approach to design and decoration that lacks the depth of relief and attention to decorative detailing of the more mannered lower façade.

Side (north) elevation

The original 1887 external side (north) elevation is no longer visible. It now forms a party wall between 86 and 88 George Street. It was a face brick load bearing wall and does not contain any openings. Internal openings have been punched through it to connect the two buildings at 86 and 88 George Street, most likely introduced as part of the late 1940s-50s and 1984-85 works.

Side (south) elevation and rear (east) elevation onto Hickson Road

The side (south) and rear (east) elevations of the original 1887 building faced onto a small back street. The side and rear elevations were designed as secondary façades and likely constructed in face brickwork.

The rear (eastern) elevation of this original 1887 three storey building was shortened by 10 metres and rebuilt in 1912 to accommodate the street widening of Hickson Road. At the same time, an additional floor (level three) was added to 86 George Street in 1912. The new rear (eastern) façade of 86 and 88 George Street was designed in the Federation Warehouse style.

The 1912 rear façade facing onto Hickson Road for 86 and 88 George Street, uniformly joins the two buildings into a symmetrically designed façade that appears as one building. It is constructed in face brickwork with vertical bays separated by pilasters, stone window lintels and features regularly spaced and repetitively designed and detailed paired timber double hung sash windows to all levels, ground to fourth and arched casement windows to level five. The rear (east) basement floor facing onto Hickson Road features more heavily articulated arched openings and rusticated sandstone string coursing with pairs of vehicular access doors into the building basement. The top of the elevation is terminated with an arched tower and articulated parapet.
While a similar window type was used across the east (rear) façade for the 1912 works, bay windows were introduced and the windows to the new third floor addition were adjusted and made smaller to accommodate a lower header. The introduction of two bay window elements in the 1912 east façade was a reflection of the period.

In 1984-85, the south façade of 88 George Street was extended by two additional floors (levels four and five). The 1984-85 works also varied the window pattern and introduced additional bay windows to the side (south) façade changing its original utilitarian appearance.

The introduction of reproduction bay windows in 1984-85 (based on the two original bay windows on the rear elevation) confuses an understanding of the building’s history and is out of character in design and in a random pattern on this wall. (See Figure 3.4 for the evolution of windows on the side southern facade.)

The changes to the building in 1984-85, created two neighbouring relatively symmetrical buildings at 86 and 88 George Street, which belies the history of development of the two buildings. The recent (2007-08) external colour scheme visually interprets and clarifies the evolution of the different stages of the 86 and 88 George Street facades.

**86 George Street**

*Front (west) elevation onto George Street*

86 George Street reflects the new style of a robust warehouse typical of the Federation period. It is constructed in 1912 using face brickwork with vertical bays separated by pilasters, stone window lintels and features regularly spaced and repetitively designed and detailed paired timber double hung sash windows.

The ground floor formed the base to the building and features heavily arched openings with rustic sandstone string courses around the original timber window and door openings. The original timber and door openings to the ground floor were removed in the 2007-8 works and replaced with sheet glazing to open up and connect the ground floor foyer to George Street. Subtle interpretation has been included with steel side panels fitted to the openings that marks the outline of the original window and door openings. The top of the elevation is terminated with an arched tower and articulated parapet.

*Rear (east) elevation onto Hickson Road*

The rear (east) ground floor facing onto Hickson Road features more heavily articulated arched openings and rusticated sandstone string coursing with two 20th century vehicular roller doors into the building basement. The facade features original sandstone sills, concrete lintels and face brickwork.

The painting of the east façade obscures the 1984-85 additions and conceals the sharp contrast of sandstone sill, concrete lintel and face brickwork evident in the west façade. The 1912 building at 86 George Street designed as six storeys was and still is unusually tall in its context with a three storey building next door at 84 George Street (southern section of the Metcalfe Bond Stores).

*Side (south) elevation*

The side (south) elevation was constructed as a party wall abutting 88 George Street and is only a visible external wall above the western verandah on levels four and five and as a party wall on the roof top level.

*Side (north) elevation*

The side (north) elevation was constructed as a face brick party wall abutting 84 George Street. The original recess on the north façade housed an external fire stair that was infilled in the 1984
works. All windows on the fourth and fifth floor levels were introduced as part of the 1984-85 works.

The simple, massive form of the warehouse building, coupled with all its material characteristics is distinctive within its context and appreciable from many viewpoints in The Rocks and surrounding context.

Figure 3.26: Front (George Street) elevation, side (north) elevation, side (south) elevation, and rear (east) elevation facing onto Hickson Road, 2016. Source: Sydney Harbour Foreshore Authority, M Stacy.
Figure 3.27: Views of the George Street elevation at ground floor level showing stuccoed façade of 88 George Street and face brickwork of 86 George Street and details of the altered doors to 86 George Street, 2016. Source: Sydney Harbour Foreshore Authority, M Stacy.
Figure 3.28: Views of the Hickson Road elevation at ground floor level showing the brick façade of 88 George Street and 86 George Street, and details of the altered windows and doors openings, 2016. Source: Sydney Harbour Foreshore Authority, M Stacy.

Figure 3.29: The only original 1912 bay windows located on the east elevation on Hickson Road, 2016. Source: Sydney Harbour Foreshore Authority, M Stacy.
3.5 Roof

The current roof to 86 George Street is part of the original 1912 structure and includes the raised brick parapets and two tower structures on the East and West facades. The tower structures were most likely utilitarian as the face brick finish was retained. There is evidence of the outline of earlier glass beading to the arches and the flashing line of the roof structure, which was later clad with concrete floor tiles in the 1884-85 works. The original metal railing is retained on the south and north façade. The fire stair well which occurred on all levels on the north of 86 George Street has been infilled, as part of the 1984-85 works.

The façade to the north appears to have been painted from the time of construction. These features are evident in 1915 photographs.

The current roof to 88 George Street was constructed as part of the 1984 works when the fourth and fifth floors were added. This section of roof terrace is now level and accessible from the 86 George Street roof terrace and also finished with concrete tiles. Additional metal clad additions house mechanical plant and lift overrun. This section of roof has a decorative face brick parapet and stone piers with sections of metal railing to the south that matches the detail on the north facade.

Figure 3.30: View of the 1984 roof over 88 George Street and towards the 1912 tower on 86 George Street, 2016. Source: Sydney Harbour Foreshore Authority, M Stacy.

Figure 3.31: Views of the inside face of the raised parapet to 88 George Street constructed in 1912, now an external wall to a small verandah on level 4, 2016. Source: Sydney Harbour Foreshore Authority, M Stacy.
3.6 Bushells Place

The area, once a storage yard for Virgoe Son & Chapman, was reduced in size in 1912 by the widening of Hickson Road. An elevated plaza was constructed in 1976-77, which also provides parking on the basement level, was created to commemorate the long Bushells association with The Rocks. Its construction resulted in the modification of the original southern windows to door openings on the ground floor of 88 George Street.

The 1977 plaza was demolished in the 1990s and reconstructed. As part of the 2007-8 works, a canopy was added over the openings into the south side of 88 George Street.

Figure 3.31: Views of Bushells Place from George Street and Hickson Road and the canopy, 2016. Source: Sydney Harbour Foreshore Authority, M Stacy.
3.7 Fabric Survey Elevations

The information gathered from the physical fabric survey of the buildings in July 2008 is presented as elevations in Figures 3.32 - 3.35. The fabric survey floor plans are included in Figures 3.41 to 3.48 in Section

As part of the 2016 CMP update, a fabric inspection was undertaken to confirm this information. A few amendments were noted and have been included below each drawing, where appropriate.

The key to the fabric survey for the elevation and plan drawings is included here.

Fabric survey - KEY

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<td>W</td>
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Note: The fabric inspection and review of historical photos undertaken in 2016 for the CMP update confirmed that the semicircular parapet over 88 George Street was constructed in 1912 at the same time as the third level addition to this building.
Figure 3.33: Fabric survey 2008 – Side (south) facade
Figure 3.34: Fabric survey 2008 – Rear (east) façade onto Hickson Road
Figure 3.35: Fabric survey 2008 - Side (north) facade
3.8 Interiors
The following is a description and analysis of the physical evidence for the internal fabric development of 86-88 George Street.

The interior now read as a single building, however the two buildings were constructed as separate buildings in 1887 (88 George Street) and 1912 (86 George Street) and employed different construction methods and materials.

Construction

Original construction of 88 and 86 George Street
The original three storey building at 88 George Street was constructed using solid brickwork with a rendered finish, with an internal hardwood timber or cast iron posts and heavy timber flooring, using typical construction methods and materials for warehouse buildings of the 1880s.

The six storey building at 86 George Street was constructed using face solid or cavity brick external walls, with internal steel columns and beams and a combination of heavy timber flooring and concrete in service areas. This building is notable as an early example of the use of steel framing.

Both buildings were supported on foundations of sandstone bedrock.

Both buildings have been treated as single building entity since 1912 and changes have been made to upgrade both buildings at the same time and in the same manner.

Changes to stair and lift access through the building
The existing concrete fire stairs were constructed as part of the 1948-51 works. Its construction removed any physical evidence of the strong room at the basement and ground floor. Original terrazzo floor finish (1950s) to the stairs survives between the first and fifth floors. The stairs between the basement and ground floor were refurbished in the 1984 works. The stairs between the ground and first floors were refurbished in 2007-08 with new concrete steps and landing.

Evidence of the original fire stairs location (replaced in the 1970s and later removed in the 1980s) survives at the north wall at the basement through to the fourth floor. The original stair enclosure walls, including evidence for removed windows, survive at the basement.

Physical evidence of the original goods lift at the south-west corner of 88 George Street was removed when the floors were replaced in the 1980s.

The original goods lift at 86 George Street was removed and replaced by the electric lift in its stead during the 1948-51 works.

No physical evidence has been found of the stairs at the south-west corner of 86 George Street, or for the stairs at the eastern end of 88 George Street’s south wall shown in the c.1940s drawings. (Figures 2.15-2.16)

Changes to internal structure
In the 1984-85 works, timber floors were replaced with concrete and most of the columns were removed. Surviving wall piers on the south wall of 88 George Street indicate the locations of the removed beams and supporting columns. Engineering drawings prepared by Consultant Engineers Scahill & McCloskey Pty Ltd in 1984, detail the construction sequence and the retention and removal of the existing steel and timber structure. Two beams on the eastern end of each of the ground to fifth floors may survive insitu.
The original masonry dividing wall between 86 and 88 George Street largely survives although altered over time to accommodate openings to connect the two buildings. New openings were formed on all levels with the earlier openings occurring at the eastern end of the party wall. Some of these openings may have been blocked and later unblocked during the 1980s work.

**Basement**

Apart from three columns in the basement, all the other columns throughout the buildings were removed in the 1980s.

On opening up for the 2007-08 ramped floor in the ground floor entry in the 1912 building (86 George Street), two of the original riveted steel stanchion/floor beam junctions, as well as the beams were exposed. These were cut off at ground floor level in the 1980s when the structure above was removed. One of these junctions as well as the top part of the adjoining beams had to be removed to allow for the ramp. The remaining steel structure in the basement was retained insitu. The locations of the removed elements and configurations were noted and recorded, and the removed elements are now displayed in the ground floor window at 86 George Street.

![Figure 3.36: Basement - car park under the Bushells Place, entry through load bearing wall through to 88 George Street and loading dock, 2016. Source: Sydney Harbour Foreshore Authority, M Stacy.](image)

**Ground Floor**

The buildings while linked are two distinct buildings due to the retention of the existing party wall. The present access to the building from George Street is via two altered window openings at the northern end of the façade (86 George Street). As part of the 2007-08 works, the location of window sills of the altered window openings at 86 George Street (on the ground floor, western façade) was interpreted.
The original front door entry to 88 George Street has been modified to a window. The original ground floor dock at 88 George Street has also been removed and the door opening modified to a window. The existing window sills and joinery for all three openings dates from the 1980s work.

Three of the original pavement lights survive to the outside of the George Street openings.

Two original structural steel beams (rivetted) (1912) survive towards the eastern end of 86 George Street; all the rest were removed in the 1980s.46

The northern opening ground floor opening through the external wall into the Metcalfe Bond Stores arcade was made in the 1980s.

Figure 3.37: Ground floor- main entry and lift foyer through 86 George Street and current restaurant fitout 86 and 88 George Street, 2016. Source: Sydney Harbour Foreshore Authority, M Stacy.

Upper Floors

The upper floors repeat the central lift location, fire stairs, central party wall and vertical service ducts and amenities. A new concrete slab supported by beams is concealed by a lower suspended ceiling. The third floor of 86 George Street retains its full floor-to-ceiling height without a false ceiling.

The c.1940s drawings show window openings on the south wall of 86 George Street at the fourth

46 Alterations & Additions to 86-88 George Street North for Sydney Cove Authority detail which beams and columns were retained and removed. Source: ROX-491-ST-00007-DR Sydney Harbour Foreshore Authority
and fifth floors, although it is not known if these existed especially adjacent to the goods lift. If they existed, surviving physical evidence for these is not apparent following subsequent works in 1948-51 and the addition of two floors to 88 George Street in 1984-85.

The party wall was rendered in the 1980s.

Two original structural steel beams (riveted) (1912) survive towards the eastern end of 86 George Street; all the rest were removed in the 1980s.

In 2016, all floors one to five are currently fit out as offices and have fitted kitchens and toilet facilities located close to the central service core.

Figure 3.38: First floor – kitchen, original windows to 88 George Street and office fitout, 2016. Source: Sydney Harbour Foreshore Authority, M Stacy.
Figure 3.38: Second floor – partitioned offices, kitchen, original windows to 88 George Street, 2016. Source: Sydney Harbour Foreshore Authority, M Stacy.

Figure 3.39: Third floor – typical internal passage to lift and fire stairs, bay windows introduced in 1980s, 2016. Source: Sydney Harbour Foreshore Authority, M Stacy.
3.9 Intactness

The exterior of the buildings remain mostly intact. The original buildings have been extensively altered, particularly internally, in a number of significant phases. Internally, the plan layout has been extensively altered and all finishes have been painted or replaced.

In the 1980s, the 1912 building (86 George Street) was gutted and almost all internal structure replaced, except for the stair, and some remnant steel framing including two original riveted steel beams at the eastern end, and three original columns in the basement.
Most of the original openings and windows of 86 George Street remain intact. Most of the original external window joinery remains intact except for changes on the ground floors and the new openings on George Street and openings for vehicular access on Hickson Road.

The 1887 building (88 George Street) was also gutted in the 1980s, with removal and replacement of its entire internal structure. 88 George Street retains some original 1887 and 1912 openings and windows. Most of the original openings and windows on the front (west) façade of 88 George Street remain intact; however the original ground floor door and windows have been changed within the original openings. The side (southern) elevation has seen a number of changes made with many windows added in the 1970s and the joinery and location with some openings closed up and relocated or modified in the 1980s. Bay windows were also introduced in the 1984 works. There are records of original window locations available and illustrated in Figure 3.5.
3.10  Fabric Survey Floor Plans

The information gathered from the physical fabric survey of the buildings in July 2008 is presented as floor plans in Figures 3.41 to 3.48. Section 3.7 contains fabric survey elevations in Figures 3.32 - 3.35

As part of the 2016 CMP update, a fabric inspection was undertaken to confirm this information. A few amendments were noted and have been included below each drawing, where appropriate.

The key to the fabric survey for the elevation and plan drawings is included here.

Fabric survey - KEY

BL  Blocked up
CLG  Ceiling
CONC  Concrete
D  Door
EV  Evidence of
EXT  External
FIX  Fixed
FLR  Floor
FO  Fit Out
FR  Frame
GL  Glazed
MOD  Modified
O  Original
OD  Original door
OP  Opening
P  Panel
REC  Recent
REM  Removed
S  Sash
ST  Stone
TIM  Timber
W  Window
Figure 3.41: Fabric survey 2008 – Basement level

Note: The fabric inspection in 2016 confirmed that the stairs are concrete and date from the 1984 works to this building.
Figure 3.42: Fabric survey 2008 – Ground floor

Note: The fabric inspection in 2016 confirmed that the stairs are concrete and date from the 2007-8 works to this building.
Figure 3.43: Fabric survey 2008 – First floor
Figure 3.44: Fabric survey 2008 – Second floor
Figure 3.45: Fabric survey 2008 – Third floor
Figure 3.46: Fabric survey 2008 – Fourth floor

Note: The fabric inspection in 2016 confirmed that the terrazzo stair treads date from the c1950 works to this building. The brick parapet that surrounds the verandah on the George Street elevation of 88 George Street dates from the 1912 works to the building.
Figure 3.47: Fabric survey 2008 – Fifth floor

Note: The fabric inspection in 2016 confirmed that the terrazzo stair treads date from the c1950 works to this building.
Figure 3.48: Fabric survey 2008 – Sixth floor

Note: The fabric inspection in 2016 confirmed that the stairs are concrete and date from the 1984 works to this building.
3.11 Assessment of Archaeological Potential

The archaeological potential of the site was assessed in The Rocks and Millers Point Archaeological Management Plan in 1991 (Inventory No. 11 and No. 12) and in the Foreshore Authority’s S.170 Heritage Register (listing reference number 4500456).

**Below Ground**

The following is The Rocks and Millers Point Archaeological Management Plan in 1991 (Inventory No. 11 and No. 12) assessment of condition of below ground archaeological remains at the site:

- Inventory 11 (88 George Street): “Destroyed”
- Inventory 12 (Bushells Place): “Mostly disturbed”

The 1991 archaeological assessment was based on a broad scope of study, without detailed primary research undertaken for each site. No full assessment of archaeological potential was attempted on a site by site basis. Further research or investigation has indicated the presence of historic development, now no longer visible.\(^{47}\)

The Map of Archaeological Resources in The Rocks (Appendix C of The Rocks Heritage Management Plan, September 2006) shows the site at 86-88 George Street (including Bushells Place) as “Archaeological resource destroyed”.

Further research undertaken for this CMP update disputes this finding.

Given the type of building construction and the extent of excavation, the site is highly unlikely to reveal archaeological remains on the eastern side of the building. Deep features such as wells and cesspits are unlikely to be present. The 1901 Rocks Resumption Plans show that the eastern side of the building was a steep rock face; this indicates the buildings were constructed into bedrock.

However, the large stone wall marking the edge of Campbell’s property has survived in the basement of the Metcalfe Bond Store. Photographic evidence and the 1865 Trigonometrical Survey Plan shows this wall ran along the George Street boundary. Photographic evidence indicates a large change in levels between George Street and Campbell’s property. (Figures 3.49, 3.50 and 3.51)

It is very likely this wall survives under the Bushells Buildings and that remnants of early stone buildings on Campbell’s property survive under Bushell’s Place.

The historical development of the site indicates European occupation since (usually 1788). Specifically successive structures were constructed in 1880s (88 George Street), 1910s (86 George Street) and 1970s (Bushells Place).

The triangular site adjacent to 88 George Street (now Bushells Place) was previously a part of Campbell’s property. Campbell constructed stone buildings directly behind the property boundary wall. Later the site was fenced storage yard for Virgoe Son & Chapman’s warehouse and then the site of Civil Ambulance Brigade (1908). There is a high possibility that archaeological remnants of these previous uses remain in situ.

It is also possible that the 1880s footings and eastern perimeter walls of 88 George Street may have partly survived under the existing pavement, when the eastern end of the building was shortened for the construction of Hickson Road in the 1910s.

Figure 3.49: Map of Campbells property, 1834. The red outline around the intersection of the road (later to become Hicksons Road and George Street, showing a building and boundary walls abutting this building running east/west and boundary wall running along George Street. Source: Ref 398, Mitchell Library Manuscript collection.

Figure 3.50: Overlay of street and block layout onto the 1834 map, showing approximate locations for potential archaeological resources, area of interest outlined in red. Source: Sydney Harbour Foreshore Authority.
Figure 3.51: 1865 Trigonometrical Survey showing George Street and Campbell's property, the gates which became Hickson Road, the stone property boundary wall and the buildings are indicated by the red outline. Source: 1865 Trigonometrical Survey, City of Sydney Council archives.
Above Ground

The roof, and between-floor, spaces have been rebuilt in the 1984 and 2007-8 works. It is unlikely they contain archaeological relics due to this disturbance.

Parts of the painted Bushells sign on the side (north) and rear (east) façades (fourth and fifth floors) (Figures 3.54 and 3.55) may still exist and have been painted over. However, window openings introduced in the 1980s on the side (north) elevation will have removed sections of the sign, rendering any residual signage incomplete.

Remnants of the large painted sign from the late 1960s “Pancakes on The Rocks” and “the Old Spaghetti Factory” (Figure 3.56), on the south face of the 1912 building (86 George Street), prior to the 1980s addition on this side, were found behind removed fitout on the fourth and fifth floors. These were in service areas and were retained and sheeted over in 2007-08 rather than painted or rendered.
Figure 3.54: Bushells sign “speaks for itself” on the northern façade of 86 George Street, 1915. Now covered in paint and with windows on the fourth and fifth floors. Source: GE 2S Sydney Harbour Foreshore Authority Historic Image Library GE252S.tif

Figure 3.55: Bushells signage on the (rear) eastern façade, facing towards Sydney Cove, now covered in paint. Detail of National Library image (NLA PIC P865/24/1), c1921-8
Summary of archaeological potential

In summary, the archaeological potential for the Old Bushells Factory and Warehouse and Bushells Place shown in the Archaeological Management Plan (Figure 3.57) is as follows:

- Bushells Place has a high potential for European and Aboriginal archaeological evidence of State significance of former structures.
- On George Street boundary for the 86 and 88 George Street buildings and southern side of 88 George Street, there is a high potential for contain state significant archaeological evidence of the 1880s footings and western and southern perimeter walls of 88 George Street may have partly survived under the existing pavement, when the eastern end of the building was shortened for the construction of Hickson Road in the 1910s.
- The remainder of the site has moderate potential to contain state significant archaeological evidence from pre 1912 excavations of Hickson Road that relate to former structures and land use.
- There is a high potential to contain state significant signage; being the Bushells painted signs on the side (north) and rear (east) facade of 86 George Street, and painted signs for the ‘Pancakes in The Rocks’ and ‘the Old Spaghetti factory’ signs painted on the original external side (southern) facade of 86 George Street. (The external wall of the original southern façade of 86 George Street is now covered by the fourth and fifth floor additions to 88 George Street).
Figure 3.57: Archaeological management plan for 86-88 George Street for the Old Bushells Factory and Warehouse and Bushells Place Site plan. The broken red line indicates the site boundary, known as Lots 5 and 6 of DP 774546.

Moderate archaeological potential shaded yellow

High archaeological potential shaded blue

Source: CMP 2009 for base plan and Sydney Harbour Foreshore Authority.

3.12 Moveable Heritage, Contents and Collections

There is one item, a section of steel I-beam removed during the 1984 works that is displayed in the ground floor entry foyer as part of the interpretation of the building construction. The steel I-beam is part of the 1912 building constructed with a steel frame, which was an early use of this material in NSW. The steel was supplied by Dorman Long & Co, who later became the builders of the Sydney Harbour Bridge.

There are no other known moveable heritage items or collections associated with this item.
4. Assessment of Cultural Significance

4.1 Assessment of Significance

4.1.1 Comparative Analysis

Definitions of Industrial and Warehouse Buildings in the City of Sydney

The City of Sydney Industrial & Warehouse Building Heritage Study, Volume 1 Final Report prepared in October 2014, defines the main industrial typologies found in the Sydney area as:

A factory is a building or group of buildings where goods are manufactured or assembled chiefly by machine.

A warehouse is a utilitarian building erected principally for the purpose of storage of manufactured goods or agriculture produce, though excluding grain. A warehouse generally does not include a retail function but may involve a minor degree of assembly or manufacture.

Using these definitions for the buildings at 86 and 88 George Street, the buildings are a factory and warehouse.

Sydney’s historic industrial and warehouse resources: overview of historic development

Dr Shirley Fitzgerald has prepared ‘Sydney’s historic industrial and warehouse resources: overview of historic development’ for City Plan Heritage, Industrial and warehouse Heritage Study, for the City of Sydney, dated April 2014. The following is an excerpt from this history.

The report gives the following overview of Industry & Warehousing in Sydney relevant to the understanding of the context and purpose for 86 & 88 George Street.

Dr Fitzgerald states that:

Sydney has been slow to value and interpret its industrial and manufacturing heritage, and the physical retention of many factories and warehouses has not been a high priority. The written record is more likely to ignore the history of these places than of any other kind of structure, and although there are descriptions of the manufacturing processes in trade journals and official investigations of working conditions, these are slight in comparison to descriptions of most other kinds of buildings and activities.

Industry

Almost from the moment of the arrival of the first Europeans in 1788, Sydneysiders made things. Isolation and necessity resulted in the early development of brickworks, timberyards and docks. Industries clung initially to the waterfront around Sydney Cove, then moving west around Dawes Point and Millers Point.

During the later decades of the 19th century growing mechanisation pushed some kinds of production out of the ‘domestic’ or ‘cottage industry’ categories into larger, more genuinely industrial operations. This applied to food processing such as bakeries and smallgoods and meat curing, which were previously carried out in the home or as an adjunct to retailing establishments. Machine shops turned out tools and metal ware was manufactured with increased precision through the use of new forms of machining.

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Manufacturing in the 20th century both consolidated in inner city areas and spread further out. Consolidation in areas such as Ultimo, Chippendale and Surry Hills followed on from land resumptions and demolitions of some of Sydney’s oldest housing in these localities which the City fathers now deemed unfit for residential occupation. The inner city was to be a place for commerce and for manufacturing, and in order to facilitate this, city streets were widened and new ones created.53

Warehousing

The first warehouses clung to the waterfront’s wharf areas. Early warehousing located at the mouth of the Tank Stream and along western side of Sydney Cove where the first dockyards, the government Commissariat stores and Customs House were built as well as the first privately owned stores belonging to Robert Campbell of the East India Company. The early development for export of the products of the maritime industries of sealing and whaling, then by the 1820s wool, all required storage, as did the imports of tea, alcohol, household goods, horses, hoists and just about everything The first warehouses clung to the waterfront’s wharf areas. 54

For most of the 19th century warehousing was carried out on a small scale, frequently in conjunction with retailing. This changed with the development of wholesaling as a specialised trade by the end of the 19th century. This resulted in increased expansion of buildings that were used exclusively or primarily for warehousing. The older warehouses at Circular Quay were supplemented by new buildings, more often purpose built after 1860, with specialised hoisting and packing machinery, located around Millers Point and into Darling Harbour, with wool stores moving across to Ultimo on the Pyrmont peninsula.55

Comparative Analysis of Industrial buildings (factories, warehouses and bond stores) in New South Wales and Sydney

The City of Sydney Industrial & Warehouse Building Heritage Study presents the following comparative Analysis of industrial buildings in New South Wales and Sydney.

The historic number of industrial buildings and sites that once existed in New South Wales and Sydney is unknown. However, the NSW heritage database of listed places provides an indication of the number, location and concentrations of significant industrial buildings and sites which have survived to the present day. These existing listings have been reviewed to understand how Sydney’s collection of industrial heritage compares to other parts of the State and nation.

The NSW heritage database listings identify the large concentration and dominance of the State’s significant industrial resources are located in the Sydney area.

Across New South Wales, a total of 146 warehouses, 89 factories, 14 wool stores, 72 substations and 35 other industrial buildings are identified in the NSW database as local heritage items.

Nine warehouse, two factories, one wool store, 13 substations and 11 other industrial buildings are also listed at the state level on the State Heritage Register as some of the most important heritage sites in NSW. Some industrial sites may be listed twice at both statutory levels.

Of these 292 listed industrial buildings and sites across New South Wales, 186 are located in the Sydney local government area. Warehouses are particularly concentrated in Sydney where 122 of the total of 146 locally listed warehouses are found. 56
Industrial buildings (factories, warehouses and bond stores) in New South Wales in The Rocks

The Rocks contains 16 of the current SHR listed industrial buildings, namely four factories, eight warehouses and bond stores, and five factories/warehouses) and two S170 local heritage items. This means 16 of the 36 SHR listed industrial buildings or 44.4% (comprising nine warehouses, two factories, and 11 other industrial buildings) are located in The Rocks.

The surviving industrial buildings in The Rocks all constructed between 1826 and 1925 are shown here:

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<td>Warehouse</td>
<td>SHR</td>
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<td>SHR</td>
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<td>Unwin’s Store, 77-85 George Street</td>
<td>Warehouse</td>
<td>SHR</td>
</tr>
<tr>
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<td>Coach House/McKellar Stores, 4-6 Kendall Lane</td>
<td>Factory/</td>
<td>SHR</td>
</tr>
<tr>
<td>1887 &amp; 1912</td>
<td>Bushells Warehouse, 86-88 George Street</td>
<td>Factory/</td>
<td>SHR</td>
</tr>
<tr>
<td>1884-1885</td>
<td>ASN Co Building, 1-5 Hickson Road, 35-45 Circular Quay West</td>
<td>Warehouse</td>
<td>SHR</td>
</tr>
<tr>
<td>1890</td>
<td>Evan’s Stores/Harbour Rocks Hotel, 34-40 Harrington Street</td>
<td>Factory/</td>
<td>SHR</td>
</tr>
<tr>
<td>1912</td>
<td>Johnsons Building, 122-135 George Street</td>
<td>Factory</td>
<td>SHR</td>
</tr>
<tr>
<td>1913</td>
<td>Reynell Building (former), 202-210 Cumberland Street</td>
<td>Factory/</td>
<td>S170 local</td>
</tr>
<tr>
<td>1914</td>
<td>GE Crane/Accountant’s House, 117-119 Harrington Street</td>
<td>Warehouse</td>
<td>SHR</td>
</tr>
<tr>
<td>1914</td>
<td>Cleland Bond (part of Argyle Stores) 33 Playfair Street</td>
<td>Warehouse</td>
<td>SHR</td>
</tr>
<tr>
<td>1915</td>
<td>Ajax House, 23 George Street</td>
<td>Factory</td>
<td>S170 local</td>
</tr>
<tr>
<td>1916</td>
<td>Metcalfe Bond Stores, 64-84 George Street</td>
<td>Warehouse</td>
<td>SHR</td>
</tr>
<tr>
<td>1924</td>
<td>Lawsons House, 212 Cumberland Street</td>
<td>Factory</td>
<td>SHR</td>
</tr>
<tr>
<td>1924</td>
<td>Playfair’s Garage, 22-26 Playfair Street</td>
<td>Factory</td>
<td>SHR</td>
</tr>
<tr>
<td>1925</td>
<td>Old Sydney Holiday Inn, 55 George Street</td>
<td>Warehouse</td>
<td>SHR</td>
</tr>
<tr>
<td>1925</td>
<td>Bushells Building, 121-127 Harrington Street</td>
<td>Factory</td>
<td>SHR</td>
</tr>
</tbody>
</table>

From this information, it is apparent that the Bushells Warehouse (that was actually built and operated as a factory and warehouse) is the only 1887 building and 1912 building in The Rocks and therefore unique in this location and very rare in the state-wide context presented by the City of Sydney Industrial Buildings Heritage Study and current SHR listings for industrial buildings.
The Government Architect’s Office Urban Renewal in The Rocks and surviving buildings designed by Vernon

Vernon served as Government Architect from 1890 to 1911, during this time he influenced the design of many Sydney’s public buildings. Appendix D contains general historical information and two lists of buildings designed and constructed by the Government Architect’s Office while WL Vernon was Government Architect.  

Boyd states in her doctorate thesis on Vernon:

In the Rocks Resumed Area, later known as the Observatory Hill Resumed Area, town planning ideas were employed for reasons of public health and to improve the quality of the townscape. The redevelopment did not only include model factories, commercial buildings, shops and public buildings, substantial groups of model workers’ housing were also built from 1906 until 1912 designed by the Government Architect.

The buildings designed to be inserted into existing streetscapes by the GAB were carefully composed so that their facades and their overall form added to the character of the townscape. Complex forms were employed for which there was no precedent and each building responded both to the character of the site and to the range of functions that were contained within. The Free Style buildings designed by the GAB as part of the planned improvement of the city of Sydney are still in use today, although in many cases the scale of the surrounding townscape has altered.

And:

The urban renewal in The Rocks and Millers Point, designed the GAB (Government Architects Branch) from 1902 until 1912, ... The extensive land resumption, and the accompanying urban renewal was unprecedented in Australia. The Government Architect was closely involved in the urban renewal within the Rocks Resumed area. In conjunction with the rebuilding of the adjacent wharves by the Sydney Harbour Trust, this was the largest project of its type undertaken anywhere in Australasia.  

His designs and those of his assistant William Henry Foggitt (appointed Principal Architect of the Housing Board after its creation in 1912), feature prominently in The Rocks and Millers Point from 1904 to 1921; eight buildings In The Rocks currently survive and include: (Figures 4.1 to 4.8)

- The City’s Morgue at Circular Quay West rebuilt in 1909, along with a purpose-built Coroner’s Court at 104 George Street;
- The George Street Power Station incomplete in 1904, that became the Mining Museum and Chemical Laboratory at 36-64 George Street;
- Bushell’s factory and warehouse at 86-88 George Street, designed in 1908-09 built by 1912;
- Model factory and showroom, 120 Gloucester Street corner Essex Street, 1909;
- Workman’s Dwellings, 46-56 Gloucester Street, 1910;
- Shop and dwelling and model factory at 182 Cumberland Street corner of Essex Street 1911;
- Brooklyn Hotel and Johnson’s building in 1911. The Brooklyn Hotel and Johnson’s building at the time of their construction were celebrated by the Public Works Department as “an important business block”.

The former Mining Museum and the Bushells Factory and Warehouse both designed by Vernon bookend this block on George Street, a reflection of the government ownership of the area and

58 Ibid, p472.
59 Ibid, p496.
60 SHFA S170 Heritage and Conservation Register listing for Brooklyn Hotel.
the Government Architect's role in the redesign of The Rocks following resumption (Vernon, together with Hickson and Davis, was on the advisory board for The Rocks replanning).\textsuperscript{61}

\begin{figure}
\centering
\includegraphics[width=\textwidth]{Coroner's_Court.jpg}
\caption{The Coroner’s Court, 104 George Street, The Rock, redesigned by Vernon in 1909. Source: Sydney Harbour Foreshore Authority S170 image.}
\end{figure}

\begin{figure}
\centering
\includegraphics[width=\textwidth]{Power_Station.jpg}
\caption{George Street Power Station completed as the Mining Museum and Chemical Laboratory (1904 incomplete), 36-64 George Street, The Rocks in 1904. Source: Sydney Harbour Foreshore Authority S170 image.}
\end{figure}

Figure 4.3: The Bushells Factory and Warehouse, 86-88 George Street (1912 building Vernon and 1887 building architect unknown), The Rocks. Source: Sydney Harbour Foreshore Authority M Stacy.

Figure 4.4 Model factory and showroom, 120 Gloucester Street corner Essex Street, (1909 Vernon), The Rocks. Source: Sydney Harbour Foreshore Authority M Stacy.
Figure 4.5 Workman’s Dwellings, 46-56 Gloucester Street, (Vernon 1910), The Rocks. Source: Sydney Harbour Foreshore Authority M Stacy.

Figure 4.6 Shop and dwelling and model factory at 182 Cumberland Street corner of Essex Street, (Vernon 1910), The Rocks. Source: Sydney Harbour Foreshore Authority M Stacy.
Figure 4.7: The Johnson Building, 229-235 George Street (1911 Vernon), The Rocks. Source: Sydney Harbour Foreshore Authority S170 image.

Figure 4.8: The Brooklyn Hotel 229-235 George Street corner of Grosvenor Street (1911 Vernon), The Rocks. Source: Sydney Harbour Foreshore Authority S170 image.
Warehouse buildings designed by Vernon

Only three warehouse buildings are known to have been designed by Vernon including the Old Bushells Factory and Warehouse in The Rocks and two warehouses at Pyrmont.

These are Buildings A, B and C at the Royal Edward Victualling Yard (REVY) at Darling Island, Pyrmont. (Figures 4.9 and 4.10)

Figure 4.9: REVY A and B, designed by Vernon, built 1905-07. These warehouse buildings have very fine polychrome brickwork. Source: 2009 CMP

Figure 4.10: REVY C Plans for REVY C were prepared by Vernon, 1909. The Ordinance store was completed in 1912, the same year as the Bushells Factory and Warehouse at The Rocks. Source: 2009 CMP

All three warehouses are designed in the Federation Warehouse style using face brick with vertical bays and a repetitive rhythm of grouped window openings terminated with semicircular windows, raised parapets and use of stone decorative elements including string coursing. Unlike the Old Bushells Factory and Warehouse, the two warehouses at Pyrmont were designed as free standing buildings that can be viewed in the round.
4.1.2 Assessment Criteria

The assessment of heritage significance has been prepared using the current evaluation criteria established by the NSW Heritage Council.

Historic values

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 historical significance of the Old Bushells Factory and Warehouse and Bushells Place is demonstrated by:

- The evidence in the place of the significant human activity through the conservation and use of site and buildings for industrial use as a purpose built factory and warehouse from the 1887 to 1924; as government offices from the 1924 to 1980s; and as commercial uses including office, retail and food and beverage from the 1980s to the present.

- The associations of the place with a significant historical phase, that of the initial invasion and colonisation of Sydney Cove (Warrane) in the late 18th century and early 19th century port facilities were established eastwards of the site on the shores of the Cove with associated storage, warehousing and residential facilities in the vicinity of the site.

- The associations of the place with a significant historical phase, that of alienating Crown land grants that created private land holdings and the freeholding of the land to Robert Campbell Snr, founder of Campbell & Co. who used the site as a stone quarry and the site was part of a garden to his private residence, c1802-1876. The original 200 year old property boundary remains evident in the George Street building alignment and front façade of 86 and 88 George Street.

- The maintaining of a continuing historical activity in The Rocks as purpose built industrial factory and warehousing associated with the site’s harbourside location as warehousing in the late 19th century, light industries in the early-mid 20th century, and commercial office and other uses associated with tourism during in the late 20th and early 21st century.

- The associations of the place with a significant historical phase, the warehouse at 88 George Street (1887) and the interconnected factory and warehouse at 86 (1912) are closely associated with the mercantile activities of The Rocks, and in particular Bushells Tea Company. 88 George Street was modified and 86 George Street was built and occupied by one of the most high-profile archetypally Australian food manufacturers, maker of some (certainly one) of the most popular and ubiquitous brand-name staple products in the nation. In addition to the associational value of that link, the building and evidence of former signage provide direct evidence to the operations of that Company.

The item meets this Criterion at STATE and LOCAL levels.
Historic associations

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

The associational significance of the Old Bushells Factory and Warehouse and Bushells Place is demonstrated by:

- The association of the place with the significant persons, including Captain Henry Waterhouse (1770-1812) as initial lessee in the 1790s; Robert Campbell Snr (c1802-1876); who were late 18th and during the 19th century, prominent and important local businessmen and property developers whose commercial activities shaped the immediate townscape around the site including the general alignments of streets and property boundaries.

- The association of the place with the significant persons and a corporation: Campbell and Co. The site of 86-88 George Street was part of the freehold land granted to Robert Campbell Snr on the west side of Circular Quay. Robert Campbell Snr and his two elder sons were linked to Campbell & Co and its commercial trade in the colony from 1800, with its Sydney warehouses storing goods and transporting livestock. The site at 86-88 George Street formed part of the garden to his private residence.

- Showing evidence of a significant human occupation, the original 1887 two storey and basement building at 88 George Street was designed and constructed as offices and warehousing for the merchants and importers, Virgoe Son & Chapman.

- Showing evidence of a significant human occupation, the Old Bushells Factory and Warehouse was constructed as an industrial building housing a factory and warehousing associated with the mercantile industries and the operation of a working harbour, with which the place has been intimately associated since the late 18th century, linking Sydney with, in particular, the rest of the British Empire and the Asia Pacific region.

- The association of the place with the significant persons, being Walter Liberty Vernon who served as Government Architect from 1890 to 1911, during which time he influenced the design of Sydney’s public buildings including warehouses. He was the architect for the new Bushells factory and warehouse building at 86 George Street and rear (east) elevation and additional third floor and street face at 88 George Street for the lessee, the Bushells tea company.

- The association of the place with the significant groups or persons; the structural steel for the 1912 factory and warehouse building was supplied by Dorman Long and Co., the later builders of Sydney Harbour Bridge.

- The association of the place with the significant persons, with Philip Howard Bushell (1879-1954), providing evidence of his attitudes and approach as the principal figure for Bushells Co., as an eminent Australian of individual renown and historic interest for his contribution to both Australian society and commerce.

- Showing evidence of a significant human occupation, the combined factory and warehouse at 86-88 George Street and Bushells Place and associations with the Bushells Tea Company. 86 and 88 George Street continued to retain the Bushells signage on their southern façades, providing an association with the building even after the Company moved to Harrington Street. The construction and naming of Bushells Place continued the place’s association with the Bushells Company.

- The association of the place with significant persons or group, a new plaza known as Bushells Place, adjacent to the south façade of 88 George Street, was created at the corner of George Street and Hickson Road in 1976-77, with the help of a donation from the Bushells Group of Companies, in recognition of its long association with The Rocks and the local community who worked for Bushells (1904-1975).
The item meets this Criterion at **STATE** and **LOCAL** levels.

**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 history of the local area)**

The aesthetic significance of Old Bushells Factory and Warehouse and Bushells Place is demonstrated by:

- **It exemplifies a particular taste and style in its form, scale, design and decorative detailing.** The warehouse at 88 George Street was designed and built in 1887 for importers and merchants Virgoe son & Chapman in the Victorian Free Classical style. It retains the integrity of the building form and fine Classical decorative detailing on its George Street facade. The building has been altered externally and internally in 1912, c1950, 1970s, 1984-85 and 2007-8. The 1912 additions designed by Government Architect Walter Liberty Vernon for Bushells Ltd were sympathetic in style and materials to the original building.

- **It exemplifies a particular taste and style in its form, scale, design, decorative detailing, the factory and warehouse at 86 George Street was designed by the Government Architect, Walter Liberty Vernon and built in 1912 by the Public Works Department for Bushells Ltd, in the Federation Warehouse style. The building has been altered externally and internally in the 1950s, 1984-85 and 2007-8.**

- **It exemplifies a particular taste and style in its form, scale, design, decorative detailing, the following the resumption of The Rocks and Miller Point by the government in 1901, the Government Architect WL Vernon was closely involved in the urban renewal within the Rocks Resumed area. In conjunction with the rebuilding of the adjacent wharves by the Sydney Harbour Trust, this was the largest project of its type undertaken anywhere in Australasia.**

- **Associated with technical innovation, the use of structural steel frame in 1912 for 86 George Street presents a relatively early use of this construction technique in NSW.** The steel was supplied by Dorman Long & Co, who later became the builders of the Sydney Harbour Bridge. Though largely removed in 1984-85, two riveted beams survive on each of the floors within the current floor structure.

- **It exemplifies a particular taste and style in its form, scale, design and internal planning.** 86 and 88 George Street were originally designed and constructed as industrial buildings using large robust construction and flexible, large floors areas. The construction and flexible internal layout has enabled the successful adaptation and upgrades of these buildings in the 1984-85 works to meet current code requirements for fire, access and change in use to commercial uses while retaining the key significant features of their architectural styles, design and detailing.

- **Contribution to the aesthetically distinctive townscape of The Rocks and 88 George Street, the addition of two floors to 88 George Street in the 1984-85 were undertaken in a sympathetic way that respected the heritage significance and demonstrates an appreciation of new design in context that supports the aesthetics of the 1887 and 1912 buildings; with careful attention in the choices of materials, building form and design and materials of the openings on the fourth and fifth floors that repeats the style and rhythm of the 1912 building.**

- **Contribution to the aesthetically distinctive townscape of The Rocks, the Old Bushells Factory and Warehouse as a six-storey buildings located on the intersection of George Street and Hickson Road, is a prominent landmark in The Rocks. It is part of a precinct of warehouses and bond stores on George Street that form a continuous wall of masonry facades dominating the western side of Hickson Road consisting of the Metcalfe Bond Stores and the former Mining Museum.**
Conservation Management Plan
Old Bushells Factory and Warehouse and Bushells Place, 86-88 George Street, The Rocks July 2016

- Has landmark qualities, the massive scale of 86-88 George Street compared to its neighbours, makes 86-88 George Street a landmark and distinctive in their setting. It is clearly visible from Campbell’s Cove, the Overseas Passenger Terminal, Circular Quay and the Sydney Harbour Bridge. The buildings also have highly significant views towards Sydney Harbour, the Opera House, Kirribilli and the lower north shore and Sydney Harbour Bridge.

The item meets this Criterion at a STATE and LOCAL levels.

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

The social significance of Old Bushells Factory and Warehouse and Bushells Place is demonstrated by:

- The potential for associations with identifiable groups in the community, in particular descendants of the Cadigal people and contemporary Aboriginal communities and in the potential for archaeological resources associated with Cadigal people particularly under Bushells Place. Such material evidence may form powerful symbols of the interactions between the Cadigal and colonists in the late 18th and early 19th centuries, and the continuing survival and renewal of Aboriginal cultures within the vicinity of Sydney Cove and the broader harbour environs in the present-day. This potential social significance is assessed to be of a high level unless it can be demonstrated to be otherwise.

- The potential for associations with identifiable groups in the community and the unexcavated boundary wall along the George Street frontage of 86-88 George Street and southern boundary of 88 George Street, dating from the early 1800s and remnants of early stone building on Campbell’s property under Bushells Place and underlying archaeological resources of potential for state significance, which may be associated with descendants of convicts, residents, mercantile companies and workers in The Rocks.

- Its importance to a community’s sense of place, in this case residents of The Rocks and Millers Point and their descendants who participated in the resident action and social movements of the 1970s known as the Green Bans, and their supporters in the Builders Labourers Federation. They were able to influence urban renewal proposals of the day in ways that lead to the development of tourism as a local industry that supported conservation of historic buildings and provided employment opportunities for local people, which transformed community perceptions of The Rocks as a place from a paradigm of degrading slums to that of the ‘birthplace of the nation’. Other tourism developments of the period in The Rocks, such as the revival of Australia Day celebrations in 1975, also contributed to this changing sense of place.

- Its importance to a community’s sense of place, the 1984-85 works to adapt the existing industrial factory and warehouse buildings undertaken by SCRA (Sydney Cove Redevelopment Authority) and later departments, including the Sydney Harbour Foreshore Authority, as state government departments established to manage and conserve the heritage buildings in The Rocks. It is understood that this building was considered for demolition at this time, and that its retention, even if only in part, and its adaptation, was a positive step for the ongoing and contemporary recognition and revaluing of industrial buildings in The Rocks.

- Its importance to a community’s sense of place, 86-88 George Street building and Bushells Place for its associations with Bushells tea as an iconic Australian company and household brand. Bushells enjoyed community and employee regard as a benevolent employer. Bushells Place was created in 1976 to commemorate the long association of the Bushells Co. with The Rocks.

- Its importance to a community’s sense of place, 86-88 George Street building and Bushells Place are part of The Rocks and to the wider community within Sydney, News South
Wales and Australia, who know, love and visit The Rocks, as a special heritage place in the city of Sydney.

The item meets this Criterion at a **STATE** and **LOCAL** levels.

**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)**

The research significance of Old Bushells Factory and Warehouse and Bushells Place is demonstrated by:

- **Is an important benchmark**, the sustainability upgrade, to 86 & 88 George Street, the new Bushells Place podium and canopy designed by Terroir architects completed in 2007-8 are recognised as the first State Heritage Register listed heritage building in NSW to be awarded a 5-star Green Star rating, and received several awards including highly commended by the Property Council Awards for Adaptive Reuse and the Energy Australia National Trust Heritage Award for Conservation Energy Management.

- **Has the potential to yield new or further substantial archaeological information**, has a high potential to contain the state significant historic archaeological evidence of the 1880s footings and western and southern perimeter walls of 88 George Street that may have partly survived under the existing pavement when the eastern end of the building was shortened for the construction of Hickson Road in the 1910s and Aboriginal occupation.

- **Has the potential to yield new or further substantial archaeological information**, There is a high potential to contain state significant signage being the Bushells painted signs on the side (north) and rear (east) facade of 86 George Street and painted signs for the Pancakes in The Rocks and Old Spaghetti factory painted signs on the original external side (south) facade of 86 George Street.

The item meets this Criterion at a **STATE** and **LOCAL** levels.

**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 rarity of Old Bushells Factory and Warehouse and Bushells Place is demonstrated by:

- **Is the only example of its type**, 86 George Street and additions to 88 George Street is rare as one of only five known buildings designed by the Government Architect Walter Liberty Vernon surviving in The Rocks.

- **Shows rare evidence of a significant human activity important to a community**, 86 George Street designed for the Bushells tea company is rare as the only factory and warehouse building in The Rocks, and one of only three warehouses designed by Vernon, the other two being Buildings A, B and C at the Royal Edward Victualling Yard at Darling Island, Pyrmont.

- **Demonstrates a human activity that is in danger of being lost**, 86 George Street was constructed using a structural steel frame in 1912 and is a relatively rare early use of this material in NSW. Two original structural steel beams (rivetted) survive towards the eastern end of 86 George Street on the ground and upper floor levels. The remaining beams were removed in the 1980s as part of the installation of concrete slab floors.

- **Is the only example of its type**, 86 George Street is the only purpose designed and built industrial factory and warehouse buildings dating from 1912 in The Rocks. 88 George Street is the only industrial warehouse building designed in the Victorian Free Classical style dating from 1887 in The Rocks. The buildings are rare as two of only 22 (comprising nine warehouses, two factories and 11 other) industrial buildings currently listed on the State Heritage Register.

The item meets this Criterion at a **STATE** and **LOCAL** levels.
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 representativeness of Old Bushells Factory and Warehouse and Bushells Place is demonstrated by:

- **Is a fine example of its type**, 88 George Street is a representative example of a late Victorian Free Classical warehouse building, and the only one of its kind remaining in The Rocks.

- **Is a fine example of its type**, 86 George Street and additions to 88 George Street are a representative example of Federation Warehouse style factory and warehouse building designed by the Government Architect Walter Liberty Vernon, and the only example of this type remaining in The Rocks.

- **It is part of a group which collectively illustrates a representative type**, 86-88 George Street were purpose designed and built industrial factory and warehouse buildings and form part of a state significant collection of 19th century and early 20th century (1826-1925) industrial buildings that serviced the port facilities established on the shores of the Sydney Cove. The Rocks is the only location in the state which currently contains a state significant representative and traceable collection of industrial buildings.

The item meets this Criterion at a **STATE** and **LOCAL** levels.

4.2 Statement of Significance

The Old Bushells Factory and Warehouse and Bushells Place are of State heritage significance for their historic associations, aesthetic, social, research, rarity and representative values.

The historical and associational significance of the Old Bushells Factory and Warehouse and Bushells Place is evident as a place of significant human activity, through its continuing use as a place of industry, government and commerce. The land is associated with the initial invasion and colonisation of Sydney Cove (Warrane) in the late 18th century, initially leased to Captain Henry Waterhouse in the 1790s; and Robert Campbell Snr, a merchant linked to Campbell & Co. and the establishment of early port facilities on the shores of Sydney Cove, associated storage, warehousing and residential facilities, linking Sydney with, in particular, the rest of the British Empire and the Asia Pacific region; the importers and merchants Virgoe Son & Chapman who constructed the initial warehouse building at 88 George Street; and Philip Howard Bushell, a major industrialist and the founder of the Bushells Company, the most well-known Australian tea manufacturers, who constructed and operated out of the factory and warehouse at 86 George Street (1904-1924), and later moving their operations to their new factory in Harrington Street in The Rocks (1925-1975).

Following the resumption of The rocks and Miller Point by the government in 1901, the Government Architect WL Vernon was closely involved in the urban renewal within the Rocks Resumed area. In conjunction with the rebuilding of the adjacent wharves by the Sydney Harbour Trust, this was the largest project of its type undertaken anywhere in Australasia.

The Old Bushells Factory and Warehouse comprises two buildings; 88 George Street is a rare and representative, but now altered, example of a late Victorian Free Classical style building constructed initially for the merchants Virgoe Son & Chapman; and 86 George Street designed by the NSW Government Architect (1890-1911) Walter Liberty Vernon and built by the Public Works Department for the Bushells tea company. It is a rare and representative example, albeit altered purpose-designed factory and warehouse building in the Federation Warehouse style. Vernon also designed an additional floor and remodelled the eastern façade of 88 George Street to harmonise with his design at 86 George Street.
The 1912 building at 86 George Street is of technical significance in NSW for its early use of structural steel framing supplied by Dorman Long and Co., the later builders of Sydney Harbour Bridge. Though largely removed in the 1980s, remnants of the structural steel remain in situ.

The triangular land known as Bushells Place is historically significant. It was originally used as a storage yard by Virgoe Son & Chapman from 1887, and in 1908 by the Civil Ambulance Brigade. Bushells Place was created in 1977, to commemorate the long association of the Bushells tea company in The Rocks, from 1904 to 1975.

The Old Bushells Factory and Warehouse at 86-88 George Street is a prominent landmark in The Rocks and part of a state significant precinct of warehouses and bond stores on George Street that form a continuous wall of masonry facades dominating the western side of Hickson Road. The massive scale of 86-88 George Street is a landmark and clearly visible from Campbell's Cove, the Overseas Passenger Terminal, Circular Quay and the Sydney Harbour Bridge. The buildings also have highly significant views towards Sydney Harbour, the Opera House, Kirribilli and the lower north shore and Sydney Harbour Bridge.

88 George Street is significant as part of a state significant collection of 19th century and early 20th century industrial buildings (built between 1826-1925) in The Rocks that survived the demolitions and slum clearances that followed land resumptions under the Public Purposes Acquisition Act (1900). Its remarkable survival and ongoing adaptations and relative intactness, is due largely to government ownership and management for over a century.

The Rocks collection of industrial buildings is the only location in the state that contains a state significant representative and traceable collection of industrial buildings listed on the State Heritage Register. The buildings at 86-88 George Street were considered for demolition during the 1980s, and their retention, even if only in part, and adaptation, was a positive step for the ongoing and contemporary recognition and revaluing of industrial buildings in The Rocks.

The construction and flexible internal layout of the industrial buildings has enabled the successful adaptation and upgrading to meet current code requirements for fire, access and change in use to commercial use while retaining the key significant features of their architectural styles, design and detailing.

The 2007-8 sustainability upgrade to 86 and 88 George Street, reconstruction of the Bushells Place podium and canopy and heritage interpretation are of technical significance and were recognised as the first State Heritage Register listed heritage building in NSW to be awarded a 5-star Green Star rating. The works were also awarded a highly commended by the Property Council Awards for Adaptive Reuse and the Energy Australia National Trust Heritage Award for Conservation Energy Management.

As the site was initially part of a former quarry and the garden to the private residence of Robert Campbell Snr, sections of the site have been identified as having a high potential to contain state significant archaeological resources at the western and southern boundaries and under Bushells Place of former structures dating from the 1830s and earlier, that may contribute to the understanding, early colonial settlement and industrial and mercantile usage during the 19th and 20th centuries and early Aboriginal occupation.

The Old Bushells Factory and Warehouse and Bushells Place contribute to the community’s sense of place and the residents and descendants of The Rocks and Millers Point who participated in the Green Bans. They were able to influence urban renewal projects of the day in ways that led to the development of tourism as a local industry that could support commercial uses that could support conservation of historic buildings and provide employment opportunities for local people, transforming community perceptions of The Rocks as a slum to that of ‘birthplace of the nation’.
The buildings have social significance to the wider community for its associations with Bushells tea, an iconic Australian company and household brand. Bushells enjoyed community and employee regard as a benevolent employer. Bushells Place was created in 1976 to commemorate the long association of the Bushells Co. with The Rocks.

As part of The Rocks, the Old Bushells Factory and Warehouse and Bushells Place are held in high regard by the wider community of Sydney, New South Wales and Australia, who know and love The Rocks, as a special heritage place in the city of Sydney.

4.3 Curtilage

The site boundary for the Old Bushells Factory and Warehouse and Bushells Place at 86-88 George Street is the footprint of the buildings and Bushells Place, which take up the whole of the site area. The recommended SHR heritage listing boundary for the Old Bushells Factory and Warehouse and Bushells Place is the current lot boundaries, as defined in the property description as Lots 5 and 6 of DP 774546 shown by the red outline on Figure 1.5.

The setting or extended curtilage for the Old Bushells Factory and Warehouse and Bushells Place, is shown by the blue outline on Figure 4.7. It includes the surrounding area required for the retention of significant views to and from the building to protect the visual setting of the heritage item. The six storey buildings are prominent in height and location at the corner of George Street and Hickson Road and highly visible in the townscape of The Rocks and broader location of Sydney Cove.

The extended curtilage shown in blue on figure 4.7 does not represent the site boundary and is not specifically protected in this CMP.
Figure 4.7: The recommended SHR listing boundary for the Old Bushells Factory and Warehouse and Bushells Place is the current lot boundary (shown in red) or Lots 5 and 6 of DP 774546. The extended curtilage or setting for the Bushells Warehouse and Bushells Place is shown in blue. Source: Sydney Harbour Foreshore Authority.

Note: The extended curtilage shown in blue does not represent the site boundary and is not specifically protected in this CMP.
5. **Grading of Significance**

5.1 **Basis for assessment**

Grading reflects the contribution the elements make to overall significance of the item, and the degree to which the significance of the item would be diminished if the component were removed or altered. The Old Bushells Factory and Warehouse and Bushells Place have been assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

- Original design quality
- Degree of intactness
- 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 applied to assess individual elements of the buildings. This is a valuable planning tool, and assists in the development of a consistent approach to the treatment of different elements. The various grades of significance generate different requirements for retention and conservation of spaces and elements as set out here.

**Exceptional Significance**

This includes fabric that makes the greatest direct contribution to the item’s significance. This particularly refers to rare or outstanding original fabric and spaces of particular historic and aesthetic value, and unaltered original elements and features.

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**

This includes elements and features that make an important contribution to the recognition of the item’s significance, albeit the fabric may not be in good condition. This may include elements that have been altered, or elements created as part of a generally sympathetic alteration to the building. This category 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.

Elements identified as being of High significance should be retained, restored and conserved in situ. Minor intervention into fabric including Adaptation and Alteration as defined by The Burra Charter is permissible, provided that level of significance of each element is retained, and the changes are reversible.

**Moderate Significance**

This includes building fabric and relationships that are supportive of the overall significance of the item and have some heritage value, but do not make an important or key contribution to that significance. 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 to components of these elements and spaces is acceptable provided that it protects the overall cultural significance of the item. Such work should take
place within defined work programs and must not be the product of general maintenance or sporadic alterations.

**Little Significance**

This includes fabric which detracts from the heritage value of the item. Also includes most of the fabric associated with unsympathetic alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the complex’s significance.

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

**Intrusive**

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

Elements identified as Intrusive can reduce or obscure the overall significance of the place, 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 item. These works should be done without damage to adjacent fabric of significance. These items need not be addressed immediately.

This grading has been established as a tool to assist in developing appropriate conservation measures for the treatment of the buildings and place and their elements. Good conservation practice encourages the focusing on change or upgrading of historical buildings to those areas or components which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

**Fabric condition assessments**

This CMP uses the following condition ratings:

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

The Old Bushells Factory and Warehouse and Bushells Place at 86-88 George Street include spaces and elements of varying cultural significance within their overall significance. These have been graded according to their relative significance in Figures 5.1 - 5.12.

5.3 External Elements – West Façade

Figure 5.1: Significance grading of facade and elements - West façade
The following table must be read in conjunction with other information found in Figure 3.32 and Figure 5.1.

<table>
<thead>
<tr>
<th>Front (West) Façade – 88 George Street</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Third floor and semicircular parapet and central bullseye including painted render finish and decorative plaster elements</td>
<td>Exceptional</td>
<td>1912 addition. Good condition.</td>
</tr>
<tr>
<td>Ground to Second floors including painted render finish and decorative plaster elements</td>
<td></td>
<td>Front façade 1887 fabric. Good condition.</td>
</tr>
<tr>
<td>Windows on level three including timber joinery.</td>
<td></td>
<td>1912 addition. Good condition.</td>
</tr>
<tr>
<td>Fourth to Fifth floors and parapet.</td>
<td></td>
<td>1984-85 sympathetic addition. Good condition.</td>
</tr>
<tr>
<td>Bushells Place public domain (space not fabric)</td>
<td></td>
<td>Public domain space not fabric.</td>
</tr>
<tr>
<td>Openings on ground floor including painted render finish and decorative plaster elements</td>
<td></td>
<td>Original 1887 openings for entry door, garage door and windows. Two doors sympathetically infilled to form windows in 1984 to current configuration.</td>
</tr>
<tr>
<td>Additional windows and door behind parapet on level four</td>
<td>Moderate</td>
<td>1984-85 addition that does not repeat rhythm of other openings on this western façade. Good condition.</td>
</tr>
</tbody>
</table>
### Front (West) Façade – 86 George Street

<table>
<thead>
<tr>
<th>Feature Description</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whole façade including tower and arched openings under including sandstone decorative elements</td>
<td>Exceptional</td>
<td>Front façade 1912 fabric and configuration. Façade generally good condition. Tower fair condition as sandstone elements delaminating and needing repairs.</td>
</tr>
<tr>
<td>Windows to floors one and above including painted face brickwork.</td>
<td>1912 fabric. Good condition.</td>
<td></td>
</tr>
<tr>
<td>Roof top parapet including sandstone elements</td>
<td>1912 fabric. Good condition</td>
<td></td>
</tr>
<tr>
<td>Ground floor openings.</td>
<td>Moderate</td>
<td>Original 1912 openings. 2007-8 unsympathetic adaptation of original window and door openings which removed existing windows and doors and inserted glazing within existing openings. Good condition.</td>
</tr>
<tr>
<td>Little</td>
<td>Intrusive</td>
<td></td>
</tr>
</tbody>
</table>
Figure 5.2: Significance grading of façade and elements – South façade

Note: The Bushells Place canopy has been left off this elevation to show the grading of the openings.
The following table must be read in conjunction with other information found in Figure 3.33 and Figure 5.2.

<table>
<thead>
<tr>
<th>Side (South) Façade – 88 George Street</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground to Second floor walls including painted face brickwork and painted murals and signage under paintwork.</td>
<td>Exceptional</td>
<td>1887 wall fabric with modified openings. Good condition</td>
</tr>
<tr>
<td>Third floor walls, parapet and balustrade to George street elevation and balustrade including steelwork and stone piers.</td>
<td></td>
<td>1912 addition. Good condition</td>
</tr>
<tr>
<td>Fourth and Fifth floor walls.</td>
<td>High</td>
<td>1984-85 sympathetic addition. Good condition</td>
</tr>
<tr>
<td>Window openings and configuration levels four and five</td>
<td></td>
<td>1984-85 sympathetic addition. Good condition</td>
</tr>
<tr>
<td>Bushells Place public domain space (not fabric)</td>
<td></td>
<td>Public domain space.</td>
</tr>
<tr>
<td>Painted murals and signage under existing paintwork</td>
<td></td>
<td>1970s. Condition unknown, probably fair.</td>
</tr>
<tr>
<td>Door and window openings to ground floor, first, second and third floors. Timber joinery.</td>
<td>Moderate</td>
<td>Openings introduced or modified in 1970s, 1980s works.</td>
</tr>
<tr>
<td>Bushells Place fabric including canopy</td>
<td></td>
<td>2007-8 fabric. Good condition</td>
</tr>
<tr>
<td>Rainwater head and downpipes</td>
<td></td>
<td>Replacement fabric</td>
</tr>
<tr>
<td>Bay window openings to levels two, three and four; and pair of double hung sash windows on level three; door on ground floor.</td>
<td>Little</td>
<td>Openings introduced or modified in 1980s unsympathetic works.</td>
</tr>
<tr>
<td>Basement and carpark access.</td>
<td></td>
<td>1990s and 2007-8 fabric. Bushells Place car park (podium) wall.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Intrusive</td>
</tr>
<tr>
<td>Side (South) Façade – 86 George Street</td>
<td>Significance</td>
<td>Commentary</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-------------</td>
<td>------------</td>
</tr>
<tr>
<td>Western and Eastern towers and arched openings under including sandstone decorative elements.</td>
<td>Exceptional</td>
<td>Prominent rooftop elements; 1912 fabric.</td>
</tr>
<tr>
<td>Roof top southern party wall parapet of face brickwork along southern edge of original 1912 building.</td>
<td>-</td>
<td>1912 fabric. Good condition</td>
</tr>
<tr>
<td>Fourth and Fifth floors painted face brickwork.</td>
<td>-</td>
<td>1912 fabric.</td>
</tr>
<tr>
<td>Rainwater head and downpipes</td>
<td>Moderate</td>
<td>Replacement fabric</td>
</tr>
<tr>
<td></td>
<td>Little</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Intrusive</td>
<td></td>
</tr>
</tbody>
</table>
5.5 External Elements – East Façade

Figure 5.3: Significance grading of façade and elements – East façade
The following table must be read in conjunction with other information found in Figure 3.34 and Figure 5.3.

<table>
<thead>
<tr>
<th>Rear (East) Façade – 88 George Street</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement openings including painted render finish and decorative plaster elements</td>
<td>Exceptional</td>
<td>Three 1887 original basement openings including two window openings.</td>
</tr>
<tr>
<td>Basement to second floor, painted face brickwork</td>
<td></td>
<td>Built in 1912 (Rear elevation of 1887 building shortened and façade rebuilt along with 86 George Street elevation). Good condition</td>
</tr>
<tr>
<td>Third floor, painted face brickwork</td>
<td></td>
<td>Built in 1912 as part of rear elevation rebuild. Good condition.</td>
</tr>
<tr>
<td>Fourth and fifth floors, painted face brickwork</td>
<td></td>
<td>Built in 1984-85 as sympathetic addition. Good condition.</td>
</tr>
<tr>
<td>Windows openings to levels four and five, timber joinery</td>
<td>High</td>
<td>1984 sympathetic additions. Good condition, external timber needs repainting.</td>
</tr>
<tr>
<td>Roof top parapet and stone elements.</td>
<td></td>
<td>1984 sympathetic additions. Good conditions.</td>
</tr>
<tr>
<td>Basement door openings including painted render finish and decorative plaster elements</td>
<td></td>
<td>Original garage door opening and wall area bricked up and sympathetically altered to a window; in 1980s.</td>
</tr>
<tr>
<td>Bushells Place public domain (space not fabric)</td>
<td></td>
<td>Public domain space not fabric.</td>
</tr>
<tr>
<td>Door opening into carpark</td>
<td></td>
<td>2007-8 fabric.</td>
</tr>
<tr>
<td>Window mounted outlet for kitchen exhaust</td>
<td>Intrusive</td>
<td>Recent alteration c2007-8.</td>
</tr>
<tr>
<td>Rear (East) Façade – 86 George Street</td>
<td>Significance</td>
<td>Commentary</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-------------</td>
<td>------------</td>
</tr>
<tr>
<td>Eastern tower and arched opening under including sandstone decorative elements</td>
<td>Exceptional</td>
<td>1912 fabric. Fair condition, stone delaminating and needs repairs.</td>
</tr>
<tr>
<td>Whole of façade including rooftop parapet and all windows. Painted face brickwork</td>
<td>High</td>
<td>1912 fabric. Good condition.</td>
</tr>
<tr>
<td>Basement garage door openings and lintel</td>
<td>Moderate</td>
<td>Openings introduced c1950s</td>
</tr>
<tr>
<td>Basement garage roller doors.</td>
<td>Little</td>
<td>Roller doors added c1960-80s. Good condition.</td>
</tr>
</tbody>
</table>
5.6 External Elements – North Façade

Figure 5.4: Significance grading of façade and elements – North façade
The following table must be read in conjunction with other information found in Figure 3.34 and Figure 5.4.

<table>
<thead>
<tr>
<th>North Façade – 86 George Street</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Western and Eastern towers and arched openings under including sandstone decorative elements</td>
<td>Exceptional</td>
<td>Prominent rooftop elements; 1912 fabric. Fair condition as sandstone elements delaminating and needing repairs.</td>
</tr>
<tr>
<td>Roof top parapet and balustrade including steel work.</td>
<td>Exceptional</td>
<td>1912 fabric. Good condition.</td>
</tr>
<tr>
<td>Rooftop extended party wall on south side</td>
<td></td>
<td>1912 fabric. Good condition.</td>
</tr>
<tr>
<td>Fourth and fifth floors including recessed bays and painted face brickwork</td>
<td></td>
<td>1912 fabric. Good condition.</td>
</tr>
<tr>
<td>External wall infill of original fire escape stair recess, painted face brickworks</td>
<td></td>
<td>1984-85 sympathetic infill. Good condition.</td>
</tr>
<tr>
<td>Window openings to levels four and five, timber joinery.</td>
<td></td>
<td>1984 sympathetic additions. Good condition, external timber needs repainting.</td>
</tr>
<tr>
<td>Internal access opening and fire doors on ground floor through external party wall into 84 George Street Metcalfe Bond arcade</td>
<td>Intrusive</td>
<td>1980s. Good condition. Original wall could be infilled to match existing.</td>
</tr>
</tbody>
</table>
5.7 Internal Spaces and Elements – Basement Level

Figure 5.5: Significance grading of spaces and elements – Basement level
The following table must be read in conjunction with other information found in Figure 3.41 and Figure 5.5.

<table>
<thead>
<tr>
<th>Basement Level</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter walls (brick) and party wall (brick) painted</td>
<td></td>
<td>Original fabric 1887 and 1912. Generally, original elements contained within these walls have been removed. Evidence of early openings survives on walls.</td>
</tr>
<tr>
<td>Three columns at No.86</td>
<td>Exceptional</td>
<td>The only three original 1912 columns (now encased) to survive in both buildings.</td>
</tr>
<tr>
<td>Northern fire stair enclosure (brick) at 86 George Street</td>
<td></td>
<td>1912 fabric.</td>
</tr>
<tr>
<td>Evidence of removed stone window sills (2) survives on western wall as does evidence of removed stairs on other walls.</td>
<td></td>
<td>1912 fabric.</td>
</tr>
<tr>
<td>Basement level openings on 88 George east facade</td>
<td></td>
<td>Original 1912 openings; two original window openings.</td>
</tr>
<tr>
<td>George Street pavement lights: No.86 (3) and No.88 (1)</td>
<td></td>
<td>1887 and 1912 fabric. Evidence of removed and surviving original pavement lights. Good condition.</td>
</tr>
<tr>
<td>Basement level opening on 88 east facade</td>
<td>High</td>
<td>1912 openings; original central garage door opening bricked up and sympathetically adapted in 1984 to a window opening.</td>
</tr>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls</td>
<td></td>
<td>Generally, original elements (e.g. goods lifts, stairs, floors) contained within these walls have been removed.</td>
</tr>
<tr>
<td>Flooring</td>
<td></td>
<td>1980s Concrete; replacement fabric.</td>
</tr>
<tr>
<td>Garage door openings at 86 east facade</td>
<td></td>
<td>Openings modified c.1950s</td>
</tr>
<tr>
<td>Description</td>
<td>Condition</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------</td>
<td>-----------------</td>
<td></td>
</tr>
<tr>
<td>Car park external walls under Bushells Place podium</td>
<td>2007-8. Good condition</td>
<td></td>
</tr>
<tr>
<td>Roller doors at No.86 east facade</td>
<td>Roller doors added c1960s – 80s</td>
<td></td>
</tr>
<tr>
<td>Party wall openings</td>
<td>Recent openings.</td>
<td></td>
</tr>
<tr>
<td>Sprinkler valve room, garbage store and other plant and internal partitions and fitout.</td>
<td>Services rooms 1980s and 2007-8 fitout.</td>
<td></td>
</tr>
<tr>
<td>Concrete fire stairs</td>
<td>2007-8 Fire stairs. Good condition</td>
<td></td>
</tr>
<tr>
<td>Fire passage and exit</td>
<td>c.1975 fire egress.</td>
<td></td>
</tr>
<tr>
<td>Car park under Bushells Place including opening</td>
<td>Car park.</td>
<td></td>
</tr>
<tr>
<td>Lift</td>
<td>2007-8 Lift and shaft</td>
<td></td>
</tr>
<tr>
<td><strong>Little</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Intrusive</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
5.8 Internal Spaces and Elements – Ground Floor

Figure 5.6: Significance grading of spaces and elements – Ground floor
The following table must be read in conjunction with other information found in Figure 3.42 and Figure 5.6.

<table>
<thead>
<tr>
<th>Ground Floor</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter walls (brick) and party wall (brick) to 86 and 88 George Street</td>
<td></td>
<td>Original fabric from 1887 and 1912. Generally, original elements contained within these walls have been adapted in 2007-8 or sympathetically modified in 1980s.</td>
</tr>
<tr>
<td>George Street pavement lights: No.86 (2) and No.88 (1)</td>
<td>Exceptional</td>
<td>1887 and 1912. Original pavement lights.</td>
</tr>
<tr>
<td>Windows at No.88 east facade</td>
<td>Exceptional</td>
<td>1912 windows timber joinery when eastern façade rebuilt.</td>
</tr>
<tr>
<td>Rivetted steel beams (2) at eastern end of No.86 for all floors</td>
<td>Exceptional</td>
<td>1912 Surviving original fabric. The majority of other original internal structure has been removed.</td>
</tr>
<tr>
<td>All windows on 86 east facade</td>
<td>High</td>
<td>Original 1912 windows including the only two original bay windows including timber and metal work at Nos.86-88; (all other bay windows are copies of these two windows).</td>
</tr>
<tr>
<td>Bushells Place space (not fabric)</td>
<td></td>
<td>Open space podium with south façade of No.88 as backdrop.</td>
</tr>
<tr>
<td>George Street (west façade) openings at No.86</td>
<td>High</td>
<td>Openings with rounded heads: adapted original 1912 windows. Original timber joinery removed and infilled with plate glass. Narrower opening in tower bay: adapted original 1912 door. Original timber joinery removed and infilled with plate glass.</td>
</tr>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls</td>
<td>Generally, original elements (e.g. goods lifts, stairs, floors) contained within these walls have been removed.</td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Party Wall opening between 86 and 88 George Street (near lift)</td>
<td>Early opening interconnecting the two buildings.</td>
<td></td>
</tr>
<tr>
<td>Doors at south facade</td>
<td>Introduced openings to 1887 façade. Windows modified to doors 1980s. Introduced opening to 1887 façade. Window modified to door 1980s. Door is too close to the building corner, and impacts on the appreciation of the building’s main front façade (George Street).</td>
<td></td>
</tr>
<tr>
<td>Fire stairs enclosure</td>
<td>Refurbished 2007-08.</td>
<td></td>
</tr>
<tr>
<td>1970s and 1980s timber framed double hung sash windows at south facade</td>
<td>Introduced openings to 1887 façade. Modified 1980s.</td>
<td></td>
</tr>
<tr>
<td>Bushells Place fabric including canopy</td>
<td>2007-8 podium, steps and ramps etc. Canopy 2009 Good condition.</td>
<td></td>
</tr>
<tr>
<td>Flooring</td>
<td>1980s concrete with 2007-8 levelling screed added.</td>
<td></td>
</tr>
<tr>
<td>Other party wall openings</td>
<td>More recent openings.</td>
<td></td>
</tr>
<tr>
<td>Fire stairs</td>
<td>2007-8 concrete refurbishment</td>
<td></td>
</tr>
<tr>
<td>Opening through party wall to Metcalfe Bond Stores arcade</td>
<td>1980s opening. Can be closed up.</td>
<td></td>
</tr>
<tr>
<td>Toilets and amenities and kitchens</td>
<td>2007-8 Modern amenities in location of earlier lifts.</td>
<td></td>
</tr>
<tr>
<td>Services risers</td>
<td>2007-8 Modern services.</td>
<td></td>
</tr>
<tr>
<td>Lift</td>
<td>2007-8 Lift and shaft</td>
<td></td>
</tr>
<tr>
<td>Window mounted exhaust from restaurant kitchen</td>
<td>Intrusive Recent works.</td>
<td></td>
</tr>
</tbody>
</table>
5.9 Internal Spaces and Elements – First Floor

Figure 5.7 Significance grading of spaces and elements – First Floor
The following table must be read in conjunction with other information found in Figure 3.43 and Figure 5.7.

<table>
<thead>
<tr>
<th>First Floor</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter walls (brick) and party wall (brick)</td>
<td></td>
<td>Original fabric. Generally, original elements contained within these walls have been removed.</td>
</tr>
<tr>
<td>Windows on west façade, timber joinery on 88 George Street</td>
<td></td>
<td>Original 1887 openings and configurations.</td>
</tr>
<tr>
<td>Windows on No.88 east façade, timber joinery</td>
<td>Exceptional</td>
<td>1912 windows when eastern façade rebuilt.</td>
</tr>
<tr>
<td>Windows at No.86 west façade, timber joinery</td>
<td></td>
<td>Original 1912 openings and configurations.</td>
</tr>
<tr>
<td>Windows at No.86 east façade, timber joinery</td>
<td></td>
<td>Original 1912 windows.</td>
</tr>
<tr>
<td>Rivetted steel beams (2) at eastern end of No.86 for all floors</td>
<td></td>
<td>1912 Surviving original fabric. The majority of other original internal structure has been removed.</td>
</tr>
<tr>
<td>Infill on northern façade of former external fire stair recess</td>
<td>High</td>
<td>1980s sympathetic infill brick wall.</td>
</tr>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls</td>
<td></td>
<td>Generally, original elements (e.g. goods lifts, stairs, floors) contained within these walls have been removed.</td>
</tr>
<tr>
<td>Wall opening east of plant room</td>
<td></td>
<td>Early opening interconnecting the two buildings.</td>
</tr>
<tr>
<td>Windows at south façade on 88 George Street</td>
<td>Moderate</td>
<td>Openings c1950s to 1970s into 1887 façade. Some may have been repositioned. Window at SW corner is too close to the building corner, and impacts on the appreciation of the building’s main front façade (George Street).</td>
</tr>
<tr>
<td>Flooring</td>
<td></td>
<td>1980s Concrete; replacement fabric.</td>
</tr>
<tr>
<td>Ceiling</td>
<td></td>
<td>1980s replacement</td>
</tr>
<tr>
<td>Fire stairs and enclosure</td>
<td></td>
<td>Concrete fire stairs added c1950s; 1950s terrazzo treads survive.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------</td>
<td>---------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Party wall central opening</td>
<td></td>
<td>More recent opening.</td>
</tr>
<tr>
<td>Plant room</td>
<td></td>
<td>1980s Services room.</td>
</tr>
<tr>
<td>Male/Female amenities and services risers</td>
<td>Little</td>
<td>2007-8 Amenities and services.</td>
</tr>
<tr>
<td>Suspended ceiling</td>
<td></td>
<td>2007-8</td>
</tr>
<tr>
<td>Office fitout and kitchens</td>
<td>Recent.</td>
<td></td>
</tr>
<tr>
<td>Lift</td>
<td></td>
<td>2007-8 Lift and shaft</td>
</tr>
<tr>
<td></td>
<td>Intrusive</td>
<td></td>
</tr>
</tbody>
</table>
5.10 Internal Spaces and Elements – Second Floor

Figure 5.8: Significance grading of spaces and elements – Second floor
The following table must be read in conjunction with other information found in Figure 3.44 and Figure 5.8.

<table>
<thead>
<tr>
<th>Second Floor</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows at No.88 west façade, timber joinery</td>
<td></td>
<td>Original 1887 openings and configurations. Some joinery is reconstruction.</td>
</tr>
<tr>
<td>Windows at No.86 west façade, timber joinery</td>
<td></td>
<td>Original 1912 openings and configurations.</td>
</tr>
<tr>
<td>Perimeter walls (brick) and party wall (brick)</td>
<td>Exceptional</td>
<td>Original fabric. Generally, original elements contained within these walls have been removed. Later render.</td>
</tr>
<tr>
<td>Windows at No.88 east façade, timber joinery</td>
<td></td>
<td>1912 windows when eastern façade rebuilt.</td>
</tr>
<tr>
<td>Rivetted steel beams (2) at eastern end of No.86. for all floors</td>
<td></td>
<td>1912 Surviving original fabric. The majority of other original internal structure has been removed.</td>
</tr>
<tr>
<td>Windows at No.86 east façade, timber joinery</td>
<td></td>
<td>Original 1912 windows.</td>
</tr>
<tr>
<td>Infill on northern façade of former external fire stair recess</td>
<td>High</td>
<td>1980s sympathetic infill brick wall.</td>
</tr>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls</td>
<td></td>
<td>Generally, original elements (e.g. goods lifts, stairs, floors) contained within these walls have been removed.</td>
</tr>
<tr>
<td>Wall opening east of plant room</td>
<td></td>
<td>Early opening interconnecting the two buildings.</td>
</tr>
<tr>
<td>Fire stairs and enclosure</td>
<td></td>
<td>Concrete fire stairs added c1950s; 1950s terrazzo treads.</td>
</tr>
<tr>
<td>Flooring</td>
<td>Moderate</td>
<td>1980s Concrete; replacement fabric.</td>
</tr>
<tr>
<td>Double hung sash windows at south façade, timber joinery on 88 George Street south façade.</td>
<td></td>
<td>1980s openings introduced to 1887 façade. Window at SE corner. Possibly salvaged and reused window with later joinery reconstruction. This element is too close to the building corner, and impacts on the appreciation of the building’s main front façade (George Street).</td>
</tr>
<tr>
<td>Ceiling</td>
<td></td>
<td>1980s Concrete; replacement fabric.</td>
</tr>
<tr>
<td>Feature</td>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Party wall central opening</td>
<td>More recent opening.</td>
<td></td>
</tr>
<tr>
<td>Plant room</td>
<td>2007-8 Services room.</td>
<td></td>
</tr>
<tr>
<td>Male/Female amenities and services risers</td>
<td>2007-8 Amenities and services.</td>
<td></td>
</tr>
<tr>
<td>Suspended false ceiling.</td>
<td>2007-8</td>
<td></td>
</tr>
<tr>
<td>Office fitout and kitchen</td>
<td>Recent.</td>
<td></td>
</tr>
<tr>
<td>Bay windows at south façade 88 George Street, timber joinery</td>
<td>1980s bay windows introduced to 1887 façade. Copies of 1912 bay windows on east elevation. Unsympathetic to this elevation.</td>
<td></td>
</tr>
<tr>
<td>Lift</td>
<td>2007-8 Lift and shaft.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Intrusive</strong></td>
<td></td>
</tr>
</tbody>
</table>
5.11 Internal Spaces and Elements – Third Floor

Figure 5.9: Significance grading of spaces and elements
The following table must be read in conjunction with other information found in Figure 3.45 and Figure 5.9.

<table>
<thead>
<tr>
<th>Third Floor</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter walls (brick) and party wall (brick) to 86 George Street</td>
<td>Exceptional</td>
<td>Original 1912 fabric. Generally, original elements contained within these walls have been removed.</td>
</tr>
<tr>
<td>Windows at No.86 west façade, timber joinery</td>
<td></td>
<td>Original 1912 openings and configurations.</td>
</tr>
<tr>
<td>Windows at No.88 east façade, timber joinery</td>
<td></td>
<td>1912 windows when eastern façade rebuilt.</td>
</tr>
<tr>
<td>Windows at No.86 east façade, timber joinery</td>
<td></td>
<td>Original 1912 windows.</td>
</tr>
<tr>
<td>Windows at No.88 west facade</td>
<td></td>
<td>1912 addition and Original windows. Good condition.</td>
</tr>
<tr>
<td>Rivetted steel beams (2) at eastern end of No.86 for all floors</td>
<td></td>
<td>1912 Surviving original fabric. The majority of other original internal structure has been removed.</td>
</tr>
<tr>
<td>Perimeter walls (brick) and render to 88 George Street</td>
<td>High</td>
<td>1912 addition.</td>
</tr>
<tr>
<td>Infill on northern façade of former external fire stair recess</td>
<td>High</td>
<td>1980s sympathetic infill brick wall.</td>
</tr>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls</td>
<td>Moderate</td>
<td>Generally, original elements (e.g. goods lifts, stairs, floors) contained within these walls have been removed.</td>
</tr>
<tr>
<td>Opening east of plant room</td>
<td></td>
<td>Early opening interconnecting the two buildings.</td>
</tr>
<tr>
<td>Flooring</td>
<td></td>
<td>1980s Concrete; replacement fabric.</td>
</tr>
<tr>
<td>Ceiling</td>
<td></td>
<td>1980s Concrete; replacement fabric.</td>
</tr>
<tr>
<td>Fire stairs and enclosure</td>
<td></td>
<td>Concrete fire stairs added c1950s; 1950s terrazzo treads.</td>
</tr>
</tbody>
</table>
| Double hung sash windows at south façade on 88 George Street | | 1980s openings when floor added. Sympathetic to south elevation. 
This SE corner window is too close to the building corner, and impacts on the appreciation of the building’s main front façade (George Street). |
<p>| Party wall central opening | Little | More recent opening. |</p>
<table>
<thead>
<tr>
<th>Plant room</th>
<th>Services room.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male/Female amenities and services</td>
<td>Amenities and services.</td>
</tr>
<tr>
<td>risers</td>
<td></td>
</tr>
<tr>
<td>Suspended ceiling</td>
<td>2007-8</td>
</tr>
<tr>
<td>Bay windows at south facade</td>
<td>1980s bay windows when floor added. Copies of bay</td>
</tr>
<tr>
<td></td>
<td>windows on east elevation. Unsympathetic elements</td>
</tr>
<tr>
<td></td>
<td>on this elevation.</td>
</tr>
<tr>
<td>Office fitout and kitchen</td>
<td>Recent</td>
</tr>
<tr>
<td>Lift</td>
<td>2007-8 Lift and shaft</td>
</tr>
<tr>
<td></td>
<td>Intrusive</td>
</tr>
</tbody>
</table>
5.12 Internal Spaces and Elements – Fourth Floor

Figure 5.10: Significance grading of spaces and elements – Fourth floor
The following table must be read in conjunction with other information found in Figure 3.46 and Figure 5.10.

<table>
<thead>
<tr>
<th>Fourth Floor</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter walls (brick) of No.86, including party wall (brick)</td>
<td>Exceptional</td>
<td>Original fabric. Generally, original elements contained within these walls have been removed. Painted signs (behind service areas at No.88) retained and sheeted over.</td>
</tr>
<tr>
<td>Windows at No.86 west and east façades, timber joinery</td>
<td>Original 1912 openings and configurations.</td>
<td></td>
</tr>
<tr>
<td>Rivetted steel beams (2) at eastern end of No.86 for all floors</td>
<td>1912 Surviving original fabric. The majority of other original internal structure has been removed.</td>
<td></td>
</tr>
<tr>
<td>Semicircular parapet and bullseye opening at 88 George Street west façade</td>
<td>Original 1912 fabric. Good condition.</td>
<td></td>
</tr>
<tr>
<td>Western balcony at 88 George Street</td>
<td>1980s fourth floor balcony is intentionally set back from front parapet and balcony</td>
<td></td>
</tr>
<tr>
<td>Double hung sash windows at 88 east façade</td>
<td>1980s sympathetic design and construction.</td>
<td></td>
</tr>
<tr>
<td>West, south and east walls of No.88</td>
<td>1980s sympathetic design and construction.</td>
<td></td>
</tr>
<tr>
<td>Infill to northern wall to former fire stair recess</td>
<td>1980s sympathetic infill.</td>
<td></td>
</tr>
<tr>
<td>Paired double hung sash windows at No.86 north wall</td>
<td>1980s windows sympathetic in design and location to other elevations of this building. Bushells sign on north façade may still exist behind painted wall.</td>
<td></td>
</tr>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls</td>
<td>Generally, original elements of significance contained within these walls have been removed.</td>
<td></td>
</tr>
<tr>
<td>Flooring</td>
<td>1980s Concrete.</td>
<td></td>
</tr>
<tr>
<td>Fire stairs and enclosure</td>
<td>Concrete fire stairs with terrazzo treads added c1950s and enclosure</td>
<td></td>
</tr>
<tr>
<td>Ceiling</td>
<td>1980s concrete</td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Window and door openings on west façade 88 George, timber joinery.</td>
<td>1980s openings that do not repeat design rhythm of openings on the facades of 86-88 George Street.</td>
<td></td>
</tr>
<tr>
<td>Openings in party wall</td>
<td>More recent openings.</td>
<td></td>
</tr>
<tr>
<td>Plant room</td>
<td>Services room.</td>
<td></td>
</tr>
<tr>
<td>Male/Female amenities and services risers</td>
<td>Amenities and services.</td>
<td></td>
</tr>
<tr>
<td>Suspended false ceiling.</td>
<td>Little</td>
<td></td>
</tr>
<tr>
<td>Bay windows at south facade</td>
<td>1980s bay windows when floor added. Copies of eastern elevation. Unsympathetic elements on this elevation.</td>
<td></td>
</tr>
<tr>
<td>Office fitout and kitchen</td>
<td>Recent</td>
<td></td>
</tr>
<tr>
<td>Lift</td>
<td>2007-8 Lift and shaft</td>
<td></td>
</tr>
</tbody>
</table>

Intrusive
5.13 Internal Spaces and Elements – Fifth Floor

Figure 5.11: Significance grading of spaces and elements – Fifth floor
The following table must be read in conjunction with other information found in Figure 3.47 and Figure 5.11.

<table>
<thead>
<tr>
<th>Fifth Floor</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter walls (brick) of No.86, including party wall (brick) Painted signs under paint on north, east and south facades of 86 George Street</td>
<td>Exceptional</td>
<td>Original fabric. Generally, original elements contained within these walls have been removed. Painted signs on north, east and south (behind service areas at No.88) retained and sheeted over.</td>
</tr>
<tr>
<td>Windows at No.86 west façade, timber joinery</td>
<td></td>
<td>Original 1912 openings and configurations at front façade.</td>
</tr>
<tr>
<td>Rivetted steel beams (2) at eastern end of No.86 for all floors</td>
<td></td>
<td>1912 Surviving original fabric. The majority of other original internal structure has been removed.</td>
</tr>
<tr>
<td>Windows at No.86 east façade, timber joinery</td>
<td></td>
<td>Original 1912 windows.</td>
</tr>
<tr>
<td>West, south and east walls of No.88</td>
<td></td>
<td>1980s walls when fifth floor added.</td>
</tr>
<tr>
<td>Infill to northern wall to former fire stair recess</td>
<td>High</td>
<td>1980s infill sympathetic.</td>
</tr>
<tr>
<td>Arched windows at No.88 east, south and north facades, timber joinery</td>
<td></td>
<td>1980s windows when floor added. Copies of original 1912 round-headed windows at No.86. Fifth floor. Sympathetic windows in design and detail to original.</td>
</tr>
<tr>
<td>Windows at No.86 north façade, timber joinery</td>
<td></td>
<td>1980s windows, sympathetic design and materials to original 1912 round-headed windows. Bushells sign on north façade may still exist behind painted wall.</td>
</tr>
<tr>
<td>Fire stairs and enclosure</td>
<td>Moderate</td>
<td>Concrete fire stairs added c1950s and enclosure</td>
</tr>
<tr>
<td>Flooring</td>
<td></td>
<td>1980s Concrete slab.</td>
</tr>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls</td>
<td></td>
<td>Generally, original elements of significance contained within these walls have been removed.</td>
</tr>
<tr>
<td>Ceiling</td>
<td></td>
<td>1980s concrete</td>
</tr>
<tr>
<td>Openings in party wall</td>
<td>More recent openings.</td>
<td></td>
</tr>
<tr>
<td>------------------------</td>
<td>-----------------------</td>
<td></td>
</tr>
<tr>
<td>Plant room</td>
<td>Services room.</td>
<td></td>
</tr>
<tr>
<td>Male/Female amenities and services risers</td>
<td>Amenities and services.</td>
<td></td>
</tr>
<tr>
<td>Suspended false ceiling.</td>
<td>2007-8</td>
<td></td>
</tr>
<tr>
<td>Lift</td>
<td>2007-8 Lift and shaft</td>
<td></td>
</tr>
<tr>
<td>Office fitout and kitchen</td>
<td>Recent.</td>
<td></td>
</tr>
</tbody>
</table>

Intrusive
5.14 **Spaces and Elements - Sixth Floor (Roof Level)**

Figure 5.12: Significance grading of spaces and elements – Sixth floor (roof level)
The following table must be read in conjunction with other information found in Figure 3.48 and Figure 5.12.

<table>
<thead>
<tr>
<th>Sixth Floor (Roof Level)</th>
<th>Significance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof parapet and balustrading to 86 and towers and arched openings under and stone</td>
<td>Exceptional</td>
<td>1912 original fabric. Good condition. Stonework fair condition as surface</td>
</tr>
<tr>
<td>decorative detailing</td>
<td></td>
<td>delamination needs repair.</td>
</tr>
<tr>
<td>Parapet profile at No.86, including northern balustrade and steelwork</td>
<td></td>
<td>Original 1912 fabric and profile.</td>
</tr>
<tr>
<td>Rivetted steel beams (2) at eastern end of No.86.for all floors</td>
<td></td>
<td>1912 Surviving original fabric. The majority of other original internal</td>
</tr>
<tr>
<td>structure has been removed.</td>
<td></td>
<td>structure has been removed.</td>
</tr>
<tr>
<td>Southern party wall and raised parapet to 86 George Street</td>
<td></td>
<td>Original 1912 fabric</td>
</tr>
<tr>
<td>Roof parapet and balustrade including steelworks to 88</td>
<td>High</td>
<td>1984 sympathetic additions</td>
</tr>
<tr>
<td>Infill parapet and balustrading to northern elevation to 86</td>
<td></td>
<td>1984 sympathetic additions</td>
</tr>
<tr>
<td>Roof top area to 86 George Street</td>
<td>Moderate</td>
<td>Original 1912 rooftop</td>
</tr>
<tr>
<td>Roof top area to 88 George Street</td>
<td></td>
<td>1980s infill sympathetic to 1912 works.</td>
</tr>
<tr>
<td>Fire stairs and enclosure</td>
<td></td>
<td>1980s modification toc 1950s to fire stairs.</td>
</tr>
<tr>
<td>Plant rooms, mechanical equipment, services enclosures</td>
<td>Little</td>
<td>Service areas are below southern extended party wall height so is still</td>
</tr>
<tr>
<td>Lift</td>
<td>Intrusive</td>
<td>visible.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2007-8 Lift and shaft</td>
</tr>
</tbody>
</table>
6. **Constraints and Opportunities**

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

6.1 **Issues Arising from the Statement of Significance**

Considering the Statement of Significance, the following issues need to be addressed in the conservation guidelines:

- The buildings at 88 and 86 George Street are both rare and representative examples of Victorian and Federation purpose designed and built factory and warehouse buildings that have been adapted for government offices and more recently commercial use.

- The construction and flexible internal layout of the industrial buildings have enabled the successful adaptation and upgrading to meet current code requirements for fire, access and change in use to suit a range of commercial uses while retaining the key significant features of their architectural styles, design, detailing and materials.

- Though largely removed in the 1980s, remnants of the 1912 structural steel beams remain insitu and should be conserved. The 1912 building at 86 George Street is of technical significance for its early use of structural steel framing supplied by Dorman Long and Co., who later built the Sydney Harbour Bridge.

- The addition of two floors to 88 George Street in 1984-85 was undertaken in a sympathetic way that respected the heritage significance and demonstrates an appreciation of ‘designing in context’ to support the aesthetics of the 1887 and 1912 buildings; with careful attention to the choices of materials, building form and openings on the fourth and fifth floors that repeats the style and rhythm of the 1912 façade design.

- Bushells Place was created in 1977 as a public domain, to commemorate the 70 years association of the Bushells tea company with The Rocks and should remain accessible to the public.

- The Old Bushells Factory and Warehouse at 86-88 George Street is a prominent landmark in The Rocks and part of a state significant precinct of warehouses and bond stores on George Street that form a continuous wall of masonry facades dominating the western side of Hickson Road.

- The massive scale of 86-88 George Street is a landmark and clearly visible from Campbell’s Cove, the Overseas Passenger Terminal, Circular Quay and the Sydney Harbour Bridge. The buildings also have highly significant views towards Sydney Harbour, the Opera House, Kirribilli and the lower north shore and Sydney Harbour Bridge.

- Sections of the site have been identified as having a high potential to contain archaeological resources of state significance at the western boundary of 88 and 86 George Street, the southern boundary of 88 George Street, and under Bushells Place that may contribute to the understanding of early Aboriginal occupation, early colonial settlement, and industrial and mercantile usage during the 19th and 20th centuries.

- The buildings have social significance in the wider community for its associations with Bushells tea, an iconic Australian company and household brand. Bushells enjoyed community and employee regard as a benevolent employer. Bushells Place was created in 1976 to commemorate the long association of the Bushells Co. with The Rocks.

- As part of The Rocks, the Old Bushells Factory and Warehouse and Bushells Place are held in high regard by the wider community in Sydney, New South Wales and Australia, who know and love The Rocks, as a special heritage place in the City of Sydney.
Application of the Burra Charter

The Australia ICOMOS Burra Charter 2013, known as The Burra Charter, is widely accepted in Australia as the underlying methodology by which all works to sites/buildings, identified as having national, state and local significance.

The Old Bushells Factory and Warehouse and Bushells Place are of demonstrated cultural significance. As such, procedures for managing change and activities should be in accordance with the recognised conservation methodology of The Burra Charter.

In dealing with the built fabric, the conservation principles of The Burra Charter should be adopted. The relevant principles are established in the Articles of The Burra Charter, for the complete document, see http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf

6.2 Issues Arising from Physical Condition of the Place

- The Old Bushells Factory and Warehouse was refurbished in 2007-08. Works included fire, access and building services upgrades and conservation works to an ‘A’ grade quality building, incorporating environmentally sustainable design (ESD) principles.
- In 2016, generally the physical condition of the place is good and there are no major constraints arising from its physical condition.
- Some periodic maintenance works are required for the building exterior including the repainting of the timber door and window joinery; and treatment of delaminating sandstone elements on the roof top towers and some repointing to the external brickwork.

6.3 Sydney Harbour Foreshore Authority

The Rocks area is managed by the Sydney Harbour Foreshore Authority, constituted on 1 February 1999, under the Sydney Harbour Foreshore Act 1998.

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

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

In recognition of the importance of heritage conservation in the area, The Rocks Heritage Management Plan (updated in April 2010) has been prepared to provide a basis for understanding and conserving the heritage value of The Rocks and to assist in preparing individual Conservation Management Plans for heritage buildings within The Rocks.

Sydney Harbour Foreshore Authority’s vision and charter

The Rocks Heritage Management Plan and The Rocks Heritage Policy (April 2010) outline the vision and philosophy of the Foreshore Authority that aim to create quality environments that are enriching, diverse, accessible and sustainable by continually improving Sydney’s significant waterfront precincts, while balancing visitor, community and commercial expectations.

Vision Statement

The vision statement as outlined in the abovementioned documents is as follows:

- The Rocks will continue to be recognised as an authentic heritage precinct, which is
symbolic of our history and the value we place on heritage conservation.

- The total heritage resource of The Rocks will be cherished and managed for the benefit of current and future generations.
- The diverse character of The Rocks, created from its dramatic setting, topography, urban form, buildings, views, use, associations and meanings, will be maintained and enhanced.
- Individual elements will be conserved and provided with vibrant uses that are compatible with their heritage value.
- The Rocks will continue to be a “living” area with more residents and a mix of uses.
- People will be encouraged to visit and experience The Rocks, through better access and imaginative interpretation.
- Visitors, residents and workers in The Rocks will enjoy and celebrate real history and community spirit in an authentic place.

A challenge for the Foreshore Authority’s achievement of heritage objectives is the objective for financial return on its assets. As noted in the The Rocks Leasing Direction 2014 the Foreshore Authority carefully curates and manages a unique waterfront precinct that is visited by more than 14 million people a year. Part of the overall vision is to deliver a leasing direction that positions The Rocks as an alluring world-class retail destination for Sydneysiders, domestic travellers and overseas visitors alike.

Since the enactment of the NSW Heritage Act in 1977, NSW Government agencies have been expected to identify and manage heritage assets in their ownership and control. Their responsibilities include keeping a heritage and conservation register (S170) listing heritage assets under its ownership, occupation or management. The Foreshore Authority wants The Rocks to be a place of today and recognises the potentially conflicting aims of balancing heritage conservation and a place where people continue to live, work and visit. In order to achieve this vision the Foreshore Authority has developed a heritage policy which attempts to balance the retention of the significance and objectives of interpretation and sustainability with attaining commercially viable uses and returns.

The Foreshore Authority also oversees the preparation of Conservation Management Plans (CMPs) for each of the items listed on the register. This CMP is one of documents used by the Foreshore Authority, managers and tenants for the management and maintenance of 86-88 George Street. The CMP policies and recommendations feed into current maintenance strategies and Total Asset Management Policy (TAM).

Total Asset Management Policy (TAM) is a NSW Government policy introduced to achieve better planning and management of the State's assets. Total Asset Management is the strategic management of physical assets to best support the delivery of agency services. It is part of a planning framework in which the Government’s social, ecological and financial service outcomes are achieved by the most efficient means and within the resource limits of the community. It provides a structured and systematic resource allocation approach to infrastructure and physical asset management, so that resources are aligned with the service objectives of State agencies.

**Sydney Harbour Foreshore Authority’s requirements**

The Foreshore Authority has continued to manage 86-88 George Street as a tenanted commercial property with a range of commercial, office, retail, and food and beverage uses. Commercial uses are considered to be highly compatible with the NSW Government's requirements and objectives for retaining significance, minimal intervention, visitation and interpretation of the place.

*The Rocks Heritage Management Plan* sets out the overall management direction and expectations for The Rocks precinct. The Foreshore Authority seeks to retain the “authenticity” of the buildings, both internally and externally as well as the underground archaeological resources that make this property special.
The Foreshore Authority also oversees the preparation of a conservation management plan (CMP) for each property which sets out the specific principles and policies to guide and inform potential lessees of the building’s ingoing care and maintenance.

Any works to the buildings will require the adherence to the above mentioned documents and the Foreshore Authority’s, as land owner, consent on all development applications. As part of this process consultation with the Foreshore Authority and comprehensive external advice is expected and recommended.

The refurbishment and building services upgrade in 2007-08 provided an ‘A’ grade quality building incorporating environmentally sustainable design (ESD) principles. The Foreshore Authority’s aim for this project was to increase the visual character of this significant heritage item and establish a precinct landmark commercial office building that would potentially have positive flow-on effects to the rest of the commercial space within the precinct and demonstrate a commitment to sustainability initiatives.

The 2007-08 works resulted in a 5-Star Green Star Office Design rating (Green Building Council Australia) as the first State heritage-listed building in NSW to do so.

In 2016, the Government is considering a range of potential commercial uses for the building including accommodation to support the tourism sector and provide economic benefit to The Rocks and Sydney more generally.

‘Loose Fit’

Commercial uses will have the least impact on 86-88 George Street. Any alternative uses for the buildings must adopt the principle of "loose fit", where the new use is adjusted as necessary to work within the available spatial and architectural configuration, rather than the opposite. All new work must be designed to be reversible.

Interpretation Opportunities

Bushells Place was created in 1977 by SCRA, as public space partly funded by a donation of the Bushells Group to commemorate the company's long association with The Rocks. There is an opportunity to ensure that Bushells Place continues to be part of the public domain and appropriate interpretation provided.

In 2007-8 several interpretation initiatives were implemented including:

- Shadow lines of the original window and door joinery in the ground floor openings to 86 George Street
- Sections of original steel framing display in ground floor window of 86 George Street
- Interpretative external paint scheme that distinguishes the original buildings and major additions.

Sydney Harbour Foreshore Authority Policies

The Foreshore Authority has developed a suite of policies to guide the detailed management of places, and these need to be considered in developing conservation policies, managing risks and managing the place. The principal policies that will need to be considered, depending upon the significance, character and uses of the place, are:

- The Rocks Fitout Guide
- The Rocks Signage Policy 2013
- The Rocks Wayfinding Signage Technical Manual 2013
- The Rocks Lighting Policy 2009
- Foreshore Authority Public Art Policy 2010
- Foreshore Authority Tree Policy 2013
6.4 Heritage Management Framework

The principal statutory controls against which potential impacts on the significance of 86-88 George Street will be assessed include:

- Environmental Planning and Assessment Act, 1979 and associated planning instruments, policies, plans and guidelines;
- The Heritage Act 1977; and,
- The policies contained in this CMP, which will be adopted by the Foreshore Authority and endorsed by the NSW Heritage Council.

Other controls, including the National Parks and Wildlife Act (NPW) Act 1979 and the NSW Government Total Asset Management (TAM) guidelines are considered in this Section.

It is essential that the Foreshore Authority and the approval authority are consulted in order to determine any approvals that may be required for the execution of any works. Approvals for works may be required under both the Environmental Planning and Assessment Act 1979 (EP&A Act) and the NSW Heritage Act 1977.

All statutory applications require the signature and consent of the landowner to enable lodgement. For 86-88 George Street and Bushells Place, the landowner is the Foreshore Authority; therefore all applications must be forwarded to the Foreshore Authority for endorsement prior to submission for development approval. Further information about the granting of landowner’s consent can be sourced from the Foreshore Authority.

Environmental Planning and Assessment Act63

In November 2008, the NSW Government announced widespread reforms to the State’s planning portfolio effective from 1 December 2008. As part of the reforms, all development applications (DAs) previously assessed by the Foreshore Authority are assessed by the Minister of Planning, or under delegation by The City of Sydney Council (the consent authority). The Minister for Planning is the consent authority for ‘deemed’ development with a capital investment value of more than $10 million dollars.

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 86-88 George Street and Bushells Place, which are identified and discussed further in the following sections.

New South Wales Heritage Act, 197764

Architectural Works

86-88 George Street and Bushells Place are listed in the NSW State Heritage Register (SHR), as SHR item # 01535. This listing recognises the site as being of State significance and provides statutory protection under the NSW Heritage Act, 1977.

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

To gain approval for any of the above works, an application must be made to the Heritage Council (Section 60 application). Authority has been delegated to the Foreshore Authority to determine Section 60 applications for minor works which do not materially affect the significance of the item. The Foreshore Authority can advise applicants whether applications can be assessed under delegation, or whether they need to be approved by the Heritage Council.

**Historic (European and Aboriginal) Archaeological Management**

The NSW Heritage Act provides statutory protection to relics, archaeological artefacts, features or deposits. Sections 139 to 146 of the Act require that excavation or disturbance of land that is likely to contain, or is believed may contain, locally significant archaeological relics is undertaken in accordance with an excavation permit issued by the Heritage Council of NSW (Heritage Council), or in accordance with a gazetted exception under Section 139(4) of the Act.

Part 4 of the Act refers to items and places listed on the SHR, or which are the subject of an Interim Heritage Order (IHO). Section 60 also requires an application for an excavation permit for historical archaeological resources identified as having state significance issued by the Heritage Council, or in accordance with a gazetted Exemption under Section 57(2) of the Act.

The NSW 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 & Research Design (AA&RD) must be prepared in accordance with the requirements of the Heritage Council. The AA&RD for 86-88 George Street would be a valuable resource for understanding and managing the archaeological resources associated with the history of the site.

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

A Section 60 application is required to be prepared by an historical archaeologist who meets the Heritage Council Excavation Directors Criteria for works on State significant sites to disturb relics on an SHR listed site. The Foreshore Authority has delegation to approve minor Section 60 applications that extend to archaeological works within the curtilage of the item.

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

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

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

If proposed works are covered by a standard exemption, an Exemption Notification Form (not a Section 60 application) must be completed, with sufficient detail provided to determine whether
the proposed works meet the standard exemption guidelines. The Foreshore Authority has
delegation from the Heritage Council to approve standard exemption applications.

Applicants must confirm with the Foreshore Authority whether proposed works fall within the
Standard Exemptions, and what documentation will be required.

Site specific exemptions relate to the particular requirements of an individual State Heritage
Register item, and can only be for works which have no potential to materially affect the
significance of the item. Site specific exemptions are only applicable if the works to which they
refer are identified as exempt development in a CMP endorsed by the Heritage Council, or in a
Conservation Management Strategy endorsed under delegation by the Executive Director, Place
Renewal, Sydney Harbour Foreshore Authority.

CMP endorsement by the Heritage Council is normally required for SHR listed items.

Currently, there are no site specific exemptions for 86-88 George Street and none are
recommended in this CMP.

Reference can be made to the NSW Department of Environment and Heritage Standard
Exemptions for Works Requiring Heritage Council Approval.65

Minimum Standards of Maintenance and Repair

Section 118 of the NSW Heritage Act provides for the regulation of minimum standards for the
maintenance and repair of State Heritage Register items. These standards were regulated in
1999 and apply to all State Heritage Register items. The minimum standards cover various
areas, including for example, weatherproofing, fire protection, security and essential
maintenance.
An inspection to ensure that the item is being managed in accordance with the minimum
standards must be conducted at least once every year (or at least once every 3 years for
essential maintenance and repair standards).

Failure to meet the minimum standards may result in an order from the Heritage Council to do or
refrain from doing any works necessary to ensure the standards are met. Failure to comply with
an order can result in the resumption of land, a prohibition on development, or fines and
imprisonment.

Refer to the Minimum Standards for Maintenance and Repair.66

National Parks & Wildlife Act, 197467

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

NSW government Total Asset Management68

The Total Asset Management (TAM) Manual prepared by NSW Government’s Asset Management
Committee requires that: “Sustainable management of heritage values must be treated by an
agency as part of its core business”. Similarly, TAM Guidelines for Government Agencies

prepared by NSW Treasury require “planning use of heritage assets to maximise their service delivery while protecting their cultural values”.

While protection of built heritage in The Rocks area is part of the core business of the Foreshore Authority, these TAM Guidelines can be interpreted to indicate that the retention of heritage value overrides the financial feasibility of the ongoing reuse of items. The cultural importance of The Rocks is widely recognised as paramount, and in 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 Total Asset Management Manual (see footnote for hotlink).

6.5 Environmental Planning Instruments (EPIs)

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

State Environmental Planning Policy (SEPP) (State and Regional Development) 2011 and State Environmental Planning Policy (Major Development) 2005

Under the SEPPs, 86-88 George Street is an environmentally sensitive area of State significance, being on land in The Rocks and as a place and building listed on the State Heritage Register under the NSW Heritage Act.

Pursuant to the EPA Act, the SEPP (Major Development) applies to capital works over $10 million. Development under $10 million requires approval under Part 4 of the Environmental Planning and Assessment Act.

The NSW Planning Minister is the consent authority for state significant development and major development, as described in the State Environmental Planning Policy (State and Regional Development) 2011 and the State Environmental Planning Policy (Major Development) 2005.

Sydney Regional Environmental Plan (SREP) (Sydney Harbour Catchment) 2005

The Rocks is included in the “Foreshores and Waterways Area” defined in the SREP. Accordingly any development must be considered in terms of the criteria set out in Division 2 of SREP. The SREP has limited application to 86-88 George Street, as The Heritage Provisions in Part 5 of the SREP are not applicable to sites that are not listed as a heritage item. Particular provisions of the plan apply to the Foreshores and Waterways areas, which encompass the subject site.

The SREP also requires the consideration of potential to impact on archaeological or potential archaeological relics.

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

The NSW Planning Minister is the consent authority for the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The City of Sydney or the Central Sydney Planning Committee is the consent authority for development not covered by the Planning Minister.

Sydney Cove Redevelopment Authority (SCRA Scheme)

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

The City of Sydney is the consent authority for development applications and for projects over $10 million in value. The NSW Planning Minister is the consent authority.

The SCRA Building Site Control Drawing ‘XXVI’ (Figure 6.2) shows the buildings at 86 and 88 George Street as an historic item, but excludes Bushells Place as part of this historic item. The RL for the existing buildings main roof level is RL 36.2m and the tower is RL 41.6m. The Building Site Control Drawing has an overall building development envelope to RL 42m, i.e. of 5.8 metres above the roof terrace level and a further 0.4m above the top of the existing towers.

The current Building Site Control Drawing has a building height of RL14m over Bushells Place. The RL for George Street is RL11m and the Bushells Place is at approximately RL12m. The Building Site Control Drawing for Bushells Place has an overall building development envelope to the maximum height of RL14m. It is likely that the recently constructed canopy into 88 George Street is to RL14m.

At present permitted uses for 86 and 88 George Street include Commercial and Special uses. Residential uses including hotels are not currently permitted.

It is recommended that the SCRA Building Site Control Drawing ‘XXVI’ be updated to include Bushells Place as part of the historic item, and that the Permitted Uses be updated to include Residential Uses to enable hotel accommodation uses.

It is recommended that the SCRA Building Site Control Drawing ‘XXVI’ that the current Building Site Control Drawing development envelope is appropriate to the ongoing conservation values and should be retained.
Figure 6.2 SCRA Building Site Control Drawing ‘XXVI’ showing the building envelope and permitted uses. The site and buildings are circled in red. Source: Sydney Harbor Foreshore Authority
6.6 Development Control Plans and Guidelines

Sydney Harbour Foreshore and Waterways Area DCP 2005\textsuperscript{72}

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).

The heritage provisions of DCP are not relevant to 86-88 George Street as the site is not listed as a heritage item under the SREP 2005.

The Rocks Heritage Management Plan (RHMP)\textsuperscript{73} and Heritage Policy\textsuperscript{74}

In recognition of the importance of heritage conservation in the area, The Rocks Heritage Management Plan (adopted in February 2002, updated 2010) has been prepared to provide a basis for understanding and conserving the heritage values of The Rocks, and to assist in preparing individual CMPs for heritage buildings within The Rocks. The Rocks Heritage Policy articulates the Foreshore Authority’s vision for The Rocks.

The City of Sydney Development Control Plan (DCP) 2012\textsuperscript{75}

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.

The City of Sydney Industrial Buildings Heritage Study

The City of Sydney Industrial & Warehouse Building Heritage Study, Volume 1 Final Report prepared in October 2014, prepared an overview history for the local government area (LGA) of the City of Sydney that includes The Rocks, and recommended new heritage items for listing for particular areas of the LGA. The report also made recommendations on the management of industrial buildings and additional guidelines for inclusion in the The City of Sydney DCP 2012. Although the study area did not include The Rocks, the report is a useful reference study and provides relevant management recommendations applicable to the industrial heritage buildings in The Rocks.

NSW Heritage Council – Design in Context\textsuperscript{76}

The guideline is published by the NSW Heritage Council and the RAIA. The guideline establishes six criteria for assessing new development in a heritage conservation area or adjacent to a heritage item that are; character; scale; form; siting; materials; and, detailing.

NSW Heritage Council – New Uses for Heritage Places

The guideline is published by the NSW Heritage Council of NSW and the RAIA. It contains principles that encourage careful and sympathetic designs and interpretation in the adaptation of historic places and sites.

6.7 Approvals

Landowner’s consent

Before any application is submitted to a consent authority, the consent of the Foreshore Authority, as landowner, must be obtained first. Obtaining consent from the Foreshore Authority is not an

\textsuperscript{73} http://www.shfa.nsw.gov.au/content/library/documents/0B9628D6-6B745-73FA-E1F20F992872ED23.pdf
\textsuperscript{75} http://www.cityofsydney.nsw.gov.au/development/planning-controls/development-control-plans
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.

Consent Authorities
There are a range of consent authorities to which applications for work will need to be submitted. These are described in the preceding sections, and are summarised as follows:

<table>
<thead>
<tr>
<th>Consent Authority</th>
<th>Works or activities for which that consent authority is responsible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minister for Planning</td>
<td>Variation to SCRA Scheme</td>
</tr>
<tr>
<td></td>
<td>Works with a capital investment value above $10 million</td>
</tr>
<tr>
<td></td>
<td>May direct preparation of a master plan (a deemed DCP) for a Strategic Foreshore Site (which includes most of The Rocks)</td>
</tr>
<tr>
<td>Minister for Ports and Maritime Administration</td>
<td>Any development (see s6.5.2 for exclusions) in the Sydney Opera House World Heritage Buffer Zone (which includes most of The Rocks), if so specified in an EPI.</td>
</tr>
<tr>
<td>Sydney Harbour Foreshore Authority</td>
<td>Landowner’s Consent (to lodge an application)</td>
</tr>
<tr>
<td></td>
<td>Minor works to an SHR item, under a Heritage Council delegation</td>
</tr>
<tr>
<td></td>
<td>Additions/removals/revisions to its s170 Register listings</td>
</tr>
<tr>
<td></td>
<td>Notifying the Heritage Council of the transfer, ceasing to occupy, or demolition of any item in its s170 Register</td>
</tr>
<tr>
<td></td>
<td>Implementing TAM Guidelines for assets in the SHFA portfolio</td>
</tr>
<tr>
<td>Heritage Council</td>
<td>Works other than minor works to any SHR or IHO item</td>
</tr>
<tr>
<td></td>
<td>Standard and site-specific exemptions from approvals for SHR items</td>
</tr>
<tr>
<td></td>
<td>Listings/de-listings/revisions to SHR items</td>
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<tr>
<td></td>
<td>Approval to disturb, move, damage or destroy relics</td>
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<tr>
<td></td>
<td>Minimum Standards of Maintenance</td>
</tr>
<tr>
<td>City of Sydney</td>
<td>Works with a capital investment below $10 million</td>
</tr>
<tr>
<td></td>
<td>Any development (see s6.5.2 for exclusions) in the Sydney Opera House World Heritage Buffer Zone (which includes most of The Rocks) unless the Minister is specified as the consent authority in an EPI.</td>
</tr>
<tr>
<td></td>
<td>Principal Certifying Authority for accredited private certifiers</td>
</tr>
<tr>
<td>Accredited Private Certifiers</td>
<td>Issue of Construction Certificates and/or Occupation Certificates</td>
</tr>
</tbody>
</table>

6.8 Non-statutory listings and Community Groups
National Trust of Australia (NSW)
The Old Bushells Factory and Warehouse and Bushells Place have been classified by the National Trust of Australia (NSW).

The Register of the National Trust (NSW) also identifies the entirety of The Rocks as “The Rocks Urban Conservation Area”.

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

The Old Bushells Factory and Warehouse and Bushells Place have been classified by the Australian Heritage Council and are registered (as “Health Commission Building (former), 86-88 George Street, The Rocks”) in the Register of the National Estate.

The Old Bushells Factory and Warehouse and Bushells Place are included in the listing for The Rocks Urban 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 National Construction Code (NCC) and Building Code of Australia (BCA)

The National Construction Code incorporating the Building Code of Australia (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 makes clear that not all requirements will apply to a given case. The Code also includes ‘deemed-to-satisfy’ requirements which are accepted as meeting the performance requirements. However, the Code also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

Under the Environmental Planning and Assessment (EP&A Act) Regulation 2000, all new building work must be carried out in accordance with the Building Code of Australia. In the case of an existing building, there is generally no requirement to comply with the BCA unless works are being carried out. However, where works (in particular alterations or additions) are proposed to the place, the building will need to comply on completion with the relevant [performance] requirements of the Building Code of Australia (EP&A Act Regulation Clause 145).

An assessment of compliance for 86-88 George Street with the NCC has not been carried out for this report. It must 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 must ensure that significant fabric and spatial qualities are not compromised while full NCC compliance is achieved and public safety is assured.

The Disability Discrimination Act (DDA)

Access to premises for people with disabilities, as well as being covered by the BCA, is also controlled by the Commonwealth Disability Discrimination Act (DDA) 1992. Compliance with the BCA does not necessarily signify compliance with the DDA. Compliance with the DDA can be triggered by a complaint lodged with the Australian Human Rights Commission. In 2010 the Commonwealth published the Disability (Access to Premises – Buildings) Standards. Compliance with these standards must ensure that the requirements of the DDA are met.

The DDA makes it illegal to discriminate on the basis of a person’s disability. The DDA does not apply to private dwellings, but does apply to buildings which are expected to be used by the general public.

Heritage buildings are not exempt from meeting the requirements of the DDA. The preparation of an access action plan assists in preventing or defending a complaint under DDA. The defence of unjustifiable hardship is also available, and the Australian Human Rights Commission has ruled that heritage significance may be taken into account 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.

As part of the 2007-08 building upgrade, 86-88 George Street was made compliant with the Building Code of Australia (BCA) and the Disability Discrimination Act (DDA) current at this time including the provision of level access into the buildings and internal lifts and on grade access via ramps to Bushells Place.

An assessment of compliance of the complex with the BCA has not been carried out for this report. It is appreciated, however, that any DA/CC application will need to comply, or be deemed to comply with the BCA. In general, when considering the BCA in heritage buildings, proposals must ensure that significant fabric and spatial qualities are not compromised while full BCA compliance is achieved and public safety is assured.

6.10 NSW Work Health & Safety Act 2011

The New South Wales Work Health and Safety Act, 2011 (WH&S Act) aims to secure the health, safety and welfare of people at work. It lays down general requirements, which must be met at places of work in New South Wales. The provisions of the Act cover every place of work in New South Wales. The Act covers self-employed people as well as employees, employers, students, contractors and other visitors.

86-88 George Street as a place of work must comply with the WH&S Act or seek alternative solutions. In the event that any part of the buildings changes from its current commercial use, compliance requirements of this Act will need to be reviewed and complied with.
7. Conservation Policies

Conservation can be regarded as the management of change. It seeks to safeguard that which is important in the built environment within a process of change and development. One of the functions of this document is to establish criteria, policies and guidelines for the conservation and on-going use of the buildings and site. In this way the occupants and managers of the place will be able to formulate proposals within a known framework of acceptable directions, and planning authorities will be able to assess those proposals against the criteria.

The following sections identify Policies and Guidelines as the two basic mechanisms to achieve the conservation and on-going use of the buildings in the context of the adaptive re-use and necessary upgrade of the various building components. A brief Background provides the context for each of the policies. The Policies identify basic conservation guidelines that should be clearly identified by the proponent and discussed in any Development Application submission.

7.1 Best Practice Heritage Management

Background

The Old Bushells Factory and Warehouse and Bushells Place have been assessed as being of state heritage significance. The buildings and Bushells Place are prominently located and make a strong contribution to the industrial streetscape of George Street and Hickson Road, in The Rocks.

The principle aim for the management of the Old Bushells Factory and Warehouse and Bushells Place is to protect its heritage significance and setting. All work are to accord with statutory procedures and current best practice in the conservation and management of heritage places.

The Rocks Heritage Management Plan (adopted in February 2002, updated 2010) has been adopted by the Foreshore Authority as the overall framework for understanding and conserving the heritage values of The Rocks. The CMP for the Old Bushells Factory and Warehouse and Bushells Place sits within this management framework, and is the site specific guide for the management of the place.

The Australia ICOMOS Burra Charter 2013, known as The Burra Charter is widely accepted in Australia as a key reference by which all works to places identified as having national or state significance are undertaken. Other guideline publications including those prepared by the Heritage Division, Office of Environment and Heritage, will assist to achieve best practice for specific works and management issues.

Policy 1

The statement of significance must be adopted as the basis for heritage management. All decisions must seek to retain the values identified in this CMP.

The research values component of the State Heritage Register listing statement of significance should be updated to reflect the additional information on the archaeological and research values of the site.

Policy 2

In recognition of the state significance, the Old Bushells Factory and Warehouse and Bushells Place must be managed to ensure best practice long term conservation outcomes, in accordance with statutory procedures and recognised planning and heritage principles, guidelines and methodologies.
Policy 3

The Old Bushells Factory and Warehouse, comprising two separate buildings, must continue to be managed as a single entity to ensure consistent and appropriate long term management of the whole building, its heritage fabric and presentation including the external paint colour scheme, external form and materials, rainwater disposal and other shared services.

Policy 4

The Old Bushells Factory and Warehouse should incorporate public access at least in part to the ground floor foyer to the building.

Bushells Place, as dedicated public domain, must continue to be managed as open space and continue to be accessible to the public.

Guidelines

- The conservation management for the Old Bushells Factory and Warehouse and Bushells Place is to be consistent with the overall management framework for The Rocks contained in The Rocks Heritage Management Plan.
  

- The basis for all heritage management of the Old Bushells Factory and Warehouse and Bushells Place is the fabric assessment and grading, Statement of Heritage Significance and the policies contained in this CMP.

- The Australia ICOMOS Burra Charter 2013 is to guide the heritage management of the Old Bushells Factory and Warehouse and Bushells Place

- Refer to the guidelines prepared by NSW Heritage Division, Office of Environment and Heritage, including the NSW Heritage Manual and specific publications referred to in this CMP.

7.2 Asset Management

7.2.1 Sydney Harbor Foreshore management responsibilities

Background

The Old Bushells Factory and Warehouse and Bushells Place as part of The Rocks, is owned by the Crown vested in the Sydney Harbour Foreshore Authority (the Foreshore Authority). The Foreshore Authority has overall responsibility for the management of the place. Additional responsibilities derived from the NSW Total Asset Management (TAM) Guidelines are also recognised.

Policy 5

If there is a change in ownership and/or management, the Old Bushells Factory and Warehouse should continue to be managed as a single entity including its ongoing maintenance and any changes to the building fabric that affects the whole; and Bushells Place must continue to be managed as public domain, within the overall context of The Rocks precinct.

Guidelines

- Conserve and manage the Old Bushells Factory and Warehouse and Bushells Place as an integrated whole, including the site and setting, the buildings themselves, their planning, original features as well as spatial and functional relationships and archaeology.

- The intention, aims and policies of this CMP shall be disseminated through and implemented by, relevant key staff of the Foreshore Authority.

- The Foreshore Authority shall adequately assess the impact of proposed modifications to significant fabric, prior to the granting of landowner's consent.
A program of regular monitoring is to be undertaken (either by the Foreshore Authority or future long-term lessees/owners), covering both the physical changes within the buildings and issues raised by occupants of the building. Findings of the monitoring are to be incorporated, where relevant, into management decisions.

All future leasing or ownership arrangements, are to legally bind 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 for regular and on-going maintenance program as set out in Section 8.0.
- Requires that maintenance and repair works are overseen and undertaken by suitably qualified and experienced heritage professionals and tradespeople, see Section 7.4.

### 7.2.2 Total Asset Management Plans and CMPs

**Background**

**CMPs and Total Asset Management (TAM)**

This CMP will be one of the documents used by the asset owners, managers and tenants for management and maintenance of the Old Bushells Factory and Warehouse and Bushells Place. The CMP needs to be fully compatible with other relevant management documents, including any current Maintenance Plans and Total Asset Management (TAM) Plans.

**SCRA Scheme**

The current SCRA scheme Building Site Control Drawing ‘XXVI’ (Figure 6.2) applies to the Old Bushells Factory and Warehouse and Bushells Place. It currently shows the buildings as an historic item, but excludes Bushells Place as part of this historic item.

Survey plans show the RLs for the existing buildings main roof level as RL 36.2m and the tower is RL 41.6m. The Building Site Control Drawing has an overall building development envelope to RL 42m, i.e. 5.8 metres, or an additional 0.4m above the top of the tower.

Survey plans show the RLs for George Street at RL11m and therefore Bushells Place is at approximately RL12m. The Building Site Control Drawing ‘XXVI’ (Figure 6.2) for Bushells Place has an overall building development envelope to RL14m. It is likely that the canopy constructed in 2009 at Bushells Place is built to RL14m, i.e. the maximum height.

At present permitted uses include Commercial and Special uses. Residential uses including hotels are not currently permitted.

**Policy 6**

*All owners, managers and lessees should use this Conservation Management Plan as a basis for the future asset management of the buildings and site. This CMP must be applied within the broader context of other heritage management and asset management documents including statutory requirements.*

*The recommendations of this report the Old Bushells Factory and Warehouse and Bushells Place, including the schedule of repair works and maintenance schedule in section 8 should be integrated into the Total Asset Management (TAM) Plans.*

**Policy 7**

*This Conservation Management Plan must be used by all owners, managers and lessees to provide feedback to all future Management Plans for the Old Bushells Factory and Warehouse and Bushells Place and its site.*
Policy 8

The Authority is to ensure that its own statutory planning framework - the SCRA Scheme Building Site Control Drawing ‘XXVI’ is updated consistent with this CMP to include the entire footprint of the Old Bushells Factory and Warehouse and Bushells Place as an historic item, and that permitted uses for the SCRA Building Site Control Drawing ‘XXVI’ should be updated to include Residential Uses including hotel uses consistent with this CMP.

It is appropriate to retain the current Building Control Drawing Envelope with the following limitations.

- Any rooftop additions must be lower than the height of the central party wall, not reduce the prominence or visibility of the towers and balustrade, and be set back from the parapet.
- Any structures on Bushells Place must not reduce the visibility or obscure the southern elevation of 88 George Street.
- Any development within the existing buildings must minimise or eliminate any adverse heritage impacts on significant heritage fabric and spaces.

Guidelines

- The Foreshore Authority should include findings of this CMP in the Foreshore Authority’s asset management system and plans, particularly TAM Plans, Maintenance Plans and lease/tenancy agreements for the Old Bushells Factory and Warehouse and Bushells Place.
- Ensure that compliance with this conservation management plan is included in any lease over the place, and consider non-compliance as a material breach.
- Refer to and manage in accordance with the following documents:

7.2.3 Adoption and Review of the CMP

Background

This CMP for the Old Bushells Factory and Warehouse and Bushells Place sets out the conservation management framework to ensure that the identified significance of the site is retained and conserved for the long term.

Circumstances will change over the years as various recommendations are implemented and new requirements for the use of the buildings emerge. Conservation policies will need to be progressively reviewed and updated to manage and respond to changing situations and to ensure the long term conservation of the place.

Policy 9

All parties responsible for management of The Old Bushells Factory and Warehouse and Bushells Place must have access to this conservation management plan and associated documents.
Guidelines

- The Foreshore Authority is to make this Conservation Management Plan (at a minimum the statement of significance, policies, and implementation sections) a publicly accessible document and available on the Foreshore Authority website, while respecting the right to privacy of the buildings’ occupants.

- The CMP is to be made available and where applicable distribute to:
  - The Sydney Harbour Foreshore Authority, in particular those staff responsible for day to day management and planning for the place. Make this CMP publicly available on the Foreshore Authority’s website.
  - Form part of and inform any Leasehold agreements; including any updates to CMPs from time to time
  - Tenants and future lessees or occupants
  - City of Sydney Library
  - Heritage Division, Office of Environment and Heritage

Policy 10

The CMP should be reviewed by the land owner within to ten years, taking into account changes in legislation, proposed changes in use or management, or sooner if:

- A major change of use or site development is proposed for the place (other than those uses identified in this CMP in section 7.6),
- New or additional physical or documentary evidence changes the known significance of the place or its components.

Guidelines

- NSW Heritage Council endorses CMPs for five years therefore the CMP is to be updated and endorsed according to the endorsement date stamp.
- Reviews of the CMP are to be based on The Burra Charter and other guidelines by the NSW Heritage Division, Office of Environment and Heritage.
- Reviews are also to 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 review of the CMP and for inspecting the condition of the site and buildings are to be specifically included in future lease terms for the properties.
- Irrespective of the recommendation to review the document, the currently adopted and endorsed CMP will remain as a valid basis for on-going heritage management until such reviews are completed.

- Should significant fabric or previously unknown evidence (not already covered by this CMP) relating to the Old Bushells Factory and Warehouse and Bushells Place be uncovered, it should be recorded and added to the existing archive on the place, and incorporated into a report or as an addendum to this CMP, as appropriate. The assessment and policy sections should also be revised or updated, if necessary.

7.2.4 Tenancy

Background

The current tenancy arrangements appear to be successful in conservation terms, as the property continues to be tenanted and well looked after. Property managers and tenants are to be made aware of the guidelines below in order to prevent any loss of significance through accidental damage or inadvertent actions.
Policy 11

All property managers, tenants and occupants of the Old Bushells Factory and Warehouse and Bushells Place must be made aware of the cultural significance of the building.

Policy 12

Tenancy agreements must clearly set out the tenant’s responsibilities with regards to caring for and changing the building fabric.

Policy 13

Processes for reporting maintenance issues or necessary repairs for the building must be established by the land owner and made clear to tenants and the property manager.

Guidelines

Due to the significance of the Old Bushells Factory and Warehouse and Bushells Place, care is to be taken to ensure that all property managers, tenants and occupants of the building agree to abide by the following guidelines:

- 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, the top sash should be opened, which will keep the pulley in workable order.
- 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 Old Bushells Factory and Warehouse and Bushells Place. All policies are relevant, the following are particularly relevant: Approvals for Works Section 7.5; Significant fabric management Section 7.7.3; New works and service upgrades Section 7.8; Air conditioning Section 7.12; Signage 7.16; Maintenance Section 7.17 and Fixtures and fittings Section 7.18.

7.3 Documenting Change

Background

Archival records as well as the systematic recording of work at the site are valuable resources to support and ensure the proper overall management of heritage buildings and 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 heritage item, 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 should be recorded and archived. This recording of the methodology, and the scope of works, is to be undertaken by a heritage professional, and form the basis of future documentation for repair and maintenance works. These records, including copies of all consultant reports are to be retained.

There is a substantial amount of recording of the Old Bushells Factor and Warehouse and Bushells Place already in the Foreshore Authority’s archives, including comprehensive photographs and records from the 1970s and more recently. This recording are to continue.

Policy 14

The land owner, managers and lessees should continue to acquire, collate, maintain and archive the drawings, schedule of works, photos and specifications from the original buildings, and 1970s, 1980s and 2007-8 work and any future works including the reasoning for particular works. These records must be placed in the Foreshore Authorities’ archival storage repository.
Guidelines

- Continue the Foreshore Authority’s policy of regular photographic recording, before, during and after changes to the fabric.


- As-built records on completion of future works are to be provided to the Foreshore Authority by those undertaking the works.

- Continue to update the Foreshore Authority’s’ base building plans with changes using as-built drawings and Construction Certificate records.

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 programs of conservation works including maintenance and repair, upgrading of the building components and fitouts for the Old Bushells Factory and Warehouse and Bushells Place.

Guidelines

- Appropriate professional skills and experience assembled to work on the detailed conservation of the building will include, as appropriate, historians, researchers, archaeologists, conservation architects, structural engineers, building code compliance advisers, materials conservation specialists and cost planners.

- Procurement and tender documents and selection processes are to include evaluation criteria and weighting that recognises and values heritage conservation experience and expertise as an essential component of tender selection.

- Building contractors, project managers and trades personnel who are experienced and have worked on historic buildings are to be selected to work on any building or other projects required ensuring the long term conservation of the building.

7.5  Ownership, Participation and Approvals

Background

The Old Bushells Factory and Warehouse and Bushells Place 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 Sydney Harbour Foreshore Authority.

The well maintained condition of the Old Bushells Factory and Warehouse and Bushells Place 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.

Notwithstanding the discussion above, this CMP recognises that there may be future pressure for change of ownership as the needs of public institutions change over time, as some sites are made surplus to government requirements. These changes can threaten conservation of significance by bringing about unsuitable changes to the site. Where public ownership is no longer feasible, responsibility for caring for the heritage values of the site is to be passed to the new owner/s.

A range of statutory controls need to ensure the long term conservation of the site and buildings for long term leasing or sale.

Policy 16
Key agencies, including the Sydney Harbour Foreshore Authority, Department of Planning and Environment, City of Sydney, and the Heritage Council of New South Wales will use this CMP in decision making about this heritage asset.

Policy 17
If private lease, ownership, or use of the Old Bushells Factory and Warehouse and Bushells Place occurs, the management principles and policies set out in this Conservation Management Plan, must guide the ongoing conservation and management to ensure its long term conservation. Reference should be made to Policies 3 and 5 and related guidelines in this CMP.

Policy 18
All proposed work to the Old Bushells Factory and Warehouse and Bushells Place must comply with statutory requirements and conservation principles. Any proposal for change to the Old Bushells Factory and Warehouse and Bushells Place must be discussed with and agreed to by the Sydney Harbour Foreshore Authority as the land owner.

Guidelines
• Effective implementation of this plan requires agreement of objectives, processes and actions by the relevant authorities including the land owners, the Sydney Harbour Foreshore Authority, Department of Planning and Environment and the Heritage Division of the Office of Environment and Heritage and Heritage Council of NSW.
• Under current legislation (2016) 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, the Foreshore Authority.
  • NSW Heritage Act approval for works, issued under delegation from the Foreshore Authority for minor works.
  • For other than minor works, NSW Heritage Act approval from the Heritage Council of NSW for a s60 application.
  • 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
• The Foreshore Authority is the owner of the land and buildings in The Rocks, and the consent of the Foreshore Authority, as land owner is required prior to lodging an application for works.

• Land owners’ consent is a separate process from approving the works, and the landowners’ consent to lodge an application is not the approval to actually undertake the works. Prior to granting owner’s consent for a proposal, the Foreshore Authority as land owner and manager, be satisfied that there are no adverse heritage impacts associated with the proposal. Where necessary a Heritage Impact Assessment and adequate documentation of the proposed works will be required to assist in the assessment of owner’s consent applications.

• There are provisions for Exemptions under s57(2) can be granted under the NSW Heritage Act to enable certain minor works to be carried out. These exemptions include minor repair and maintenance works and repainting to an approved colour scheme. If proposed works are covered by a standard exemption, an Exemption Notification Form or s57 application is to be submitted, with sufficient detail provided to determine whether the proposed works meet the standard exemption guidelines. The Foreshore Authority has delegation from the Heritage Council to approve standard exemption applications. For details of the standard exemptions, refer to the Heritage Division, the former NSW Heritage Office’s publication Standard Exemptions for Works Requiring Heritage Council Approval, 2009.

• There are also provisions for the assessment and approval under s(60) of the NSW Heritage Act for works to heritage sites and buildings to assess the impact on the significance of the heritage fabric. The Foreshore Authority has delegation from the Heritage Council to approve s60 applications that do not materially affect significance. Approval is also required when excavating the site that may disturb archaeological relics. For projects that involve material affectation, the Heritage Division, Office of Environment and Heritage will assess the project and the NSW Heritage Council is the determining authority.

• There are currently no site specific exemptions for the Old Bushells Factory and Warehouse and Bushells Place and none are recommended in this CMP.

Policy 19
Works must only be undertaken to the Old Bushells Factory and Warehouse and Bushells Place with consent from the land owner and the required statutory approvals.

Policy 20
Works to the Old Bushells Factory and Warehouse and Bushells Place should fully comply with all the relevant Foreshore Authority Policies applicable to development in The Rocks.

Guidelines
• Refer to the Foreshore Authority’s Landowners Consent Supplementary Guide http://www.shfa.nsw.gov.au/content/library/documents/A8D06A3F-0D3B-E978-A5AE5CA6EC529C01.pdf
• All new work will comply with the Foreshore Authority Policies including: Lighting, Signage, Disabled Access, Telecommunications, Commercial Outdoor Seating, and Building Ventilation Installation.
• Prior to the lodgement of applications and the commencement of works, the proponent is to liaise with The Foreshore Authority’s heritage team and obtain the consent of the Sydney Harbour Foreshore Authority as land owner.
• The Foreshore Authority shall not give landowner’s consent unless it is satisfied that an application is consistent with the applicable Policies and will not result in adverse impact on the significance of the place within the overall context of The Rocks precinct. http://www.shfa.nsw.gov.au/sydney-Resource_centre-Permits_and_applications.htm
• Undertake initial pre-application discussions with other consent authorities to determine requirements and nature of approvals.

• Refer to the City of Sydney’s Sydney Development Control Plan 2012 http://www.cityofsydney.nsw.gov.au/development/planning-controls/development-control-plans


• Refer to the NSW Heritage Council’s information and application form for s60 approvals for works to heritage buildings and sites. http://www.environment.nsw.gov.au/heritage/development/index.htm

7.6 Current and Future Use

Background

86 and 88 George Street

The buildings at 86 and 88 George Street were purpose-built industrial factory and warehousing associated with the site’s harbour side location. 88 George Street was designed and used as warehousing and 86 George Street was designed and used as a factory and warehouse. The industrial use continued until the 1920s when the Bushells Co. relocated to their operations to their new Harrington Street premises.

The buildings were then used as government offices until the mid-1980s. From the mid-1980s until the present, the buildings have been uses as commercial offices on the first floors and above, while the ground floors have been used for a range of retail, food and beverage tourism related uses.

The original design and construction of the industrial buildings with large robust construction and flexible, large floors areas has enabled the adaptation and upgrading of these buildings. In 1984-85, major internal works were undertaken to upgrade the buildings to meet current code requirements for fire and access and to make the buildings suitable for a range of commercial uses. Lifts, toilets and kitchens and vertical services ducts introduced through the building, with all service areas concentrated in the centre of the large floor plate and typical late 20th and early 21st century layout and standard of multi-storey accommodation.

However, internal upgrading in the 1980s occurred with the loss of most of the original internal structure. All of the hardwood timber framing and floors and cast columns in 88 George Street were removed as was the structural steel beams and framing and hardwood floors in 86 George Street. It is understood that two structural steel beams on the eastern end of 86 George Street survive on each floor.

The key significant features including the building form, architectural styles, design and detailing have been retained on the external building walls and exteriors. Given the extent of internal works and history of change, ongoing internal adaptation is acceptable, however, it is essential that any future use retains all significant fabric and only adapts the interiors of these buildings and fabric of low significance.

Any future use will also need to be permissible under the Permissible Uses for the SCRA Building Site Control Drawing ‘XXVI’. At present permitted uses include Commercial and Special uses. Residential uses including hotels are not currently permitted and will require the SCRA Site Control Drawing ‘XXVI’ Permitted Uses be updated to include these uses. Refer to section 7.2.2 above for guidance.

Given the ongoing change in use over the life of the buildings, any future commercial or residential hotel use that can be accommodated within the existing building envelope without adversely impacting on the heritage fabric, would be considered subject to assessment and approval of the works on the significant building fabric.
Bushells Place

Bushells Place is an open space podium, established in the 1970s as a public area to commemorate the long association of the Bushells Company with The Rocks between 1904 and 1975.

This open space area was upgraded in 2007-8 to provide accessible ramp access and a canopy entrance to the side elevation that is currently used by the tenancy on the ground floor.

Due to the limits on open space within The Rocks in a largely built area, this is a valuable asset that can continue to serve multiple functions including public domain.

Policy 21

Any future use including commercial or residential use such as a hotel for the Old Bushells Factory and Warehouse, or their component parts, should retain and respect with the place’s qualities as former industrial buildings.

Policy 22

Bushells Place, as dedicated public domain, must continue to be used and managed by the land owner or lessees as open space accessible to the public and can not be further built on or enclosed. In addition to maintaining the public domain, due to limits on available open space, Bushells Place may also serve as open space associated with uses in 88 George Street.

Guidelines

- Future or new uses should be compatible with the nature and significance of the place and its components and should enable the Old Bushells Factory and Warehouse and Bushells Place to remain vital and important components of The Rocks precinct.
- The current commercial use of the Old Bushells Factory and Warehouse and Bushells Place is appropriate as long as the place’s overall significant qualities are retained and respected.
- The adaptive re-use of all building components is acceptable subject to approval; for compatible new uses selected that utilise the original character or permit a creative and responsible re-use of the fundamental architectural, functional and spatial characteristics as far as possible.
- The Foreshore Authority shall ensure that any uses selected for the existing building shall adopt the principle of "loose fit", where the use is adjusted as necessary to work within the available spatial and architectural configuration.
- Adaptation of the buildings’ interiors should ensure that the original fabric or significant architectural and spatial features are retained and interpreted as far as possible. Adaptation of the internal building fabric of moderate and little significance is appropriate in order to continue the historic use of the building and will be subject to approval. These are discussed below, under 7.7 Management of Significance.
- Suitable uses would include those that allow an understanding of the original warehouse-scale volumes, spaces and qualities.
- Subdivision of internal spaces, where appropriate, should be undertaken in a secondary manner, using such items as partitions which do not impact on the existing finishes or details of significance and that can eventually be removed without damaging significant fabric and will be subject to approval.
- The introduction of new services and associated fittings as part of approved re-use programs should be carried out with minimum intervention to significant fabric and spaces and will be subject to approval.
- Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance must be avoided.
7.7 Management of Significance

7.7.1 Conservation of Significant Fabric

Background

One of the key objectives of contemporary conservation practice is that the significant original fabric, reconstructed fabric and adaptations to the building or place must be retained and conserved in order to preserve the essential integrity of the heritage resource for future generations. While any conservation activity will affect the building in some way, the aim - consistent with responsible re-use or management aims, is to minimise the work and changes necessary. In this way the authenticity of the item will be retained within a process of evolutionary changes and good maintenance practice.

Article 3 of The Burra Charter indicates that conservation is based on a respect for the existing fabric of a place and must therefore involve 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.

Much of the original external building fabric, 1912 additions and sympathetic additions from the 1980s to the Old Bushells Factory and Warehouse are assessed as being of exceptional and high significance and must be treated with great care.

Although much of the internal fabric has been removed as part of the 1980s works; original 1887 and 1912 perimeter walls/facades and the party walls between the two interconnected buildings survive as do the stair, some remnant steel framing, and many of the window openings and window joinery.

The exceptional and highly significant fabric must be conserved in accordance with recognised conservation principles and procedures included in the Australia ICOMOS Burra Charter 2013. Such conservation actions include maintenance, preservation and interpretation including restoration and reconstruction.

Policy 23

All original fabric dating from 1887 and 1912 and some 1980s fabric rated as exceptional and high significance must be preserved, conserved and maintained.

Adaptation and change to the building interiors is permissible for fabric of moderate and little significance.

Policy 24

All fabric and spaces must be managed and conserved in accordance with Section 5 and Section 7.7 of this CMP.

Potential historic and Aboriginal archaeological resources must be managed in accordance with Section 7.13 of this CMP.

Guidelines

- The significant form, fabric and spaces that comprise the architectural character of the Old Bushells Factory and Warehouse and Bushells Place along with the site, setting and archaeological resources must be retained and conserved.
- The conservation, adaptation and maintenance of the Old Bushells Factory and Warehouse and Bushells Place must be approached with the general Burra Charter principle of changing as much as necessary but as little as possible.
- The detailed requirements of any ongoing or new uses must not generate unacceptable impacts or changes to the existing fabric, and must respect and work within the existing architectural framework and will be subject to approval.
The fabric rated of moderate or little significance can be replaced, such as the periodic need to update amenities, services and fitouts.

The four facades, their different parts, as well as different elements within these facades are of varying degrees of significance. Given the location of the buildings at a prominent corner of George Street and Hickson Road, the southern façade is highly visible.

The fabric of moderate and low significance provides opportunities for greater intervention. However, such work should only be carried out in accordance with policies and guidelines in this CMP, as set out in Section 7.7.3 and will be subject to approval.

All structural elements should be retained as existing, with appropriate maintenance. For Maintenance and Repair Policies refer to Section 7.17.

No structural members should be removed, other than to reinstate significant architectural elements.

Where it is clear that original or significant fabric or element has been removed it is considered appropriate the fabric or element to reconstruct based on documentary evidence and will be subject to approval.

For Painting and Finishes Policies refer to Section 7.14.

Redundant but significant equipment, fittings and fixtures are to be retained on site, preferably in their existing location (or in an appropriate new location). For Fittings and Fixtures Policies refer to Section 7.18.

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. For Intervention Policies refer to Section 7.8.3 and will be subject to approval.

The conservation of particular materials requires due consideration and the expertise of appropriately experienced personnel. The Heritage Division, Office of Environment and Heritage “Maintenance Series’ provides general advice as to the cause, treatment and remediation of various traditional building materials.


7.7.2 Conservation of Significant Spaces

Background

The interiors of the buildings have been altered and original materials replaced, however the overall height and volumes of the factory and warehouse are still intact. The original party wall between 86 and 88 George Street buildings has early and more recent openings punched through to enable the entire floor plate to operate as a single building for contiguous use.

Policy 25

The spatial qualities of the Old Bushells Factory and Warehouse original large-volume, industrial and warehouse-scaled high ceilings and spaces contribute to its significance and interpretation, and therefore should be conserved, as part of the future use, on-going management and any future development strategy.

The exceptionally significant party wall must be retained and existing openings on each floor reused wherever practical. New openings of limited size and number may be introduced, but must retain as much exceptionally significant fabric as possible.

Policy 26

The open, elevated spatial qualities of Bushells Place and its direct visual and accessible connection with George Street contribute to its significance and interpretation, and therefore should be conserved, as part of the future use, on-going management and any future development strategy.
Guidelines

- While the original interiors of the two buildings have been replaced and the plan layout altered, the general sense of the original large-volume, industrial and warehouse-scaled high ceilings and spaces are retained. These large volume spaces are of Moderate significance and are supportive of the overall significance of the Old Bushells Factory and Warehouse and Bushells Place and should be retained in any future use.

- The two buildings have been interconnected since 1912 and are currently interconnected through two (or three) openings on each floor in the party wall and the two floor plates are now treated as one space. Refer to specific policies for fabric and openings in 7.7.3.

- The plaza or podium space, known as Bushells Place is of high significance while the fabric is of moderate significance. Apart from its significant association with the Bushells Tea Company, its open space allows and connects important views at the junction of George Street and Hickson Road.

### 7.7.3 Element Specific Policies

**Background**

In addition to general policies set out in Sections 7.7.1 and 7.7.2, individual elements policies are set out in this section.

**Policy 27**

_Surviving historic built fabric and other site elements must be retained and conserved in accordance with the levels of significance identified in Section 5 of this CMP and managed in accordance with Section 7.7.1, 7.7.2 and 7.7.3 Element Specific Conservation Policies, and Section 8.0 of this report._

_Unless covered by a specific policy, any internal work should not compromise the external appearance of the Old Bushells Factory and Warehouse and Bushells Place._

**Guidelines**

- The following schedule sets out policies and recommended conservation actions for specific elements and spaces of the Old Bushells Factory and Warehouse and Bushells Place.

<table>
<thead>
<tr>
<th>Element Specific Conservation Policies</th>
<th>86-88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Façades – 86 &amp; 88 George Street</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Whole facade</td>
<td></td>
<td></td>
<td>The 2007-08 colour scheme for the whole façade and its elements is to be retained. Any changes to the colour scheme should only take place within defined work programs for the whole building by the Foreshore Authority, and not be carried out in a piecemeal manner.</td>
</tr>
</tbody>
</table>
### Element Specific Conservation Policies

#### 86-88 George Street

<table>
<thead>
<tr>
<th>Front (West) Façade – 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Third floor and semicircular parapet and central bullseye including painted render finish and decorative plaster elements. 1912 addition.</td>
<td>Exceptional</td>
<td>Retain and conserve</td>
</tr>
<tr>
<td>Front façade 1887 fabric. Ground to Second floors including all openings painted render finish and decorative plaster elements.</td>
<td>Exceptional</td>
<td>Retain and conserve</td>
</tr>
<tr>
<td>Windows on level 3 including timber joinery. 1912 addition.</td>
<td>High</td>
<td>Retain and conserve</td>
</tr>
<tr>
<td>Fourth to Fifth floors and parapet. 1984-85 sympathetic addition.</td>
<td>High</td>
<td>Retain and conserve</td>
</tr>
<tr>
<td>Windows on level 5 including timber joinery. 1984 sympathetic additions. Good condition.</td>
<td>High</td>
<td>Retain and conserve</td>
</tr>
<tr>
<td>Bushells Place public domain (space not fabric)</td>
<td>High</td>
<td>Retain public domain</td>
</tr>
<tr>
<td>Openings on ground floor including painted render finish and decorative plaster elements. Original 1887 openings for entry door, garage door and windows. Two doors sympathetically infilled to form windows in 1984 to current configuration.</td>
<td>High</td>
<td>Retain and conserve. Original entry door and double door could be reinstated using documentary evidence.</td>
</tr>
<tr>
<td>Additional windows and door behind parapet on level 4. 1984-85 addition that does not repeat rhythm of other openings on this western façade</td>
<td>Moderate</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Bushells Place public domain all built fabric and canopy. 2007-8.</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Lift and roof plant structures. 2007-8.</td>
<td>Intrusive</td>
<td>Replace with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Front (West) Façade – 86 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whole façade including tower and arched openings under including sandstone decorative elements. Front façade 1912 fabric and configuration.</td>
<td>Exceptional</td>
<td>Retain and conserve</td>
</tr>
<tr>
<td>Windows to floors one and above including painted face brickwork. 1912 fabric</td>
<td>Exceptional</td>
<td>Retain and conserve</td>
</tr>
<tr>
<td>Roof top parapet including sandstone</td>
<td></td>
<td>Retain and conserve</td>
</tr>
</tbody>
</table>
### Element Specific Conservation Policies

**86-88 George Street**

<table>
<thead>
<tr>
<th>Front (West) Façade – 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>elements. 1912 fabric.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground floor openings. Original 1912 openings. 2007-8 unsympathetic adaptation of original window and door openings which removed existing windows and doors and inserted glazing within existing openings.</td>
<td>Moderate</td>
<td>Retain original openings. Can adapt 2007-8 glazing or reinstate original configuration.</td>
</tr>
<tr>
<td></td>
<td>Little</td>
<td>Intrusive</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Side (South) Façade – 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground to Second floor walls including painted face brickwork and painted murals and signage under paintwork. 1887 wall fabric with modified openings.</td>
<td>Exceptional</td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Third floor walls, parapet and balustrade to George street elevation and balustrade including steelwork and stone piers. 1912 addition.</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Window openings and configuration levels 4 and 5. 1984-85 sympathetic addition.</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Bushells Place public domain space (not fabric)</td>
<td></td>
<td>Retain public domain.</td>
</tr>
<tr>
<td>Painted murals and signage under existing paintwork. 1970s.</td>
<td></td>
<td>Retain and conserve under current and future paint.</td>
</tr>
<tr>
<td>Door and window openings to ground floor, first, second and third floors. Timber joinery. Openings introduced or modified in 1970s, 1980s works.</td>
<td>Moderate</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. New windows and openings must continue the rhythm and placement of the existing openings. Opening up large sections of the wall and the installation of large plate glazing is not appropriate.</td>
</tr>
<tr>
<td>Bushells Place fabric including canopy. 2007-8 fabric.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Must not obscure or detract from the views to and from the</td>
</tr>
</tbody>
</table>
### Element Specific Conservation Policies

**86-88 George Street**

#### Side (South) Façade – 88 George Street

<table>
<thead>
<tr>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rainwater head and downpipes.</strong> Replacement fabric in traditional profiles.</td>
<td>Can be updated and replaced to match existing design and materials.</td>
</tr>
<tr>
<td><strong>Bay window openings to levels two, three and four; and pair of double hung sash windows on level three; door on ground floor. Openings introduced or modified in 1980s unsympathetic works.</strong></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. New windows and openings must continue the rhythm and placement of the existing openings. Opening up large sections of the wall and the installation of large plate glazing is not appropriate.</td>
</tr>
<tr>
<td><strong>Lift and roof plant structures. 2007-8.</strong></td>
<td>Replace with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td><strong>Basement and carpark access. 2007-8 fabric. Bushells Place car park (podium) wall.</strong></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>

#### Side (South) Façade – 86 George Street

<table>
<thead>
<tr>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Western and Eastern towers and arched openings under including sandstone decorative elements. Prominent rooftop elements; 1912 fabric.</strong></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td><strong>Roof top southern party wall parapet of face brickwork along southern edge of original 1912 building. 1912 fabric.</strong></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td><strong>Fourth and Fifth floors (western end) painted face brickwork. 1912 fabric.</strong></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td><strong>Rainwater head and downpipes. Replacement fabric in traditional profiles.</strong></td>
<td>Can be updated and replaced to match existing design and materials.</td>
</tr>
<tr>
<td><strong>Little</strong></td>
<td>Intrusive</td>
</tr>
</tbody>
</table>
## Element Specific Conservation Policies
### 86-88 George Street

<table>
<thead>
<tr>
<th>Rear (East) Façade – 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement openings including painted render finish and decorative plaster elements</td>
<td>Exceptional</td>
<td>Three 1887 original basement openings including two window openings.</td>
</tr>
<tr>
<td>Basement to second floor, painted face brickwork. Rebuilt in 1912 (Rear elevation of 1887 building shortened and façade rebuilt along with 86 George Street elevation).</td>
<td>Exceptional</td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Third floor, painted face brickwork</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Fourth and fifth floors, painted face brickwork. Added in 1984-85 as sympathetic addition.</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Windows openings to levels four and five, timber joinery. 1984 sympathetic additions.</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Roof top parapet and stone elements. 1984 sympathetic additions.</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Basement central window opening including painted render finish and decorative plaster elements. Original garage door opening and wall area bricked up and sympathetically altered to a window; in 1980s.</td>
<td>High</td>
<td>Retain and conserve. Original central door could be reinstated using documentary evidence.</td>
</tr>
<tr>
<td>Bushells Place public domain (space not fabric)</td>
<td></td>
<td>Retain open space. Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Must not obscure or detract from the views to and from the (side) southern elevation of 88 George Street.</td>
</tr>
<tr>
<td>Bushells place public domain all fabric including canopy and carpark entry. 2007-8.</td>
<td>Moderate</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Lift and roof plant structures. 2007-8.</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Door opening into carpark. 2007-8.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Window mounted outlet for kitchen exhaust. Recent alteration c2007-8.</td>
<td>Intrusive</td>
<td>Can be removed or adapted or replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Rear (East) Façade – 88 George Street</td>
<td>Significance</td>
<td>Policy</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-------------</td>
<td>--------</td>
</tr>
<tr>
<td>Eastern tower and arched opening under including sandstone decorative elements. 1912 fabric</td>
<td>Exceptional</td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Whole of façade including rooftop parapet and all windows. Painted face brickwork. 1912 fabric.</td>
<td>High</td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Basement garage door openings and lintel. Openings introduced c1950s</td>
<td>Moderate</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Basement garage roller doors. Roller doors added c1960-80s</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Roof and lift plant. 2007-8.</td>
<td>Intrusive</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>
### Element Specific Conservation Policies
#### 86-88 George Street

<table>
<thead>
<tr>
<th>Side (North) Façade – 86 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Western and Eastern towers and arched openings under including sandstone decorative elements. Prominent rooftop elements; 1912 fabric.</td>
<td>Exceptional</td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Roof top parapet and balustrade including steel work. 1912 fabric.</td>
<td>Exceptional</td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Rooftop extended party wall on south side. 1912 fabric.</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>Fourth and fifth floors including recessed bays and painted face brickwork. 1912 fabric</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>Rooftop balustrade infill brick work. 1984 sympathetic infill where lift removed.</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>External wall infill of original fire escape stair recess, painted face brickwork. 1984-85 sympathetic infill.</td>
<td>High</td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Window openings to levels four and five, timber joinery. 1984 sympathetic additions.</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>Lift and roof plant structures. 2007-8.</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Internal access opening and fire doors on ground floor through external party wall into 84 George Street Metcalfe Bond arcade. 1980s</td>
<td>Intrusive</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Original wall could be infilled to match original wall.</td>
</tr>
</tbody>
</table>
## Element Specific Conservation Policies
### 86-88 George Street

<table>
<thead>
<tr>
<th>Basement Level – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter walls (brick) and party wall (brick) painted. Original fabric 1887 and 1912. Generally, original elements contained within these walls have been removed. Evidence of early openings survives on walls.</td>
<td>Exceptional</td>
<td>Retain and conserve insitu.</td>
</tr>
<tr>
<td>Three columns at No.86. The only three original 1912 columns (now encased) to survive in both buildings.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northern fire stair enclosure (brick) at 86 George Street. 1912 fabric.</td>
<td>Retain and conserve in existing configuration.</td>
<td></td>
</tr>
<tr>
<td>Evidence of removed stone window sills (2) survives on western wall as does evidence of removed stairs on other walls.1912 fabric.</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>Basement level openings on 88 George east façade. Original 1912 openings; two original windows.</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>George Street pavement lights: No.86 (3) and No.88 (1). 1887 and 1912 fabric. Evidence of removed and surviving original pavement lights.</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>Basement level opening on 88 east façade. 1912 openings; original central garage door opening bricked up and sympathetically adapted in 1984 to a window opening.</td>
<td>High</td>
<td>Retain and conserve.</td>
</tr>
</tbody>
</table>
## Element Specific Conservation Policies
### 86-88 George Street

<table>
<thead>
<tr>
<th>Basement Level – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls. Generally, original elements (e.g., goods lifts, stairs, floors) contained within these walls have been removed.</td>
<td></td>
<td>The space can be adapted and updated with fabric and design that is sensitive to the cultural significance of the place. The general sense of the original large-volume, industrial and warehouse-scaled high ceilings and spaces should be retained. Internal subdivisions, partitions or other elements can be made. They should not damage the perimeter and party walls. Where partitions meet perimeter walls, they must abut window mullions, wall piers or other building elements and not glazing.</td>
</tr>
<tr>
<td>Fire stairs walls. Enclosed in 1980s and modified in 2007-8.</td>
<td>Moderate</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Flooring. 1980s Concrete; replacement fabric.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Ceiling. 1980s Replacement fabric.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. The general sense of the original large-volume, industrial and warehouse-scaled high ceilings and spaces should be retained.</td>
</tr>
<tr>
<td>Garage door openings at 86 east façade. Openings modified c.1950s</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Car park external walls under Bushells Place podium. 2007-8.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>
### Element Specific Conservation Policies

#### 86-88 George Street

<table>
<thead>
<tr>
<th>Basement Level – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roller doors at No.86 east façade added c1960s – 80sc</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that fits existing opening and is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Party wall openings. Recent openings</td>
<td></td>
<td>Party wall openings can be retained or infilled with fabric and design that is sensitive to the cultural significance of the place. Generally, no new openings are to be made. Where openings/penetrations are required, as far as possible, utilise existing openings of little significance.</td>
</tr>
<tr>
<td>Sprinkler valve room, garbage store and other plant and internal partitions and fitout. Services rooms 1980s and 2007-8.</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Concrete fire stairs. 2007-8.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Fire passage and exit. c1975 fire egress.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Car park under Bushells Place</td>
<td></td>
<td>The space can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Lift. 2007-8 Lift and shaft.</td>
<td>Intrusive</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>
### Element Specific Conservation Policies

#### 86-88 George Street

<table>
<thead>
<tr>
<th>Ground floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ground Floor</strong></td>
<td><strong>Significance</strong></td>
<td><strong>Commentary</strong></td>
</tr>
<tr>
<td>Perimeter walls (brick) and party wall (brick) to 86 and 88 George Street. Original fabric from 1887 and 1912. Generally, original elements contained within these walls sympathetically modified in 1980s and adapted in 2007-8.</td>
<td>Retain and conserve. Internal subdivisions, lightweight and reversible partitions or other elements can be made as long as they do not damage these walls. Where partitions meet perimeter walls, they must abut window mullions, wall piers or other building elements and not glazing. Generally, no new openings are to be made. Where openings/penetrations are required, as far as possible, utilise existing or blocked openings. If removal of cement render (in part or in whole) is required as part of proposed works, this should be carried out with care so as to avoid damage to the brickwork. Any replacement render should be in soft lime-based traditional mix.</td>
<td>Exceptional</td>
</tr>
<tr>
<td>George Street pavement lights: No.86 (2) and No.88 (1). 1887 and 1912. Original pavement lights.</td>
<td>Retain and conserve insitu.</td>
<td></td>
</tr>
<tr>
<td>Windows at No.88 east façade. 1912 windows timber joinery when eastern façade rebuilt.</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>Rivetted steel beams (2) at eastern end of No.86 for all floors. 1912 Surviving original fabric. The majority of other original internal structure has been removed.</td>
<td>Retain and conserve in situ. They can be concealed by suspended ceiling or similar, if required.</td>
<td></td>
</tr>
<tr>
<td>All windows on 86 east façade. Original 1912 windows including the only two original bay windows including timber and metal work at Nos.86-88; (all other bay windows are copies of these two windows).</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
</tbody>
</table>
### Element Specific Conservation Policies

#### 86-88 George Street

<table>
<thead>
<tr>
<th>Ground floor — 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bushells Place space (not fabric).</td>
<td></td>
<td>Retain as public domain and public access to this space.</td>
</tr>
<tr>
<td>George Street (west façade) openings at No.86. Openings with rounded heads: adapted original 1912 windows. Original timber joinery replaced with plate glass in 2007-8. Narrower opening in tower bay: adapted original 1912 door. Original timber joinery removed and replaced with plate glass.</td>
<td>High</td>
<td>Retain and conserve original openings- do not enlarge openings. 2007-8 fabric within openings can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls. Generally, original elements (e.g. goods lifts, stairs, floors) contained within these walls have been removed.</td>
<td></td>
<td>The space can be adapted and updated with fabric and design that is sensitive to the cultural significance of the place. The general sense of the original large-volume, industrial and warehouse-scaled high ceilings and spaces should be retained.</td>
</tr>
<tr>
<td>Party Wall openings between 86 and 88 George Street. Early opening interconnecting the two buildings.</td>
<td>Moderate</td>
<td>Retain openings unless impractical for leasing arrangements. Blocking up, if required, should be reversible without damaging the original wall fabric. The party wall must be retained; however the opening can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Fire stairs enclosure. 2007-8 Concrete fire stairs added 1950s; refurbished 2007-08.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>1970s and 1980s timber framed double hung sash windows at south façade of 88 George Street.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. New windows and openings must continue the rhythm and placement of the existing openings. Opening up large sections of the wall and the installation of large plate glazing is not appropriate.</td>
</tr>
</tbody>
</table>
## Element Specific Conservation Policies
### 86-88 George Street

<table>
<thead>
<tr>
<th>Ground floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doors at south façade. Introduced openings to 1887 façade. Windows modified to doors 1980s. Door at SW corner is too close to the building corner, and impacts on the appreciation of the building’s main front façade (George Street).</td>
<td>Moderate</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. New windows and door openings must continue the rhythm and placement of the existing openings. Opening up large sections of the wall and the installation of large plate glazing is not appropriate.</td>
</tr>
<tr>
<td>Bushells Place fabric including canopy. 2007-8 podium, steps and ramps etc. Canopy 2009</td>
<td></td>
<td>The fabric of Bushells Place including the canopy can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Must not obscure or detract from the views to and from the (side) southern elevation of 88 George Street.</td>
</tr>
<tr>
<td>Flooring. 1980s concrete with 2007-8 levelling screed added.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Ceiling. 1980s Generally, replacement fabric.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. The general sense of the original large-volume, industrial and warehouse-scaled high ceilings and spaces should be retained.</td>
</tr>
</tbody>
</table>
### Element Specific Conservation Policies

**86-88 George Street**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other party wall openings. More recent openings.</td>
<td></td>
<td>The party wall must be retained; however the opening can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Fire stairs. 2007-8 concrete refurbishment</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Opening through party wall to Metcalfe Bond Stores arcade. 1980s opening.</td>
<td>Little</td>
<td>Opening can be infilled, or adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Toilets and amenities and kitchens. 2007-8 Modern amenities in location of earlier lifts.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Services risers. 2007-8 Modern services.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>

### Element Specific Conservation Policies

**86-88 George Street**

<table>
<thead>
<tr>
<th>Ground floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lift. 2007-8 Lift and shaft</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>
| Suspended false ceiling. | Little | Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.  
Any suspended ceilings must be set well back from windows and not obscure the tops of windows. |
<p>| Ground floor Lobby fitout and restaurant fitouts including services. Lobby 2007-8 and restaurant 2015. | | Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. |
| Window mounted exhaust from restaurant kitchen. Recent works. | Intrusive | Removal of obvious window mounted exhaust system is preferred and the reinstatement of window. However existing can remain. Can also be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. |</p>
<table>
<thead>
<tr>
<th>First floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter walls (brick) and party wall (brick). Original fabric. Generally, original elements contained within these walls have been removed.</td>
<td>Exceptional</td>
<td>Retain and conserve. Internal subdivisions, lightweight and reversible partitions or other elements can be made as long as they do not damage these walls. Where partitions meet perimeter walls, they must abut window mullions, wall piers or other building elements and not glazing. Generally, no new openings are to be made. Where openings/penetrations are required, as far as possible, utilise existing or blocked openings. If removal of cement render (in part or in whole) is required as part of proposed works, this should be carried out with care so as to avoid damage to the brickwork. Any replacement render should be in soft lime-based traditional mix.</td>
</tr>
<tr>
<td>Windows on west façade, timber joinery. Original 1887 openings and configurations.</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>Windows on No.88 east façade, timber joinery. 1912 windows when eastern façade rebuilt.</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>Windows at No.86 west façade, timber joinery. Original 1912 openings and configurations</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>Windows at No.86 east façade, timber joinery. Original 1912 windows.</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>Rivetted steel beams (2) at eastern end of No.86 for all floors. 1912 Surviving original fabric. The majority of other original internal structure has been removed.</td>
<td>Retain and conserve insitu.</td>
<td></td>
</tr>
<tr>
<td>Infill on northern façade of former external fire stair recess. 1980s sympathetic infill brick wall.</td>
<td>High</td>
<td>Retain and conserve.</td>
</tr>
</tbody>
</table>
## Element Specific Conservation Policies
### 86-88 George Street

<table>
<thead>
<tr>
<th>First floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls. Generally, original elements (e.g. goods lifts, stairs, floors) contained within these walls have been removed.</td>
<td></td>
<td>The space can be adapted and updated with fabric and design that is sensitive to the cultural significance of the place. Internal subdivisions, lightweight and reversible partitions or other elements can be made. They should respect rather than diminish the significance of the space. They should not compromise the reading of each space defined by the perimeter walls and should maximise the sense and extent of the full height space. The general sense of the original large-volume, industrial and warehouse-scaled high ceilings and spaces should be retained.</td>
</tr>
<tr>
<td>Wall opening east of plant room. Early opening interconnecting the two buildings.</td>
<td>Moderate</td>
<td>Retain opening unless impractical for leasing arrangements. Blocking up, if required, should be reversible without damaging the original wall fabric. The party wall must be retained; however the opening can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Windows at south façade. Openings 1970s into 1887 façade. Some may have been repositioned in 1980s. Window at SW corner is too close to the building corner, and impacts on the appreciation of the building's main front façade (George Street).</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. New windows and door openings must continue the rhythm and placement of the existing openings. Opening up large sections of the wall and the installation of large plate glazing is not appropriate.</td>
</tr>
<tr>
<td>Flooring. 1980s Concrete; replacement fabric.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Ceiling. 1980s Generally, replacement fabric.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. The general sense of the original large-volume, industrial and warehouse-scaled high ceilings and spaces should be retained.</td>
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</table>
## Element Specific Conservation Policies
### 86-88 George Street

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<thead>
<tr>
<th>First floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire stairs and enclosure. Concrete fire stairs added c1950s; 1950s terrazzo treads survive.</td>
<td>Moderate</td>
<td>Retain terrazzo treads in situ preferred, repair as required. Other finishes can be retained, repaired or replaced, as required. Remainder of fire stairs and enclosure can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Party wall central opening. More recent opening.</td>
<td></td>
<td>Where openings/penetrations are required, as far as possible, utilise existing opening of little significance. The party wall must be retained; however the opening can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Plant and service rooms. 1980s</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Male/Female amenities and services risers. 2007-8.</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Suspended false ceiling.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Any suspended ceilings must be set well back from windows and not obscure the tops of windows.</td>
</tr>
<tr>
<td>Office fitout and kitchens. Recent.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Lift. 2007-8 Lift and shaft</td>
<td>Intrusive</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>
### Element Specific Conservation Policies

**86-88 George Street**

<table>
<thead>
<tr>
<th>Second floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows at No.88 west façade, timber joinery. Original 1887 openings and configurations.</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Windows at No.86 west façade, timber joinery. Original 1912 openings and configurations</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Perimeter walls (brick) and party wall (brick). Original fabric. Generally, original elements contained within these walls have been removed. Later render.</td>
<td>Exceptional</td>
<td>Retain and conserve. Internal subdivisions, lightweight and reversible partitions or other elements can be made as long as they do not damage these walls. Where partitions meet perimeter walls, they must abut window mullions, wall piers or other building elements and not glazing. Generally, no new openings are to be made. Where openings/penetrations are required, as far as possible, utilise existing or blocked openings. If removal of cement render (in part or in whole) is required as part of proposed works, this should be carried out with care so as to avoid damage to the brickwork. Any replacement render should be in soft lime-based traditional mix.</td>
</tr>
<tr>
<td>Windows at No.88 east façade, timber joinery. 1912 Surviving original fabric. The majority of other original internal structure has been removed. 1912 windows when eastern façade rebuilt.</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Rivetted steel beams (2) at eastern end of No.86.for all floors</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Windows at No.86 east façade, timber joinery. Original 1912 windows.</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Infill on northern façade of former external fire stair recess. 1980s sympathetic infill.</td>
<td>High</td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Second floor – 86 &amp; 88 George Street</td>
<td>Significance</td>
<td>Policy</td>
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<td>-------------------------------------</td>
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</tr>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls. Generally, original elements (e.g. goods lifts, stairs, floors) contained within these walls have been removed.</td>
<td></td>
<td>The space can be adapted and updated with fabric and design that is sensitive to the cultural significance of the place. Internal subdivisions, lightweight and reversible partitions or other elements can be made. They should respect rather than diminish the significance of the space. They should not compromise the reading of each space defined by the perimeter walls and should maximise the sense and extent of the full height space. The general sense of the original large-volume, industrial and warehouse-scaled high ceilings and spaces should be retained.</td>
</tr>
<tr>
<td>Wall opening east of plant room. Early opening interconnecting the two buildings.</td>
<td>Moderate</td>
<td>The party wall must be retained; however the opening can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Fire stairs and enclosure. Concrete fire stairs added c1950s; 1950s terrazzo treads</td>
<td></td>
<td>Retain terrazzo treads in situ; repair, as required. Other finishes can be retained, repaired or replaced, as required. Remainder of fire stairs and enclosure can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Flooring. 1980s Concrete; replacement fabric.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Double hung sash windows at south façade, timber joinery. 1980s openings introduced to 1887 façade. Window at SE corner possibly salvaged and reused window with later joinery reconstruction. This element is too close to the building corner, and impacts on the appreciation of the building’s main front façade (George Street).</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Ceiling. 1980s Concrete; replacement fabric.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
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### Element Specific Conservation Policies

**Second floor – 86 & 88 George Street**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Party wall central opening. More recent opening.</td>
<td></td>
<td>The party wall must be retained; however the opening can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Generally, no new openings are to be made. Any blocking up, if required, should be reversible without damaging the original wall fabric.</td>
</tr>
<tr>
<td>Plant and service rooms. 2007-8</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Male/Female amenities and services risers. 2007-8</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Suspended false ceiling. 2007-8</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Any suspended ceilings must be set well back from windows and not obscure the tops of windows.</td>
</tr>
<tr>
<td>Office fitout and kitchen. Recent.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Bay windows at south façade 88 George Street, timber joinery. 1980s bay windows introduced to 1887 façade. Copies of 1912 bay windows on east elevation. Unsympathetic to this elevation.</td>
<td></td>
<td>Can be removed, adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. New windows and door openings must continue the rhythm and placement of the existing openings. Opening up large sections of the wall and the installation of large plate glazing is not appropriate.</td>
</tr>
<tr>
<td>Lift. 2007-8 Lift and shaft.</td>
<td>Intrusive</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>
### Element Specific Conservation Policies

#### 86-88 George Street

<table>
<thead>
<tr>
<th>Third floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter walls (brick) and party wall (brick) to 86 George Street. Original 1912 fabric. Generally, original elements contained within these walls have been removed.</td>
<td>Exceptional</td>
<td>Retain and conserve. Internal subdivisions, lightweight and reversible partitions or other elements can be made as long as they do not damage these walls. Where partitions meet perimeter walls, they must abut window mullions, wall piers or other building elements and not glazing. Generally, no new openings are to be made. Where openings/penetrations are required, as far as possible, utilise existing or blocked openings. If removal of cement render (in part or in whole) is required as part of proposed works, this should be carried out with care so as to avoid damage to the brickwork. Any replacement render should be in soft lime-based traditional mix.</td>
</tr>
<tr>
<td>Windows at No.86 west façade, timber joinery. Original 1912 openings and configurations.</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Windows at No.88 east façade, timber joinery. 1912 windows when eastern façade rebuilt.</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Windows at No.86 east façade, timber joinery. Original 1912 windows.</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Windows at No.88 west façade. 1912 addition and Original windows.</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Rivetted steel beams (2) at eastern end of No.86, for all floors. 1912 Surviving original fabric. The majority of other original internal structure has been removed.</td>
<td></td>
<td>Retain and conserve insitu. They can be concealed by suspended ceiling or similar, if required.</td>
</tr>
<tr>
<td>Third floor – 86 &amp; 88 George Street</td>
<td>Significance</td>
<td>Policy</td>
</tr>
<tr>
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</tr>
<tr>
<td>Perimeter walls (brick) and render to 88 George Street. 1912 addition.</td>
<td>Exceptional</td>
<td>Retain and conserve. Internal subdivisions, lightweight and reversible partitions or other elements can be made as long as they do not damage these walls. Where partitions meet perimeter walls, they must abut window mullions, wall piers or other building elements and not glazing. Generally, no new openings are to be made. Where openings/penetrations are required, as far as possible, utilise existing or blocked openings. If removal of cement render (in part or in whole) is required as part of proposed works, this should be carried out with care so as to avoid damage to the brickwork. Any replacement render should be in soft lime-based traditional mix.</td>
</tr>
<tr>
<td>Infill on northern façade of former external fire stair recess. 1980s sympathetic infill brick wall.</td>
<td>High</td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls. Generally, original elements (e.g. goods lifts, stairs, floors) contained within these walls have been removed.</td>
<td>Moderate</td>
<td>The space can be adapted and updated with fabric and design that is sensitive to the cultural significance of the place. Internal subdivisions, lightweight and reversible partitions or other elements can be made. They should respect rather than diminish the significance of the space. They should not compromise the reading of each space defined by the perimeter walls and should maximise the sense and extent of the full height space. The general sense of the original large-volume, industrial and warehouse-scaled high ceilings and spaces should be retained.</td>
</tr>
<tr>
<td>Opening east of plant room. Early opening interconnecting the two buildings.</td>
<td></td>
<td>The party wall must be retained; however the opening can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Element Specific Conservation Policies</td>
<td>Significance</td>
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<tr>
<td>86-88 George Street</td>
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<tr>
<td>Third floor – 86 &amp; 88 George Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flooring. 1980s Concrete; replacement fabric.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Ceiling. 1980s Concrete; replacement fabric.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Fire stairs and enclosure. Concrete fire stairs added c1950s; 1950s terrazzo treads.</td>
<td>Moderate</td>
<td>Retain terrazzo treads in situ; repair, as required. Other finishes can be retained, repaired or replaced, as required. Remainder of fire stairs and enclosure can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Double hung sash windows at south façade. 1980s openings when floor added. Sympathetic to south elevation. This SE corner window is too close to the building corner, and impacts on the appreciation of the building’s main front façade (George Street).</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. New windows and door openings must continue the rhythm and placement of the existing openings. Opening up large sections of the wall and the installation of large openings or plate glazing is not appropriate.</td>
</tr>
<tr>
<td>Party wall central opening. More recent opening.</td>
<td>Little</td>
<td>The party wall must be retained; however the opening can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Any blocking up, if required, should be reversible without damaging the original wall fabric.</td>
</tr>
<tr>
<td>Plant and service rooms. 2007-8</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Male/Female amenities and services risers. 2007-8</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
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<td>Third floor – 86 &amp; 88 George Street</td>
<td>Significance</td>
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<td>-----------------------------------</td>
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</tr>
<tr>
<td>Suspended ceiling. 2007-8</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Any suspended ceilings must be set well back from windows and not obscure the tops of windows.</td>
</tr>
<tr>
<td>Bay windows at south façade of 88 George St. 1980s bay windows when floor added. Copies of bay windows on east elevation. Unsympathetic elements on this elevation.</td>
<td>Little</td>
<td>Can be removed, adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. New windows and door openings must continue the rhythm and placement of the existing openings. Opening up large sections of the wall and the installation of large plate glazing is not appropriate.</td>
</tr>
<tr>
<td>Office fitout and kitchen. Recent.</td>
<td>Intrusive</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Lift. 2007-8 Lift and shaft</td>
<td>Intrusive</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
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<thead>
<tr>
<th>Fourth floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Perimeter walls (brick) of No.86, including party wall (brick). Original fabric. Generally, original elements contained within these walls have been removed. Painted signs (behind service areas at No.88) retained and sheeted over.</strong></td>
<td><strong>Exceptional</strong></td>
<td>Retain and conserve. Internal subdivisions, lightweight and reversible partitions or other elements can be made as long as they do not damage these walls. Where partitions meet perimeter walls, they must abut window mullions, wall piers or other building elements and not glazing. Generally, no new openings are to be made. Where openings/penetrations are required, as far as possible, utilise existing or blocked openings. If removal of cement render (in part or in whole) is required as part of proposed works, this should be carried out with care so as to avoid damage to the brickwork. Any replacement render should be in soft lime-based traditional mix.</td>
</tr>
<tr>
<td><strong>Windows at No.86 west and east façades, timber joinery. Original 1912 openings and configurations.</strong></td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td><strong>Rivetted steel beams (2) at eastern end of No.86. for all floors. 1912 Surviving original fabric. The majority of other original internal structure has been removed.</strong></td>
<td></td>
<td>Retain and conserve insitu.</td>
</tr>
<tr>
<td><strong>Semicircular parapet and bullseye opening at 88 George Street. Original 1912 fabric.</strong></td>
<td></td>
<td>Retain and conserve insitu. Do not infill the opening.</td>
</tr>
<tr>
<td><strong>Western balcony at No.88 behind raised parapet with bullseye and balustrade. 1980s sympathetic design and construction.</strong></td>
<td></td>
<td>Retain and conserve. Retain existing wall set back from front parapet.</td>
</tr>
<tr>
<td><strong>Double hung sash windows at 88 east facade</strong></td>
<td><strong>High</strong></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td><strong>West, south and east walls of No.88. 1980s sympathetic design and construction</strong></td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td><strong>Infill to northern wall to former fire stair recess. 1980s sympathetic infill.</strong></td>
<td></td>
<td>Retain and conserve.</td>
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</tbody>
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## Element Specific Conservation Policies

### 86-88 George Street

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<th>Fourth floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
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</tr>
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<tbody>
<tr>
<td>Paired double hung sash windows at No.86 north wall. 1980s windows sympathetic in design and location to other elevations of this building. Bushells sign on north façade may still exist behind painted wall.</td>
<td>High</td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls. Generally, original elements of significance contained within these walls have been removed.</td>
<td>Moderate</td>
<td>The space can be adapted and updated with fabric and design that is sensitive to the cultural significance of the place. Internal subdivisions, lightweight and reversible partitions or other elements can be made. They should respect rather than diminish the significance of the space. They should not compromise the reading of each space defined by the perimeter walls and should maximise the sense and extent of the full height space. The general sense of the original large-volume, industrial and warehouse-scaled high ceilings and spaces should be retained.</td>
</tr>
<tr>
<td>Flooring. 1980s Concrete replacement fabric.</td>
<td>Moderate</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Fire stairs and enclosure. Concrete fire stairs with terrazzo treads added c1950s and enclosure</td>
<td></td>
<td>Retain terrazzo treads in situ; repair, as required. Other finishes can be retained, repaired or replaced, as required. Remainder of fire stairs and enclosure can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Ceiling. 1980s concrete replacement fabric.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
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<tbody>
<tr>
<td>Window and door openings on west façade 88 George, timber joinery. 1980s openings that do not repeat design rhythm of openings on the west facades of 86-88 George Street.</td>
<td>Moderate</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. New windows and door openings must continue the rhythm and placement of the existing openings. Opening up large sections of the wall and the installation of large plate glazing is not appropriate.</td>
</tr>
<tr>
<td>Openings in party wall. More recent openings</td>
<td></td>
<td>The party wall must be retained; however the opening can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Any blocking up, if required, should be reversible without damaging the original wall fabric.</td>
</tr>
<tr>
<td>Plant room and services rooms.2007-8</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Male/Female amenities and services risers</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Suspended false ceiling, 2007-8</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Any suspended ceilings must be set well back from windows and not obscure the tops of windows.</td>
</tr>
<tr>
<td>Bay windows at south façade. 1980s bay windows when floor added. Copies of eastern elevation. Unsympathetic elements on this elevation.</td>
<td></td>
<td>Can be removed, adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. New windows and door openings must continue the rhythm and placement of the existing openings. Opening up large sections of the wall and the installation of large plate glazing is not appropriate.</td>
</tr>
<tr>
<td>Office fitout and kitchen. Recent.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>
## Element Specific Conservation Policies
### 86-88 George Street

<table>
<thead>
<tr>
<th>Fourth floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lift. 2007-8 Lift and shaft</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>

Intrusive
## Element Specific Conservation Policies

### 86-88 George Street

<table>
<thead>
<tr>
<th>Fifth floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
</table>
| **Perimeter walls (brick) of No.86, including party wall (brick)**  
Painted signs under paint on north, east and south facades of 86 George Street. Original fabric. Generally, original elements contained within these walls have been removed.  
Painted signs on north, east and south (behind service areas at No.88) retained and sheeted over | Exceptional  
Retain and conserve.  
Internal subdivisions, lightweight and reversible partitions or other elements can be made as long as they do not damage these walls. Where partitions meet perimeter walls, they must abut window mullions, wall piers or other building elements and not glazing.  
Generally, no new openings are to be made. Where openings/penetrations are required, as far as possible, utilise existing or blocked openings.  
If removal of cement render (in part or in whole) is required as part of proposed works, this should be carried out with care so as to avoid damage to the brickwork. Any replacement render should be in soft lime-based traditional mix. |        |
| **Windows at No.86 west façade, timber joinery. Original 1912 openings and configurations at front façade.** | Retain and conserve. |        |
| **Rivetted steel beams (2) at eastern end of No.86.for all floors. 1912 Surviving original fabric. The majority of other original internal structure has been removed.** | Retain and conserve insitu. |        |
| **Windows at No.86 east façade, timber joinery. Original 1912 windows** | Retain and conserve. |        |
| **West, south and east walls of No.88. Added in 1980s when floor added.** | Retain and conserve. |        |
| **Infill to northern wall to former fire stair recess. 1980s infill sympathetic.** | Retain and conserve. |        |
| **Arched windows at No.88 east, south and north facades, timber joinery. 1980s windows when floor added. Copies of original 1912 round-headed windows at No.86 Fifth floor. Sympathetic windows in design and detail to original.** | High  
Retain and conserve. |        |
<p>| <strong>Windows at No.86 north façade, timber joinery. 1980s windows, sympathetic design and materials to original 1912 round-headed windows. Bushells sign on north façade may still exist behind painted wall.</strong> | Retain and conserve. |        |</p>
<table>
<thead>
<tr>
<th><strong>Element Specific Conservation Policies</strong></th>
<th><strong>86-88 George Street</strong></th>
<th><strong>Significance</strong></th>
<th><strong>Policy</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fifth floor – 86 &amp; 88 George Street</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire stairs and enclosure. Concrete fire stairs added c1950s and enclosure</td>
<td></td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Flooring. 1980s Concrete slab.</td>
<td></td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Spatial/architectural configuration within perimeter and party walls. Generally, original elements of significance contained within these walls have been removed.</td>
<td></td>
<td><strong>Moderate</strong></td>
<td>The space can be adapted and updated with fabric and design that is sensitive to the cultural significance of the place. Internal subdivisions, lightweight and reversible partitions or other elements can be made. They should respect rather than diminish the significance of the space. They should not compromise the reading of each space defined by the perimeter walls and should maximise the sense and extent of the full height space. The general sense of the original large-volume, industrial and warehouse-scaled high ceilings and spaces should be retained.</td>
</tr>
<tr>
<td>Ceiling. 1980s concrete</td>
<td></td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Fifth floor – 86 &amp; 88 George Street</td>
<td>Significance</td>
<td>Policy</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>--------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Openings in party wall. More recent openings.</td>
<td></td>
<td>The party wall must be retained; however the opening can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Any blocking up, if required, should be reversible without damaging the original wall fabric.</td>
<td></td>
</tr>
<tr>
<td>Plant room. Services room.</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
<td></td>
</tr>
<tr>
<td>Male/Female amenities &amp; services risers</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
<td></td>
</tr>
<tr>
<td>Suspended false ceiling. 2007-8</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Any suspended ceilings must be set well back from windows and not obscure the tops of windows.</td>
<td></td>
</tr>
<tr>
<td>Lift. 2007-8 Lift and shaft</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
<td></td>
</tr>
<tr>
<td>Office fitout and kitchen. Recent.</td>
<td>Intrusive</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
<td></td>
</tr>
</tbody>
</table>
## Element Specific Conservation Policies

### 86-88 George Street

<table>
<thead>
<tr>
<th><strong>Roof Level Sixth floor – 86 &amp; 88 George Street</strong></th>
<th><strong>Significance</strong></th>
<th><strong>Policy</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Significance</strong></td>
<td><strong>Policy</strong></td>
<td></td>
</tr>
<tr>
<td>Roof level generally, Spatial/architectural configuration within perimeter and party walls. Generally, original elements of significance contained within these walls have been removed.</td>
<td>Can be adapted with fabric and design that is sensitive to the cultural significance of the place. Rooftop development must be set back from parapets and within height limits of existing central party wall. Significant fabric and prominence of the towers and parapets and views to/from the towers and parapets must be retained and respected. Normal development approval process is to be followed.</td>
<td></td>
</tr>
<tr>
<td>Roof parapet and balustrading to 86 and towers and arched openings under and stone decorative detailing. 1912 original fabric.</td>
<td>Exceptional</td>
<td>Retain and conserve. Do not infill existing steelwork balustrade.</td>
</tr>
<tr>
<td>Parapet profile at No.86, including northern balustrade and steelwork. Original 1912 fabric and profile.</td>
<td></td>
<td>Retain and conserve. Do not infill existing steelwork balustrade.</td>
</tr>
<tr>
<td>Rivetted steel beams (2) at eastern end of No.86. for all floors. 1912 Surviving original fabric. The majority of other original internal structure has been removed.</td>
<td></td>
<td>Retain and conserve insitu.</td>
</tr>
<tr>
<td>Southern party wall and raised parapet to 86 George Street. Original 1912 fabric</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>Roof parapet and balustrade including steelworks to 88 George Street. 1984 sympathetic additions</td>
<td>High</td>
<td>Retain and conserve. Do not infill existing steelwork balustrade.</td>
</tr>
<tr>
<td>Infill parapet and balustrading to northern elevation to 86 George Street. 1984 sympathetic additions</td>
<td></td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Roof top area to 86 George Street. Original 1912 rooftop</td>
<td>Retain and conserve.</td>
<td></td>
</tr>
<tr>
<td>Roof top area to 88 George Street. 1980s infill sympathetic to 1912 works.</td>
<td>Moderate</td>
<td>Retain and conserve.</td>
</tr>
<tr>
<td>Fire stairs and enclosure. 1980s modification to 1950s to fire stairs.</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>
Conservation Management Plan
Old Bushells Factory and Warehouse and Bushells Place, 86-88 George Street, The Rocks

Element Specific Conservation Policies
86-88 George Street

<table>
<thead>
<tr>
<th>Roof Level Sixth floor – 86 &amp; 88 George Street</th>
<th>Significance</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant rooms, mechanical equipment, services enclosures. Service areas are below southern extended party wall height but are still visible from street level.</td>
<td>Little</td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place. Plant rooms, enclosures, equipment, etc. should be set back from parapets and not be any higher than the original 1912 party wall.</td>
</tr>
<tr>
<td>Lift. 2007-8 Lift and shaft</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
<tr>
<td>Concrete tiles on roof, 2007-8</td>
<td></td>
<td>Can be adapted and replaced with fabric and design that is sensitive to the cultural significance of the place.</td>
</tr>
</tbody>
</table>

7.8 New Works Policies
7.8.1 New Development

Background
Scope for new development at the Old Bushells Factory and Warehouse and Bushells Place is limited because of the significance of the external form, its confirmed location and high visibility. The following aspects must be considered in any new development proposals:

- The massive scale of 86-88 George Street is a landmark and the building and its rooftop are highly visible from Campbell’s Cove, the Overseas Passenger Terminal, Circular Quay and the Sydney Harbour Bridge. The buildings also have highly significant views towards Sydney Harbour, the Opera House, Kirribilli and the lower north shore and Sydney Harbour Bridge.
- Most of the significant internal fabric was removed in the 1980s. Though largely removed in the 1980s, remnants of the 1912 structural steel beams remain in situ and should be conserved in any new work.
- The construction and flexible internal layout of the industrial buildings have enabled the successful adaptation and upgrading to meet current code requirements for fire, access and change in use to suit a range of commercial uses while retaining the key significant features of their architectural styles, design and detailing.
- The addition of two floors to 88 George Street in the 1984-85 were undertaken in a sympathetic way that respected the heritage significance and demonstrates an appreciation of designing in context to support the aesthetics of the 1887 and 1912 buildings; with careful attention to the choices of materials, building form and openings on the fourth and fifth floors that repeats the style and rhythm of the façade design of the 1912 building.
- Sections of the site have been identified as having a high potential to contain archaeological resources of state significance at the western boundary of 88 and 86 George Street and southern boundary of 88 George Street and under Bushells Place that
may contribute to the understanding of early Aboriginal occupation, early colonial settlement and industrial and mercantile usage during the 19th and 20th centuries.

- Bushells Place was created in 1977 as a public domain, to commemorate the long association of the Bushells tea company with The Rocks and should remain accessible to the public.

**Policy 28**

*Any new development must generally be carried out within the existing building envelopes and controlled so as not to diminish or detract from the significance of the place.*

New development for the site should only take place within defined work programs for the whole building, and must not be carried out in a piecemeal manner.

**Policy 29**

*New amenities including kitchens, bathrooms and toilets and vertical service cores including lifts and stair access should be placed in the centre of the building floor plate away from significant heritage fabric on the perimeter of the buildings and central party wall.*

**Policy 30**

*No development or structures should be built in Bushells Place that obscure or detract from the views to and from the (side) southern elevation of 88 George Street. The existing podium, access ramps and steps and canopy may be replaced or adapted. Statutory development approval process must be followed.*

**Policy 31**

*Within strict development controls, rooftop development to the Old Bushells Factory and Warehouse may be acceptable provided the significance of the place is retained and respected.*

Any rooftop development must be set back from the parapets and within height limits established by the existing central party wall. Significant fabric, prominence of the towers and parapets and views to the towers and parapets must be retained and respected. Statutory development approval process must be followed.

**Policy 32**

*Within strict development controls, excavation for additional basement levels may be acceptable, but must take into consideration the high and moderate potential for disturbing archaeological resources of state significance and quarrying into sandstone bedrock. Proper development approval process must be followed.*

Any excavated sandstone will remain in the ownership and control of the Foreshore Authority and must be quarried and stored in a manner approved by the Foreshore Authority for reuse in future conservation building works projects.

**Guidelines**

- New work should aspire to design excellence, adopt the principles of ‘loose fit’, be reversible and of the highest standards of sustainable urban design and architecture, that respect and complement the form, scale, and character of the precinct and the industrial heritage buildings and will be subject to approval.

- Good adaptive reuse in heritage buildings is where all adaptation work and fitouts are reversible and removable, leaving the heritage building intact.

- Appropriate new design and development that complement and enhance the character of the industrial buildings, their construction and materials, and features is encouraged to achieve a successful outcome. General criteria and specific guidelines for infill building
development are set out in Designing in Context, 2005, published by the NSW Heritage Council. The six principles are character, scale, form, siting, materials, colour and detailing.

- Possible within the current SCRA Scheme and in heritage terms provided the addition does not adversely affect significant fabric, spaces and sightlines. All future development applications (with the exception of State Significant Development) will require integrated development approval from the City of Sydney and the Heritage Council.

- The City of Sydney Industrial and Warehouse Building Heritage Study, Volume 1 Final Report prepared in October 2014, has prepared an overview history of the whole local government area (LGA), and an assessment of potential heritage items and recommended new heritage items for listing for particular areas of the (LGA). The report also makes recommendations on the management of industrial buildings and additional guidelines that can be included in the The City of Sydney DCP 2012. The report is a useful reference study and provides relevant management recommendations applicable to the industrial heritage buildings in The Rocks.

7.8.2 Integration of New Work

Background

Because of the state significance of the Old Bushells Factory and Warehouse and Bushells Place and the exceptional and high significance of most of the external building, scope for new external works is limited to adaption or replacement of some modified openings, mostly (windows and doors on the side (southern) elevation, adaptation or replacement of the fabric of Bushells Place and changes to the rooftop plant or structures.

The internal fabric of the buildings has been modified and there is greater scope for adaptation or replacement of fabric of moderate and little significance which includes the internal structure, floors, services, and amenities.

Any new work to the interiors must respect the exceptional and highly significant external perimeter walls and party wall and window and door openings.

*Policy 33*

*The introduction of new fabric must be undertaken in such a manner that it does not result in a lessening of the cultural significance of the place. All new work must be removable and reversible, that is capable of being removed without damage to, or adverse impact on significant fabric or spaces.*

Guidelines

- No additional decks, verandahs or balconies can be introduced.

- There are existing security grilles fitted to the basement floor windows on the rear eastern elevation. Doors and windows should not have any additional security grilles fitted externally.

- Period detailing must 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.

- Careful detailing must ensure significant fabric is not damaged and must allow for reversibility.
• New work should be identifiable as new work and not visually dominate over existing elements. New work must be reversible so that it can be removed without damaging heritage fabric.

• Contemporary materials and design may be used for new work, and designed in a manner in which its location, form, scale, grain, colour and texture respond to the original fabric and spaces.

• The Heritage Council’s publication Design in Context should be consulted. It provides guidelines for the design of new elements, infill, or additions to heritage buildings.


7.8.3 Intervention

Background

Article 3 of The Burra Charter indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric.

Adaptations of existing fabric for practical reasons such as installation of new services and equipment, and the need to meet fire safety and other statutory requirements may be required in terms of securing a viable use for the building components as a whole, and satisfying the changing needs of the general public.

Policy 34

Intervention to building fabric for non-conservation purposes should generally be restricted to approved programs of re-use or upgrading of service areas and facilities.

Policy 35

Intervention must occur in areas of low or moderate significance and not to fabric of exceptional or high significance. Where intervention into significant fabric is unavoidable, the loss of cultural significance must be minimised.

Guidelines

• Intervention to any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that which is necessary and unavoidable.

• Limited intervention for exploratory or research purposes should generally be restricted to approved programs of re-use, or upgrading of service areas and facilities.

7.8.4 Integration of Services

Background

Adaptations of existing fabric for practical reasons such as installation of new services, technology and equipment, and the need to upgrade fire safety and other statutory requirements may be required in terms of securing a viable use for the building components as a whole, and satisfying the changing needs of the general public.

As part of the 2007-08 works, the building and its services were upgraded based on environmental efficiency principles. These works achieved a 5-Star Green Star Office Design rating (Green Building Council Australia).

As the building interior has been largely altered and most fabric removed, the adaptation for a change in use to hotel use can be easily accommodated in the central core of the buildings.

Adapting existing services for a residential hotel use must be sensitively designed and constructed to meet current fire safety standards and access requirements in ways that do not harm the existing heritage fabric, spaces or character.
Policy 36

The provision of new services should recover the original spatial features of the interior and better reveal the original party wall.

Policy 37

The extension or alteration of existing services and technology in Old Bushells Factory and Warehouse and Bushells Place is acceptable in the context of re-use, but should not have a detrimental impact to the significance of the building components as a whole, and must aim to reduce the visual clutter of services and technology on the buildings.

Guidelines

- Intervention to any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that which is necessary and unavoidable. Intervention should not be detrimental to the original fabric and will be subject to approval.
- Any proposed upgrading of services should be carefully planned. The preparation of schematic layouts is not sufficient: service routes must be planned so as not to damage significant fabric or disrupt significant spaces. Any upgrading is subject to the proper approval process.
- Existing or old service chases or conduits should be re-used in preference to new chases. Services should be rationalised, grouped and treated to minimise intrusion.
- New services should be located away from the perimeter walls, and should generally be located to the central service core.
- The surface mounting of services is preferable to chasing services into significant fabric; in particular face brickwork, stonework and timber.
- If removal of cement render (in part or in whole) is required as part of proposed works, this should be carried out with care so as to avoid damage to original brickwork. Any replacement render should be in soft lime-based traditional mix.
- No externally mounted air-conditioning, ventilation equipment, water heaters or service components should be visible from the street, or impact negatively on the façades.
- Satellite dishes and external television aerials should be discretely located on the roof and not be visible from the street elevations or attached to significant fabric such as the roof top towers. The policy restricts any visual clutter on the buildings through introduced technology. Any means unobtrusive means of obtaining signals should be investigated.
- Rubbish bins can be stored in the basement.

7.9 Building Code Compliance

Background

The National Construction Code (NCC), incorporating the Building Code of Australia (BCA) has been adopted in NSW planning and building legislation as the technical standard for design, construction and operation of buildings. The NCC also includes the National Plumbing Code and is planned to incorporate other similar codes and Australian Standards by reference. The Commonwealth Disability Discrimination Act (DDA) makes it unlawful to discriminate against people on the grounds of their disability.

The preferred long term uses for the old Bushells Factory and Warehouse is ongoing commercial use or residential or hotel uses. If commercial use is retained the building will not require intervention for current code compliance. Major works to upgrade fire and access were undertaken in the 1980s with the removal of the internal hardwood and steel construction and replacement with concrete slabs.

These works removed most of the significant internal structure and fabric of the buildings and have had irreversible adverse impact on the significant internal fabric of the buildings. These
works would not be considered an acceptable impact by today’s standards and should be avoided in all future works.

Further upgrading works were undertaken in 2007-8 to meet current fire, services and access requirements.

Should the buildings change use to residential hotel use, key issues of BCA compliance such as fire resistance, egress provisions, and disabled access and facilities must be reviewed and upgraded to meet code requirements in ways that do not adversely impact on the significance of the building fabric, spaces and overall setting. It is essential that the cultural values of the building not be degraded by inappropriate responses to meet ordinance requirements.

Given the previous works, siting and nature of the building, upgrading to meet code compliance appears to be readily achievable without unacceptable impact on significant fabric. If the impacts on significant heritage fabric are likely to be unacceptable, alternative solutions should also be sought.

**Policy 38**

*Approaches to compliance with building codes for the upgrading and re-use programs for the Old Bushells Factory and Warehouse must focus on responding to the spirit and intent of the ordinances if strict compliance would adversely impact on significance. The building should not be used for any purpose for which the building code compliance will result in a major adverse impact on the building.*

*Any future compliance upgrades must seek to reuse existing modified openings and fabric and fabric of lesser significance, rather than modify or impact fabric graded of exceptional or high significance.*

**Guidelines**

- The selection of new uses for the building should consider the implications of compliance with the BCA.
- Conservation and on-going use programs must not place undue stress on the building fabric in order to meet excessive requirements of ordinance compliance.

**Fire resistance**

- Methods of complying with ordinance requirements which utilise fire or smoke detection and active fire suppression are preferred to the addition of fire rated material, which may obscure extant finishes.
- Future upgrades of the buildings must take into consideration any newly developed approaches for the implementation of fire safety standards that do not harm the existing significant fabric (through fire engineering analysis or the judicious use of intumescent paint finishes, for example).
- Any proposed work instigated for BCA compliance which encroaches on fabric of any level of significance must be discussed with competent accredited conservation consultants before a solution is determined.
- When considering the Building Code of Australia in heritage buildings, proposals must ensure that significance fabric and spatial qualities are not compromised.
- Intervention into building fabric for non-conservation purposes should generally be restricted to approved programs of reuse or upgrading of existing service area and facilities.
7.10 Accessibility

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

It is understood that compliance with DDA will apply, and heritage places are not exempt from it, 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.

The DDA requires equitable access to public spaces and commercial buildings, including on-grade access and internal lifts through the 86 George Street entrance. Upgrading works were undertaken in 2007-8 to meet current access requirements.

For any change of use, the current access would need to be reviewed and updated to meet requirements. It is essential that the state significance values of the building fabric, spaces and overall setting are not degraded by inappropriate responses to meet ordinance requirements.

Policy 39
Equitable access solutions for the Old Bushells Factory and Warehouse buildings must be achieved with an acceptable intervention that does not adversely impact on the significant building fabric and setting and will be subject to approval.

Any future equitable access must seek to reuse existing modified openings and fabric of lesser significance, rather than modify or impact fabric graded of exceptional or high significance.

Guidelines
- An accessible access strategy should be developed by professionals experienced in this field for the entire buildings. The implementation of this strategy will be subject to approval and will avoid piecemeal and incremental improvements and provide solutions that are appropriate to the heritage values and that are also reversible.
- Reference should be made to the Heritage Council publication Improving Access to Heritage Places and Access for All to Heritage Places produced by the Heritage Council of Victoria.

7.11 Setting, Views and Adjacent Sites

Background
The aesthetically distinctive townscape of The Rocks is characterised by a richly eclectic mix of residential, commercial, industrial, retail and tourism structures and uses, covering a similarly rich chronology of time periods from the mid-19th to the early 21st centuries. The distinguishing character of The Rocks is the combination of small buildings and the sandstone cliffs, juxtaposed against the large warehousing and industrial buildings.

The Old Bushells Factory and Warehouse and Bushells Place is located on the eastern side of George Street in a precinct of industrial buildings, warehouses and bond stores built by the government that back onto and overlook Hickson Road and Campbells Cove.

The massive scale of 86-88 George Street is a landmark and clearly visible from Campbell’s Cove, the Overseas Passenger Terminal, Circular Quay and the Sydney Harbour Bridge. The buildings also have highly significant views towards Sydney Harbour, the Opera House, Kirribilli
and the lower north shore and Sydney Harbour Bridge.

The setting or extended curtilage for the Old Bushells Factory and Warehouse and Bushells Place includes the surrounding area required for the retention of significant views and the visual setting of the heritage item are shown in Figure 4.7.

**Policy 40**

The setting for the Old Bushells Factory and Warehouse and Bushells Place as part of a precinct of industrial buildings, warehouses and bond stores in George Street and Hickson Road, including key views along George Street, along Hickson Road, and from Gloucester Walk must be conserved.

**Policy 41**

Key views to and from Campbell’s Cove, the Overseas Passenger Terminal, Circular Quay and the Sydney Harbour Bridge must be retained. The buildings also have highly significant views towards Sydney Harbour, the Opera House, Kirribilli and the lower north shore and Sydney Harbour Bridge.

**Policy 42**

Any proposal for new development on adjacent sites must ensure that an appropriate setting for the Old Bushells Factory and Warehouse and Bushells Place and its surrounding streetscape context of the warehouses and bond stores is maintained, as shown in the extended curtilage or setting diagram in Figure 4.7.

**Policy 43**

The high visibility of the Old Bushells Factory and Warehouse and Bushells Place, its roof, front, rear and side elevations, means that any changes to the external building fabric and form will be evident and cannot be easily hidden from public view. All proposed external changes will need to be considered within this context.

**Guidelines**

- Any new adjacent developments should refer to the Heritage Council publication *Design in Context* for guidance on new development in conservation areas.
  

- The potential impact of new development on the significance and setting must be considered in accordance with statutory requirements.

**7.12 Sustainability**

**7.12.1 Thermal comfort in heritage buildings**

**Background**

In 2009 the Foreshore Authority adopted a Sustainability Policy. The Policy is currently being reviewed and updated. By 2020, the Foreshore Authority aims to reduce the carbon footprint of its precincts by 80% compared to 2001 levels and:

- reduce potable water consumption by 80 per cent compared to 2001 levels
- recycle or compost 80 per cent of all waste generated in its precincts
- procure 80 per cent of all products from recycled or sustainable sources.

In its aim for a socially inclusive and sustainable community the Foreshore Authority:

- Acknowledges its responsibility to protect heritage buildings and their cultural significance on behalf of the people of NSW.
- Aims to provide improved tenant amenity through improved air quality, comfort levels and natural light, in ways that support heritage considerations.
In line with this Policy the Foreshore Authority has adopted a Sustainable Development Fit-out Guide which aims to reduce the environmental impact of new construction and building fit-outs. It has been shown that the implementation of the measures outlined in the Fit-out Guide reduce operational costs and improve indoor environmental quality (IEQ) and occupant satisfaction.

Policy 44

All applications for building modifications and fit-outs are to demonstrate measures which work toward the objectives of the Foreshore Authority’s Sustainability Policy.

Guidelines

- Sustainable and passive solutions must be investigated and implemented and their effectiveness measured, before the need for mechanical ventilation to supplement existing passive measures, is considered.

- Proposals must reflect both the sustainability and conservation objectives of Sydney Harbour Foreshore Authority Policies.

- Building occupants and managers must understand the impacts that the ‘use’ of the building will place on the existing thermal properties of the building. If the 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 may not be supported. Solar panels can be introduced and must be mounted, so as not to be visible from the street frontages onto George Street and Hickson Road.

- The factors contributing to discomfort must be identified and quantified before the development of any solutions.

- Solar panels can be introduced and must be mounted, so as not to be visible from the street frontages onto George Street and Hickson Road.

7.12.2 Passive design solutions

Background

Historically, buildings were designed, constructed and sited to maximise the effectiveness, using the seasons to provide for thermal comfort needs. Historic buildings also often have thermal properties that need little modification to maintain good thermal comfort levels for the majority of operational hours.

Studies have indicated that the implementation of passive measures can result in a 50% decrease in energy consumption within historic buildings. This figure is reflective of the inherent thermal properties of many historic buildings. The following measures must be considered in the development of building specific design solutions, with the potential impacts to both the interpretation of the building in the streetscape, and the potential impact to the fabric of the building evaluated.

Roof and ceiling insulation can reduce energy used in heating and cooling up to 45%, and can often be introduced with little impact on significant fabric. Some estimates indicate a summer heat reduction of up to 12 degrees from the introduction of ceiling batts alone.

Bulk insulation, which is inert, can most readily be introduced into existing ceiling cavities, although reflective and composite insulation must be considered if associated conservation works involve the replacement of, or extensive repairs to, roofs.

Technological advancements in glass tinting have seen the development of clear film which can keep out up to 60% of heat and 99% of ultra-violet radiation.

Air movement can play an important role in thermal comfort levels and is proven to be more energy efficient than air conditioning within a closed building envelope. Fans can be used when
there is not sufficient air movement to maximise the effectiveness of natural ventilation. Fans which are used to enhance summer thermal comfort can also be used to de-stratify indoor air to save heating energy in winter.

**Policy 45**

*Passive design solutions are supported over changes to significant fabric or mechanical solutions in heritage buildings; unless it can be demonstrated that passive solutions and the inherent properties of the building envelope cannot provide comfortable acoustic and thermal environments, throughout the majority of the seasonal calendar.*

**Guidelines**

- The acoustic and thermal performance of windows can be upgraded by the introduction of a secondary glazing and creation of an air space inside the existing windows frames. This method is preferable to adapting significant window fabric.
- Select energy efficient products.

**7.12.3 Mechanical solutions to supplement passive design**

**Background**

The refurbishment and building services upgrade to 86-88 George Street in 2007-08 provided an ‘A’ grade quality building incorporating environmentally sustainable design (ESD) principles.

**Policy 46**

*Updating or changes to existing mechanical solutions, following the implementation and analysis of passive solutions, must be designed and selected in consideration of the heritage significance of the buildings, and the objectives of the Sustainability Policy.*

*The design of mechanical solutions must be supported by an options analysis demonstrating that the proposal presents the least impact to the significant fabric of the place, and accounts for ongoing energy consumption.*

**Guidelines**

- Mechanical systems should be designed to supplement existing and improved passive measures. This will ensure that any necessary mechanical systems are not overloaded, operate efficiently and in turn reduce energy consumption.
- Careful system selection and implementation is integral to the success of any mechanical heating, cooling and ventilation (HVAC) system. This is even more critical with heritage buildings, where the impact of mechanical systems coupled with passive systems must be minimised for their visual and physical impact on the building.
- Where new mechanical systems or services are required, their design and layout should be developed with a clear understanding of the buildings’ significance, in order to avoid or minimise impact on significant spaces, elements and building fabric. Refer to the CMP policies, the RHMP, The Foreshore Authority’s Sustainability Policy and The Burra Charter.
- External plant for heating and cooling could be placed discretely on the roof top to minimise visibility from the street, and in the basement of the buildings.
- Reference must be made to the Foreshore Authorities Sustainable Development Fit-out Guide and the Green Building User Guide for criteria relating to the installation and alteration of mechanical ventilation systems.
7.13 Archaeological Resources

7.13.1 Historic Archaeological Resources

Background

Historic archaeological relics are protected under the NSW Heritage Act.

Aboriginal objects and relics are protected under clauses of the NSW National Parks and Wildlife Act 1979 that is administered by the Office of Environment and Heritage. Refer to Section 7.13.2.

Based on the assessment outlined in section 3.11, Figure 3.57 contains an Archaeological Management Plan for the site that identifies areas of high and moderate archaeological potential to contain archaeological resources of state significance that may relate to the historic or Aboriginal occupation and use of the site.

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

Policy 47

Archaeological assessment by a suitably qualified and experienced archaeologist should be carried out in the site prior to the commencement of any works. The aim of this archaeological assessment is to gather information about the previous layouts and character of the site, to inform future conservation, interpretation and upgrading work, and to determine if any archaeological assessment or approvals are likely to be required.

Policy 48

Any ground disturbance must be closely monitored by a qualified historical archaeologist who meets the Heritage Council Excavation Directors Criteria for works on State significant sites in conjunction with a formal research design. Appropriate permits must be sought from the NSW Heritage Council prior to the commencement of works.

Policy 49

An appropriate on-site investigation strategy (an archaeological methodology and Research Design) must be prepared and submitted to the NSW Heritage Council as supporting documentation for any excavation permit applications.

Policy 50

An application for an excavation permit must be made under Section 60 of the NSW Heritage Act 1977 for any proposed excavation works within the boundary of the place/study area.

Policy 51

All ground disturbance associated with future development of the site in areas previously not investigated through archaeological excavation must be undertaken in accordance with a Section 60 permit, or an endorsed exemption issued by the NSW Heritage Council. The work must be, consistent with the proposed archaeological methodology and any conditions of the archaeological approval which may include archaeological monitoring or salvage excavation. The progress of such excavation work should be appropriately documented and undertaken by a qualified historical archaeologist who meets the Heritage Council Excavation Directors Criteria for works on State significant sites (in written and photographic form).
Policy 52
Suitable clauses should be included in all contractor and subcontractor contracts to ensure that onsite personnel are aware of their obligations and requirements in relation to the archaeological provisions of the NSW Heritage Act and obligations which need to be met under the National Parks and Wildlife Act 1974 relating to Aboriginal “objects” or relics.

Policy 53
In the event that archaeological relics are exposed on the site, they should be appropriately documented according to the procedures outlines in the archaeological methodology accompanying the application for an Excavation Permit. Should any unexpected archaeology be uncovered during the excavation works the NSW Heritage Council must be notified in accordance with Section 146 of the NSW Heritage Act. Works must stop and a suitably qualified and experienced historical archaeologist who meets the Heritage Council Excavation Directors Criteria for works on State significant sites is be brought in to assess the finds. Depending on the results of the assessment, additional approvals may be required before works can recommence on the site.

Policy 54
Subsurface disturbance must be restricted where possible to reduce the impact on archaeological remains at this site.

Policy 55
Where works are proposed to be carried out in close proximity to probable archaeological relics that are able to be retained insitu, strategies should be put in place to ensure that construction work and/or heavy machinery does not disturb or damage those relics.

Guidelines
- The archaeological resource of the site is of State significance, due to the early and ongoing occupation of the site.
- Refer to Figure 3.57 for the Archaeological Management Plan for the Old Bushells Factory and Warehouse and Bushells Place and in particular:
  - Sections of the site have been identified as having a high potential to contain archaeological resources of state significance at the western boundary of 88 and 86 George Street and southern boundary of 88 George Street and under Bushells Place that may contribute to the understanding of early Aboriginal occupation, early colonial settlement and industrial and mercantile usage during the 19th and 20th centuries.
  - The remainder of the site is of moderate potential to contain state significant archaeological evidence from pre 1912 excavations of Hickson Road that relate to former structures and land use.
  - There is a high potential to contain state significant signage being the Bushells painted signs on the side (north) and rear (east) facade of 86 George Street and painted signs for the Pancakes in The Rocks and Old Spaghetti factory painted signs on the original external side (southern) facade of 86 George Street. (The external wall of the original southern façade of 86 George Street is now covered by the fourth and fifth floor additions to 88 George Street).
7.13.2 Aboriginal Archaeological Resources

Background

Sites of pre-historic archaeological potential are protected under clauses of the NSW National Parks and Wildlife Act 1979 that is administered by the Office of Environment and Heritage.

Based on the assessment outlined in section 3.11, Figure 3.57 contains an Archaeological Management Plan for the site that identifies areas of high and moderate archaeological potential to contain archaeological resources of state significance that may relate to the historic or Aboriginal occupation and use of the site.

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

**Policy 56**

Any potentially encountered Aboriginal archaeological resources at the Old Bushells Factory and Warehouse and Bushells Place site should be conserved in accordance with the requirements of the NSW National Parks and Wildlife Act 1979 and their potential for interpretation considered.

Guidelines

- Refer to Figure 3.57 for the Archaeological Management Plan for the Old Bushells Factory and Warehouse and Bushells Place and in particular:
  - There is potential that Aboriginal relics or objects may be contained under the Bushells Place.
  - In the event archaeological material is unexpectedly discovered during works to this site, work should immediately cease in the affected area and the Foreshore Authority and the Office of Environment and Heritage should be contacted for advice.
  - Should disturbance be required where Aboriginal archaeological material has been identified, an application under Section 90A of the National Parks and Wildlife Act will be required for this disturbance.

7.14 Painting and Finishes

Background

Regular painting forms an essential part of maintenance for a number of building materials, especially timberwork, and can extend their service life.

The painted finishes to the rendered brickwork, decorative detailing and timber joinery all contribute to the exceptional significance of the building facades. Surfaces that have not been painted must remain unpainted. Unpainted or exposed masonry, stone and bagged brickwork should retain existing finishes and must not be rendered or painted.

The existing external colour scheme is an interpretative external colour scheme using differentiated colours to represent the various stages of the buildings.

There is a high potential to contain state significant signage being the Bushells painted signs on the side (north) and rear (east) facade of 86 George Street and painted signs for the Pancakes in...
The Rocks and Old Spaghetti factory painted signs on the original external side (southern) facade of 86 George Street. (The external wall of the original southern façade of 86 George Street is now covered by the fourth and fifth floor additions to 88 George Street).

All significant floor finishes except for the terrazzo staircase finish have been removed.

**Policy 57**

*Existing external finishes to joinery and walls must be maintained with the same paint type and finish in the existing colour scheme. The external colour scheme must only be changed based on research of early colour schemes. Elements which are currently unpainted must not be painted.*

**Policy 58**

*The paint finish to the internal walls and ceilings must be retained and maintained. All joinery should continue to be painted in oil based gloss enamel. The internal paint colour schemes may be changed.*

**Policy 59**

*All walls in the building have later finishes, but it is possible that significant early finishes are concealed beneath all paint layers should be retained. Before any work to the walls, careful exploration should be undertaken for possible earlier finishes.*

Any such finishes found should be archivally recorded and preserved. No walls should be chased for wiring or other services, which should either be surface mounted or concealed in existing building cavities (subject to prior archaeological investigation) or behind false walls.

**Policy 60**

*Existing historic signage on the north, east and south (external and internal) elevations of 86 George Street must be preserved under the existing paint layers. Retain and conserve the historic signage insitu, additional layers of paint may be added, but earlier layers must not be scraped or removed.*

*Historic signage may be revealed and carefully conserved, with appropriate materials conservation advice.*

**Guidelines**

- Continue the use of compatible exterior paint type and finish. Oil based high gloss enamel paint must be used on the external joinery. Walls and joinery are not to be stripped prior to painting.
- The internal colour schemes may be changed, however the existing paint types must be continued.
- Existing finishes including exposed masonry and bagged brickwork should retain the existing finish and not be painted or rendered.
- It should be noted that some external painted signage will no longer be intact, due to more recent building alterations and additions.
- All floor coverings and finishes, except for the terrazzo finish to the fire stairs can be adapted or replaced.
7.15 Landscaping/Planting

Background

There is no landscaping or plantings at the site or at Bushells Place at present, given the nature of the hard surfaces of Bushells Place and lack of site suitable for landscaping; it is unlikely that any landscaping or plantings, that may affect the heritage fabric, will occur at the site in the near future.

Trees must not be planted close to the building as there is the potential for damage to the walls and foundations.

Generally, landscaping and gardening work does not require approval. However, if landscaping works involve more than normal garden work, and excavation of 300 mm or deeper is required (e.g. for drainage works), then approval from the NSW Heritage Council is required, and an archaeologist may need to be involved with the works.

Policy 61

Landscaping is acceptable providing it is appropriate to the site, and does not damage building fabric (e.g. the activity of tree roots). Removal of trees requires the approval of the NSW Heritage Council and the Council of the City of Sydney.

Guidelines

- The character of Bushells Place must be retained as an open area.
- Potted trees and plants may be introduced into Bushells Place and are subject to standard approvals including land owners consent and heritage approvals.
- A landscaping plan should be developed to design any changes to the open areas around the buildings that consider the setting of the buildings, the site location and visibility and potential heritage impacts.
- Landscaping works that involve disturbance of soil and excavation of 300mm or deeper may require approval if the work is not covered under the Heritage Act’s Standard Exemption for Excavation. Landscape maintenance is covered by a Standard Exemption. Approvals may be required from the City of Sydney Council and Heritage Council of NSW and an archaeologist may need to be involved with the works. Refer to archaeological policies in section 7.13 of this CMP.
- Landscape that involve disturbance of soil and excavation of 300mm or deeper work must be preceded by an investigation of the substrate and any paving, early footings, drains, cisterns or other water storage features and cess pits identified. Any significant surviving features, including early paving, are to be retained and incorporated into the landscaping of the rear yards.

7.16 External Signage and Lighting

Background

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

For any commercial use, changes to lighting and the introduction of external signage, must meet heritage requirements, and requirements of the Foreshore Authority, and City of Sydney.
**Policy 62**

Signage and external lighting should be in harmony with the overall character of the Old Bushells Factory and Warehouse and Bushells Place, and complement the historic character of the building and site.

**Policy 63**

All signage must be consistent with the Foreshore Authority’s Signage and Lighting Policies.

**Guidelines**

- All new work must comply with the Foreshore Authority The Rocks Lighting Policy 2013.
- Consult with the Foreshore Authority for all proposed external and internal signage.
- External and internal lighting and service runs must be achieved with minimum intervention in significant fabric. Refer to policies in sections 7.8.3 and 7.8.4.
- Suitably located signs that provide a legible and clear message and contribute to the vitality of the Old Bushells Factory and Warehouse and Bushells Place are encouraged.
- Signs on the individual building components should be discreet and complementary in terms of colour, material, proportion, positioning and font.
- Signs should be harmoniously integrated with the architecture of the building and should not obscure or damage the significant features or fabric.
- The illumination of the Old Bushells Factory and Warehouse and Bushells Place should highlight architectural features rather than floodlighting whole façades. Care should be taken to ensure that over-illumination does not occur.

**7.17 On-going Maintenance and Repair**

**Background**

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

Timely maintenance and repair based on regular inspection and appropriate and technically sound construction methods are essential components of the conservation program. A regular maintenance program is a good investment to avoid the disruption and high cost of a major restoration.

Particular attention should be paid to keeping in good order all the systems which prevent water penetration into the fabric and conduct water safely from the buildings and its footings. Services should not be permitted to discharge liquid or gas in a way which will cause deterioration of the fabric of the place.

**Policy 64**

The significant fabric of the Old Bushells Factory and Warehouse and Bushells Place should be maintained by the implementation of the short, medium and long-term maintenance program outlined in Section 8 of this CMP.

As a necessary minimum, the ongoing maintenance should include works that will ensure that each element retains its current level of significance and not allow the loss of significance due to the deterioration of fabric as required under Section 118 of the NSW Heritage Act, which sets out minimum standards for the maintenance and repair of State Heritage Register listed properties.
Policy 65

Maintenance and repair works that are undertaken as part of any lease agreement by the lessee or land owner must be proactively managed to ensure that the works are completed in a timely and appropriate manner. Annual inspections and condition surveys must be undertaken to ensure that maintenance programs are being adhered to.

Policy 66

Changes to the building must be photographically recorded by the development proponent in accordance with NSW Heritage Division’s guidelines for photographic recording. The record is to be submitted to the Foreshore Authority for archiving.

Guidelines

- In addition to regular maintenance activities, prompt preventative action and repair should be taken as necessary.
- Prevention of continuing deterioration should take priority over widespread repair or reconstruction.
- Inspection and maintenance works should only be conducted by those with professional knowledge, skills and experience with heritage buildings and materials.
- No maintenance work or repairs should negatively impact on significant fabric.
- Where repairs or alterations are required, new material should closely match original or adjacent materials. However, evidence of change should be identifiable on close inspection.
- While the Foreshore Authority is liable for the execution of works identified in the Section 8.3 (On-going Maintenance) of this CMP, the Foreshore Authority may, as part of the tenancy or lease agreement, require occupants or lessees to execute the required works and provide auditable trace of the completion of required works.

7.18 Fixtures and Fittings

Background

As noted previously, all of the original and early fixtures and fittings including the original goods lifts have been removed from the Old Bushells Factory and Warehouse as have the strong rooms.

Other fixtures and fittings associated with the use and occupation of the place by the Bushells Company may have been removed and relocated when Bushells vacated 86-88 George Street in 1924.

The buildings contain little evidence of their former factory and warehouse use due to their later use as government offices, and refurbishment in 1984-85 and 2007-8.

Policy 67

Should fixtures and fittings associated with the site’s historic use be found, these could be considered for relocation or reinstatement to the Old Bushells Factory and Warehouse and Bushells Place, if appropriate.

Policy 68

New fixtures and fittings must be sensitively introduced so as not to adversely impact fabric of high and exceptional significance and must preferably be located or fixed on fabric of moderate or little significance.
Guidelines

- Should the opportunity arise for such fixtures and fittings to be returned to 86-88 George Street, the interpretation strategy for the place should be revised and implemented.
- A gallery picture hanging system should be installed along the full length of the walls for hanging pictures and other decorations. The installation of this system allows flexibility while minimising damage and impacts to the heritage fabric. Nails, picture pins or rails, blue-tac, hooks, or other proprietary fixings must not be used.
- Brackets and fittings for internal window blinds and other fittings, must not damage significant fabric and must be installed in a manner that minimises the impact on significant timber window frames.
- New internal floor coverings are permissible, but should have minimal impact, during installation or removal, on adjacent significant elements such as original brick perimeter and party walls, and windows.

7.19 Interpretation

Background

Interpretation of historic places essentially reveals long-term connections and cohesions which underpin our cultural identity. To "interpret" a historic place, in its geographic and physical setting, is to bring its history to life to increase the public’s understanding, and, through this extended understanding, to give them an enhanced perception of the significance of the place.

Due to its history, significance and setting in The Rocks area, the Old Bushells Factory and Warehouse and Bushells Place are capable of being interpreted for promotional and educational purposes.

On the broadest level, the presentation of the Old Bushells Factory and Warehouse and Bushells Place and their original form and appearance, is a method of interpreting the buildings and their significance to the public.

As the buildings’ historic significance derives from their original function as industrial building, as factory and warehouses, conservation should primarily be aimed at retaining and recovering this aspect of the significance.

Opportunities exist to interpret the association of the building and site with ‘Bushells the Tea Men’. The building at 88 George Street was adapted for Bushell’s use and the buildings’ northern and southern facades continued to be used for signage into the 1930s. The recovery of the signage could interpret the significance of the site.

The adjacent site, Bushells Place, was selected to commemorate the Bushells Company’s presence in The Rocks.

It is important that the building site not be confused with the second Bushells building designed by Ross & Rowe as the new headquarters of the organisation which contained extensive evidence of the former use by Bushells.

86-88 George Street, by contrast, was the adaptation of an existing building and the addition of a new building to provide facilities which were used for a period of 20 years. The buildings continued to be used for warehouse purposes until late 1940s when they were converted for use as offices and laboratories by Government departments.

The 1960s/70s painted signs on the south face of the 1912 building (86 George Street) were retained and sheeted over on the fourth and fifth floors. There are opportunities to reveal these signs to interpret this prominent southern façade (now party wall) as well as to interpret
commercial uses in The Rocks area.

During the 2007-08 works, on opening up for the new ramped floor in the ground floor entry in the 1912 building, two of the original riveted steel stanchion/floor beam junctions, as well as the beams were exposed. These had been cut off at ground floor level in the 1980s when the structure above was removed. One of these junctions as well as the top part of the adjoining beams had to be removed to allow for the ramp. The remaining steel structure in the basement was retained in situ. The locations of the removed elements and configurations were noted and recorded, and the removed elements were set aside and are now displayed in a ground floor window facing onto George Street.

As part of the 2007-08 works, an external paint colour scheme was applied to interpret the evolution of the building development of the Old Bushells Factory and Warehouse and Bushells Place. The three original ground floor windows at 86 George Street were also interpreted.

**Policy 69**

*The heritage significance of the Old Bushells Factory and Warehouse and Bushells Place should continue to be interpreted by appropriate methods. To avoid fragmenting the site or treating it in a piecemeal manner, there should be an integrated approach to interpretation and signage for the whole site. The responsibility for the interpretation will be determined by the land owner and may the land owner or agent or lessee.*

**Policy 70**

*Interpretation should form a backdrop to, or be part of an active and viable use, and should enhance rather than hinder the user/visitor experience. The cultural significance of the Old Bushells Factory and Warehouse and Bushells Place should be interpreted making reference to or using extant evidence rather than relying on the introduction of new material.*

**Policy 71**

*Memorials, plaques, information panels and signage should be kept to a minimum but be sufficient to provide clear and appropriate information and interpretation of the site. Their location should be carefully considered to respect the former use of the particular part of the site and their size should be scaled to fit comfortably and not dominate the site.*

*The Bushells Place dedication plaque should be retained insitu at Bushells Place.*

**Policy 72**

*Insitu interpretation should be located in areas which are publicly accessible as well as in other less accessible areas where this is appropriate.*

**Guidelines**

- Interpretation of the Old Bushells Factory and Warehouse and Bushells Place should take into account all historic phases of development and occupation of The Rocks, and be presented in a holistic manner.
- One of the primary components of the conservation management of the Old Bushells Factory and Warehouse and Bushells Place should be to make the values of its cultural significance physically, intellectually and/or emotively accessible to the public.
- The ongoing management of the Old Bushells Factory and Warehouse and Bushells Place should include the development and implementation of an interpretation strategy, which reveals the cultural significance of the place. Appendix F contains an overview of interpretation themes and some images.
- Interpretation should take into account all aspects of significance (including but not limited to historic significance) of the Old Bushells Factory and Warehouse and Bushells Place.
- Interpretation programs should provide equitable physical, spiritual and intellectual access to the cultural significance of the Old Bushells Factory and Warehouse and Bushells Place.
• In the interpretation of the place, the Foreshore Authority should take into account the policies and guidelines contained within the ICOMOS International Cultural Tourism Charter.

7.20 Name of the Place

Background
The current SHR item is known as Bushells Warehouse (former) and Bushells Place.

Research undertaken in the preparation of this CMP has revealed that both buildings at 88 and 86 George Street were designed and constructed as industrial buildings, with 88 George Street designed and built as a warehouse for Virgoe Son & Chapman, importers and merchants, while 86 George Street was designed and built as a factory and warehousing for the Bushells tea company.

As Bushells operated from two factories and warehouses in The Rocks, from George Street from 1904-1924 and then Harrington Street from 1925-1975, this building is also the older factory and should be distinguished as such.

Policy 73

The buildings at 86-88 George Street and the associated site area should be known as 'the old Bushells Factory and Warehouse and Bushells Place'.

Guidelines
• This name should be adopted and used for all heritage listings of the buildings at 86-88 George Street
• Any future use may refer to and carry on this historical name, although an alternative commercial trading or business name may also appropriate.
8. Implementing the Plan

This Conservation Management Plan has been prepared to provide guidelines for the conservation, re-use, interpretation and management of the Bushells Warehouse and to ensure that the heritage values of the place are maintained and enhanced.

8.1 Minimum Standards of Maintenance and Repair

Standards that need to be addressed to assure the compliance of the Old Bushells Factory and Warehouse with their provisions are those for Inspection, Essential Maintenance and Repair, Weather Protection, Fire Protection and Security.77

To ensure compliance with the Minimum Standards of Maintenance and Repair, the following works need to be undertaken:

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- Gutters and downpipes should be regularly inspected monthly and cleaned as required. Inspections should be made for cracks, rust, drips, lose or missing brackets, moss and stains. The presence of moss, stains and other organic matter could indicate a blockage.

- The structure including internal and external walls should be regularly checked for cracks, leaning or subsidence. Cracks in walls, ceilings and in the structure generally should be monitored. Advice should be sought from a structural engineer if they change.

- Inspection by a qualified and approved contractor should be undertaken to ensure there is no termite infestation.

- Inspections should be made to ensure that the outdoor areas are clear and do not block wall vents and sub-floor vents, or bridge damp proof courses. Items and leaf litter in the outdoor areas should be kept clear of walls and fencing at all times.

- The storm water drains should be checked for blockages. The joints between the downpipes and storm water system should be checked to ensure that they are sound.

- The roof should be checked for rust, missing or loose flashing near the towers and parapets. Loose fixings can be indicative of failure. Regularly remove rubbish and leaves from the roof.

- Inspections should be made for paint deterioration including chalking, weathering, flaking, cracking, blistering, or staining.

- Window and doorsills should be checked for damage and deterioration.

- Inspection of holes and other areas around the eaves should be made to prevent birds nesting.

### Minimum Standards of Maintenance and Repair

**All areas generally**

Inspect the roof for drainage and gutter failure.

Make inspections of the ceiling and under floor areas space for vermin

Any trees and plantings should be inspected to ensure that they are not interfering with built structures including walls or storm water drainage or plumbing.

#### Work or Activity Required for Compliance with the Standards for:  
**ESSENTIAL MAINTENANCE & REPAIR (Minimum frequency: every three years)**

Broken glass in windows or doors should be removed and repaired as soon as practicable with glass of the same thickness and type.

The correct operation of windows and doors should be checked and adjustments or repairs made as necessary. This includes identifying and repairing damage to mouldings, architraves, sills and thresholds as well as window sash cords. The integrity of significant items should be ensured in the course of any repairs or maintenance. Intrusive elements should be replaced with sympathetic ones.

Loose or missing screws in original locks, door handles and other fixtures should be tightened or replaced with hardware of the same type and finish. Intrusive elements should be replaced with items that are sympathetic to the original structure.

Taps and other plumbing fixtures should be checked for drips and leaks and repaired promptly.

Electrical fittings and fixtures should be inspected for safety. Intrusive elements should be replaced with ones more sympathetic or less intrusive to the original style of the building.

Regularly remove rubbish and leaves from the roof, gutters and outdoor areas.

#### Work or Activity Required for Compliance with the Standards for:  
**WEATHER PROTECTION (Minimum frequency: every year)**

Windows and doors should be checked for water ingress to ensure water is not penetrating into the buildings.

Paving should be checked to ensure water drains away from the buildings and fences.

Metal flashings and roofs should be inspected for loose or raised fixings or wind distortion.

Windows and doors should be inspected to determine if they operate properly. This would include identifying damaged mouldings and architraves, and decaying sills, and thresholds that might allow water ingress or trapping of moisture. Stains should be noted as this is indicative of flashing failure.

All storm water drains and gutters should be inspected and cleared on a regular basis to avoid flooding during wet weather.

#### Work or Activity Required for Compliance with the Standards for:  
**FIRE PROTECTION (Minimum frequency: every year)**

Both properties should be regularly checked for fire hazards such as rubbish, undergrowth and other combustible materials. If any are found, they should be removed from the site.

Overhanging trees and branches should be trimmed so as not to cause a fire hazard.

Smoke alarms compliant with Australian Standards (AS3786) should be installed and connected to the electricity supply. Legislation requires that all NSW residences have at least one working smoke alarm installed on each level of a residence. Batteries in smoke alarms that are not hard-wired should be replaced yearly.
Minimum Standards of Maintenance and Repair

All areas generally

Work or Activity Required for Compliance with the Standards for:

ESSENTIAL MAINTENANCE AND REPAIR (Minimum frequency: every year)

Carry out essential maintenance and repair whenever necessary in order to prevent the serious or irreparable damage or deterioration. Essential maintenance and repair may extend to (but not be limited to): foundations, footings, supporting structure; structural elements such as walls, columns, beams, floors, roofs and roof structures; exterior and interior finishes, details, fixtures and fittings; and systems and components (such as ventilators or ventilation systems) intended to reduce or prevent damage due to dampness.

Inspect for and undertaken appropriate action to control pests such as termites, rodents, birds and other vermin.

8.2 Schedule of Conservation Works

The Old Bushells Factory and Warehouse was refurbished in 2007-08, including fire and access and building services upgrade and conservation works.

The refurbishment and building services upgrade in 2007-08 provided an ‘A’ grade quality building incorporating environmentally sustainable design (ESD) principles.

In 2016, generally the physical condition of the place is good and there are no major constraints arising from its physical condition.

Some periodic maintenance works are required for the building exterior including the repainting of the timber door and window joinery; and treatment of delaminating sandstone elements on the roof top towers. External maintenance and repair works are being undertaken in 2016.

<table>
<thead>
<tr>
<th>Schedule of Conservation Works</th>
<th>86-88 George Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Element</strong></td>
<td><strong>Within 1 year</strong></td>
</tr>
<tr>
<td>Repair and repaint</td>
<td></td>
</tr>
<tr>
<td>external timber joinery to</td>
<td>Inspect all areas</td>
</tr>
<tr>
<td>windows and doors</td>
<td>for decay and paint</td>
</tr>
<tr>
<td></td>
<td>finishes</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Pointing to brickwork</td>
<td>Inspect brickwork</td>
</tr>
<tr>
<td>external walls</td>
<td>on all facades for</td>
</tr>
<tr>
<td></td>
<td>missing pointing.</td>
</tr>
<tr>
<td></td>
<td>Repoint using mortar</td>
</tr>
<tr>
<td></td>
<td>to match existing,</td>
</tr>
<tr>
<td></td>
<td>as required</td>
</tr>
<tr>
<td>Sandstone elements to towers</td>
<td>Inspect all stonework</td>
</tr>
<tr>
<td></td>
<td>Allow to stabilise</td>
</tr>
<tr>
<td></td>
<td>and repair delaminating</td>
</tr>
<tr>
<td></td>
<td>stonework to inside</td>
</tr>
<tr>
<td></td>
<td>and outside faces</td>
</tr>
<tr>
<td></td>
<td>of the towers. This</td>
</tr>
<tr>
<td></td>
<td>may become a safety</td>
</tr>
<tr>
<td></td>
<td>issue if stone is</td>
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<tr>
<td></td>
<td>unstable and may fall</td>
</tr>
<tr>
<td></td>
<td>on passing</td>
</tr>
<tr>
<td></td>
<td>pedestrians and</td>
</tr>
<tr>
<td></td>
<td>vehicles.</td>
</tr>
</tbody>
</table>
8.3 On-going Maintenance Schedule

The on-going maintenance schedule refers to cyclical maintenance works to fabric that should be implemented by the Authority as part of the process of on-going management of the Bushells Warehouse. 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 Works

**86-88 George Street**

<table>
<thead>
<tr>
<th>Element</th>
<th>Every 1-2 Years</th>
<th>Every 3-5 Years</th>
<th>Every 5-10 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>West, South, East and North Façades – Generally</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Whole façade, walls generally</td>
<td>Visually inspect annually, noting overall condition of façade, any cracks or movement, pointing and brick and stone condition, dirt build up or evidence of water damage or ingress. Allow to repair as required. Remove any vegetation.</td>
<td></td>
<td>Repaint the whole façade in the 2007-08 colour scheme every 8+ years, or as required.</td>
</tr>
<tr>
<td>All windows and door openings generally</td>
<td>Inspect and clean down regularly as part of maintenance program. Check for damage and repair as required. Inspect annually paintwork and timber joinery elements decay annually.</td>
<td>Repair fabric to match existing, as required.</td>
<td>Repair and repaint painted joinery every 8+ years, or as required.</td>
</tr>
<tr>
<td>Stonework</td>
<td>Inspect annually.</td>
<td>Inspect for loose, fretted, broken, stonework or missing mortar in joints around doors and windows, along flashings and other projections. Inspect for delamination that affect stone soundness, inspect for damp and its likely sources, eg rising and falling damp.</td>
<td></td>
</tr>
<tr>
<td>Element</td>
<td>Every 1-2 Years</td>
<td>Every 3-5 Years</td>
<td>Every 5-10 Years</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>-----------------</td>
<td>-----------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Brickwork</td>
<td>Inspect annually.</td>
<td>Inspect for loose, fretted, broken brickwork or missing mortar joints. Check for crumbling brickwork or surface salts indicating damp. Ensure walls are straight and true. Inspect surface for signs of cracking or subsidence.</td>
<td></td>
</tr>
<tr>
<td>Rendered finishes and decorative brackets and plaster decorations</td>
<td>Inspect annually for damage or deterioration and repair as required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paintwork</td>
<td>Inspect annually for damage or deterioration and repair as required.</td>
<td></td>
<td>Allow to repaint every 7+ years.</td>
</tr>
<tr>
<td>Western and Eastern towers</td>
<td>Inspect significant fabric, including brick and sandstone trim and painted steelwork, repair and repaint as required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior – Generally</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Perimeter walls (brick) and party wall (brick)</td>
<td>Inspect, maintain and conserve. Inspect render and repair as necessary materials to match existing.</td>
<td></td>
<td>Painted finish to any exposed original brickwork may be repainted.</td>
</tr>
<tr>
<td>Fire Stairs</td>
<td>Retain terrazzo treads in situ (where extant), repair as required. Other finishes can be retained, repaired or replaced, as required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### On-going Maintenance Works

#### 86-88 George Street

<table>
<thead>
<tr>
<th>Element</th>
<th>Every 1-2 Years</th>
<th>Every 3-5 Years</th>
<th>Every 5-10 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>All window and door openings</td>
<td>Inspect fabric, repair as required to match existing. Check for loose components, operability and free movement, damage and decay</td>
<td>Check for operability and all hardware are intact and operational. Check internal faces to water ingress to ensure flashings are intact. Repair as required. Check for paint damage deterioration and failure and repair and repaint.</td>
<td>Allow to repair and repaint painted joinery every 7-10 years.</td>
</tr>
<tr>
<td>Party wall central opening</td>
<td>Allow to inspect and maintain fabric as required.</td>
<td>Allow to repair as required.</td>
<td>Allow to upgrade, or replace every 10- 20 years.</td>
</tr>
<tr>
<td>Plant room</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Male/Female amenities and services risers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flooring – concrete slab and any finishes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lift</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ceiling</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Basement Level

<table>
<thead>
<tr>
<th>Element</th>
<th>Every 1-2 Years</th>
<th>Every 3-5 Years</th>
<th>Every 5-10 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Three 1912 columns at No.86</td>
<td>Inspect, monitor condition. Retain and conserve 1912 fabric and configuration. Undertake repairs as required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northern fire stair enclosure (brick) at No. 86</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>George Street pavement lights: No.86 (3) and No.88 (1)</td>
<td>Inspect annually to ensure glass is intact and secure. Allow to repair as required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### On-going Maintenance Works
#### 86-88 George Street

<table>
<thead>
<tr>
<th>Element</th>
<th>Every 1-2 Years</th>
<th>Every 3-5 Years</th>
<th>Every 5-10 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter and party wall openings</td>
<td>Inspect annually for damage and cracks, and undertake repairs and maintenance as required. Allow to clean and carefully hose down basement to ensure that water does not penetrate the walls and cause damage.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Car park under Bushells Place</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sprinkler valve room</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire exit</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Ground Floor

<table>
<thead>
<tr>
<th>Element</th>
<th>Every 1-2 Years</th>
<th>Every 3-5 Years</th>
<th>Every 5-10 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bushells Place</td>
<td>Inspect annually and undertake repairs and maintenance as required. Allow to clean down and carefully hose down basement to ensure that water does not penetrate the walls and cause damage.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>George Street pavement lights: No.86 (2) and No.88 (1)</td>
<td>Inspect, maintain operational condition as required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rivetted steel beams (2) at No.86. -2 each on each floor at Eastern end of 1912 building.</td>
<td>As encased in concrete, difficult to inspect. Visually inspect general area annually to ensure no obvious issues, eg rusting, damp, structural movement or cracking. Seek appropriate advice and undertake necessary repairs.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## On-going Maintenance Works
### 86-88 George Street

<table>
<thead>
<tr>
<th>Element</th>
<th>Every 1-2 Years</th>
<th>Every 3-5 Years</th>
<th>Every 5-10 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other party wall openings</td>
<td>Inspect as per agreed maintenance schedule for the product</td>
<td></td>
<td>Allow for major maintenance/replacement every 20 years.</td>
</tr>
<tr>
<td>Opening to Metcalfe Bond Stores arcade</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A/C ducts and plant and service risers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flooring</td>
<td>Inspect and clean down regularly as part of maintenance program. Check for damage and repair as required.</td>
<td></td>
<td>Repair or replace floor finish as required, without damage to adjacent significant fabric.</td>
</tr>
<tr>
<td>Electrical</td>
<td>Inspect annually to ensure wiring in good condition and in compliance with Australian standards. Inspect for damage to electrical fittings, power points and switches and repair, replace as required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plumbing</td>
<td>Inspect annually to ensure wiring in good condition and in compliance with Australian standards. Inspect for damage to fixtures and fittings, and repair, replace as required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parapets towers and balustrades</td>
<td>Inspect significant fabric, including brick and sandstone trim and painted metalwork, repair and repaint as required.</td>
<td></td>
<td>Allow to inspect and repair any weathering or damage to stonework and repaint metalwork every 8+ years or as required.</td>
</tr>
<tr>
<td>Roof area water proofing and concrete tiles</td>
<td>Inspect and clean down Inspect and regularly. Check water proofing is intact. Allow to repair as required.</td>
<td>Check for structural integrity and repair or replace concrete tiles, as required.</td>
<td>Allow to replace waterproofing and concrete tile.</td>
</tr>
</tbody>
</table>
### On-going Maintenance Works

<table>
<thead>
<tr>
<th>Element</th>
<th>Every 1-2 Years</th>
<th>Every 3-5 Years</th>
<th>Every 5-10 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flashings and damp proof coursing</td>
<td>Inspect and check for effectiveness of damp proof courses and flashings and replace damaged sections.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater disposal</td>
<td>Inspect and clean down regularly. Remove leaf litter and check for birds' nests, blockages, to ensure water is being disposed of effectively. Check for loose and missing brackets. Investigate sources of moss and damp or staining.</td>
<td>Ensure that downpipes are not dented, damaged or restrict water flow. Ensure connection to storm water system is sound and clear of debris.</td>
<td>Allow to repair or replace every 10-20 years, or as required.</td>
</tr>
<tr>
<td>Plant rooms, mechanical equipment,</td>
<td>Inspect and maintain as required, making sure not to damage any of the significant fabric of the building.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>services enclosures, fire stairs</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix A: Bibliography


Brian & Barbara Kennedy, Sydney and Suburbs – A History and Description, AH & AW Reid Pty Ltd, 1982

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Higginbotham, Kass & Walker, The Rocks and Millers Point Archaeological Management Plan


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Spearritt, Peter, Sydney’s Century, UNSW Press, Sydney


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## Appendix B: Sands Directories

<table>
<thead>
<tr>
<th>DATE</th>
<th>DESCRIPTION - HICKSON ROAD</th>
<th>DESCRIPTION - GEORGE STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>1909</td>
<td>City Council Street Watering Depot</td>
<td>No 2. Birrell James</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 4. Fletcher James</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 6 Paton R F.R.C.S (Eng)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 8 Burns Miss M., res. Chambers “Roycroft”</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mercantile Rowing Club Boatshed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Government Boatshed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 26, Harbour View Hotel - William Ireland</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 26.1/2 Abbott Edwin</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 28. Bushells Tea</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Military Ordinance Dept.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Explosives Dept</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mariners Church</td>
</tr>
<tr>
<td>1910</td>
<td>City Council Street Watering Depot</td>
<td>No 2. Fletcher H.P Assayer, Woodgate E.W. Assayer</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 4. Fletcher James</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 6. Paton Robert</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 8. Burns Miss M., Mercantile Rowing Club Boatshed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Customs Boatshed, Government Boatshed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 26. Harbour View Hotel</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 26.1/2 Abbott Edwin</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mining &amp; Geological Museum</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 28. Bushells Tea</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Military Ordinance Dept.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Explosives Dept</td>
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<td></td>
<td></td>
<td>Mariners Church</td>
</tr>
<tr>
<td>1911</td>
<td>City Council Street Watering Depot</td>
<td>No 2. Fletcher H.P. Assayer</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Woodgate E.W. Assayer</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 4. Fletcher James</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 6. Paton Robert</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hayes - Williams</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 8. Burns Miss M.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 26. Harbour View Hotel</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 26.1/2 Abbott Edwin</td>
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<tr>
<td></td>
<td></td>
<td>Mining &amp; Geological Museum</td>
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<tr>
<td></td>
<td></td>
<td>Agricultural &amp; Forest Museum</td>
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<tr>
<td></td>
<td></td>
<td>Fisheries Museum</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No 28. Bushells Tea</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Military Ordinance Dept.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Explosives Dept</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NSW Naval Office</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mariners Church</td>
</tr>
<tr>
<td>1912</td>
<td>Hickson Road first</td>
<td>City Council Street Watering</td>
</tr>
</tbody>
</table>
appears.
East side only
Wharves No. 4, 3, 2.

1914

East side only
Wharves 4, 3, 2.

1915

Crosby W. Federal
Stevedoring Co.
Parbury's Bond and Free
stores
Harbour Trust,
Blacksmiths Shop

Depot
No 4. Thom Andrew
No 6. Paton Robert
Hayes - Williams
No 8. Water Police Station
No 26. Harbour View Hotel
No 26.1/2 Abbott Edwin
Mining and Geological Museum
Agricultural & Forest Museum
Brooks A.
Jackson H.
Dashell Smith
Metcalf Bond
No 28 Bushells Tea
Military Dept.
Explosives Dept.
7th Sydney Brigade
V.W. Williams
Baker
37th Fortress Company (engineers)
Lieutenant W.A. Huxtable

City Council Street Watering
Depot
No 4. Thom Andrew
Fletcher James
No 6. Dept of Labour & Industry
No 8. Water Police Station,
James Spence, Inspector
No 26. Harbour View Hotel -
Williams Ireland
No 26.1/2 Abbott Edwin
Mining Museum
Agricultural & Forest Museum
Brooks A, overseer at works
Jackson H, officer in charge
Dashell Smith, Biologist
Jones J, caretaker
Metcalf Bond
No 28
Military Dept.
Explosives Dept.
1916
Crosby W. Federal Stevedoring Co.
Parbury's Bond and Free stores
Harbour Trust, Blacksmiths shop

East side
City Council Street Watering Depot
No 4. Fletcher James
No 6. Dept of Labour & Industry, State Labour
No 8. Water Police Station, J.J. Wallace, Inspector
No 26. Harbour View Hotel - Williams Ireland
Agricultural & Forest Museum
Brooks A, overseer of works
Dashell Smith, Biologist
Jones J, caretaker
Metcalf Bond
No 28. Bushells Tea Commonwealth Military Dept.

1917
Parbury's Bond and Free stores
Crosby W. Federal Stevedoring Co.
Harbour Trust, Blacksmiths Shop

No 4. Fletcher James
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Agricultural & Forest Museum
Brooks A, overseer of works
Dashell Smith, Biologist
Jones J, caretaker
Metcalf Bond
No 28. Bushells Tea Commonwealth Military Dept.

1918
Parbury's Bond and Free Stores
Harbour Trust Board (Parbury's)
Harbour Trust, Blacksmiths Shop

East side
No 26. Harbour View Hotel - Williams Ireland
Agricultural & Forest Museum
Brooks A, overseer of works
Dashell Smith, Biologist
Jones J, caretaker
No 66-72 Metcalf Bond
No 86-88. Bushells Wholesale Warehouse

... Commonwealth Military Dept.
<table>
<thead>
<tr>
<th>Year</th>
<th>South side</th>
<th>East side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
<td>Side</td>
<td>Location</td>
</tr>
<tr>
<td>------</td>
<td>------</td>
<td>----------</td>
</tr>
<tr>
<td>1924</td>
<td>South side</td>
<td>George Street East Side</td>
</tr>
<tr>
<td></td>
<td>Harbour Trust, Motor Garage</td>
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<td>Harbour Trust Blacksmiths Shop</td>
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<td>South Side</td>
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<td>Harbour Trust, Motor Garage</td>
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<td>Harbour Trust Workshop Harbour Trust Motor Garage</td>
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<td>Ordinance Buildings</td>
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2nd Floor – Doran
William, ....
South side – from
Tasmanian Shipping
Harbour Trust Motor
Garage
Hicksons Stairs
Metcalfes Bonded & Free
Stores – Upward & Co
Metcalfes Bonded Stores –
Wire Tieing & Tacking
Machine Co
Argyle Garage
Metcalfes Bond

1930
Ordinance Buildings
Grd Floor – Berke P.S mfg chemist
Fegent Bris mfg chemists
1st Floor – Canvas goods,
cleaners, elec. Engineers
2nd Floor – Doran
William, ....
South side – from
Tasmanian shipping ....
Harbour Trust Store
Parburs's Bond & Free
Stores
Sampson Hann & Co (Steel
Merchants)
Public telephone
Parburs
Harbour Trust Motor
Garage
Hicksons Stairs
Metcalfes Bonded & Free
Stores – Upward & Co
Metcalfes Bonded Stores –
Wire Tieing & Tacking
Machine Co.
Argyle Garage
Metcalfes Bond
High Street

1932–33
Ordinance Buildings
Doran William,
residential
Tasmanian Shipping
Wharves
Harbour Trust Stores &
Workshops
Parbury's Bond & Free
Store
Sampson, Hann & Co Ltd,
(iron and steel
merchants)
Public telephones
Parbury's Trust, Motor

Mining & Geological Museum, Jones
N., supervising Architect
No 66–72 Metcalfes Bond

East side
Department of Mines, Mining &
Geological Museum
Chemical Lab
66–72 Metcalf Bond
86–88 Education Dept. Stores
Garage
Hickson Stairs
Metcalf bonded & Free
Stores
Upward & Co prop
Metcalf Bonded Stores
Argyle Garage
Metcalf Bond
## Appendix C: Building Data Sheet CC03/04

<table>
<thead>
<tr>
<th>Index Building Data Sheet</th>
<th>CC/03 Campbell's Storehouse</th>
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<tr>
<td>02 90 George Street</td>
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<td>06 68-76 George Street (Metcalf - north)</td>
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<td>07 66 George Street</td>
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<td>08 16-64 George Street (Mining Museum)</td>
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<td>09 34 George Street</td>
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</tbody>
</table>
SYDNEY COVE REDEVELOPMENT AUTHORITY

BUILDING DATA SHEET

Address 86-88 GEORGE STREET

Name

Dates 86: 1912 88: 1886

Built for 86: Govt./Bushells Ltd. 88: Virgo Son & Chapman

Architect/Builder 86: Walter Vernon

No. Storeys 86: 7 floors 88: 5 floors

Style 86: Federation warehouse 88: Late Victorian

Construction Brick walls, cast iron columns/steel isolated columns/steel posts, pitched/flat roof, timber windows

Original Use 86: Bushells Factory 88: Showrooms and offices

Present Use

Data Source Sands Directories etc.

Research by Verwick UPEN Department of Public Works.

Historical Data:

The site is completely occupied by two historically interesting buildings and is bounded by George Street, Bushell Place and Hickson Road.

The first building No. 86 was built in 1886 by Virgo Son and Chapman, Importers and Merchants and was originally of three floors and basement. In 1904, Bushells Limited tea merchants took over the building. From 1911 until completion in 1912 a new interconnected and higher brick building was erected immediately on the north as No. 86 George Street. Concurrently, No. 88 George Street, was reduced in depth by around 30 metres to make way for Hickson Road behind, and an extra floor added. This work gave a new contemporary eastern elevation to No. 88 to harmonize with No. 86, while the western elevation of the additional storey was executed in a consonant manner to its original remaining facade. All this work was designed under Walter Liberty Vernon, Government Architect (from August 1890 until August, 1911) and built by the Public Works Department especially to enlarged premises for Bushells Limited. Circa and by 1917 in a rationalization of George Street street numbers, the number was changed from 2 to 06 – 08. This is revealed by an examination of annual entries in Sand's Directories. However, Bushells later vacated the premises and in 1924 they were taken over for Education Department Stores. Later, during the 1940's the premises were used as a store by the Labour and Industry Department.

During the financial years 1948/1949 until 1950/1951 the premises were renovated by the Building Construction and Maintenance Branch of the Public Works Department for use as offices and laboratories by various Government Departments nominated by the Public Service Board, but mainly by the Department of Public Health. The work included inserting a new concrete stairway and some new replacement concrete floors, but a large proportion of the original wooden floors were allowed to remain. In addition a new electric lift was installed.

The Health Commission of N.S.W. finally vacated the building in 1960.
DEPARTMENT OF PUBLIC WORKS, N.S.W.

86 - 88 GEORGE STREET.

The site is completely occupied by two historically interesting buildings and is bounded by George Street, Bushell Place and Hickson Road. It is one of the last substantial sites in this location available for lease.

The first building No. 88 was built in 1896 by Virgoe Son and Chapman, Importers and Merchants and was originally of three floors and basement. In 1904, Bushells Limited tea merchants took over the building. From 1911 until completion in 1912 a new interconnected and higher brick building was erected immediately on the north as No. 86 George Street. Concurrently, No. 88 George Street, was reduced in depth by around 30 metres to make way for Hickson Road behind, and an extra floor added. This work gave a new contemporary eastern elevation to No. 88 to harmonise with No. 86, while the western elevation of the additional storey was executed in a consonant manner to its original remaining facade. All this work was designed under Walter Liberty Vernon, Government Architect (from August 1890 until August, 1911) and built by the Public Works Department especially an enlarged premises for Bushells Limited. Circa and by 1917 in a rationalisation of George Street street numbers, the number was changed from 28 to 86 - 88. This is revealed by an examination of annual entries in Sand's Directories. However, Bushells later vacated the premises and in 1924 they were taken over for Education Department Stores. Later, during the 1940's the premises were used as a store by the Labour and Industry Department.

During the financial years 1948/1949 until 1950/1951 the premises were renovated by the Building Construction and Maintenance Branch of the Public Works Department for use as offices and laboratories by various Government Departments nominated by the Public Service Board, but mainly by the Department of Public Health. The work included inter alia a new concrete stairway and some new replacement concrete floors, but a large proportion of the original wooden floors were allowed to remain. In addition a new electric lift was installed.

The Health Commission of N.S.W. finally vacated the building in 1980.

Warwick Upton
24/8/1982
20586 ext 286
KEVIN J. CURTIN & PARTNERS (ARCHITECTS)

REPORT

DESIGN CONCEPT: 86-88 GEORGE STREET, THE ROCKS

SITE

The site, to be known on completion simply and appropriately as No. 88, contains 495 sq. m. of Crown Land bounded by George Street, Hickson Road, Metcalf Stores and Bushell Place, with a 23 m frontage to George Street.

No. 88 was built in 1886 by Virgoe Son & Chapman, Importers and Merchants, and was initially of 3 floors and a basement. Bushells Ltd., Tea Merchants, took it over in 1904. In 1912 a new interconnected and higher building (6 floors and a basement) was completed to the north and known as No. 86. Concurrently No. 88 was reduced in depth by 10 m to make way for the new Hickson Road and an extra floor added. The reconstructed eastern facade was designed to harmonize with its new neighbour while the western elevation of the extra storey retained the style of its lower levels.

No. 88 remains as a fine example of late Victorian classic revival; No. 86 was the brainchild of the then Government Architect Vernon, with a less exuberant flavour. Bushells remained as tenants until the 1920's after which the premises were used as stores for the Departments of Education and Labour and Industry. Between 1948 and 1951 the premises were renovated by the Public Works Department as offices and laboratories, mainly for the Department of Health. The work included a new concrete stairway, some concrete flooring and an electric lift.

Floor levels were common between Ground and Third Floors with loadbearing brick external structure on sandstone bedrock. The internal structure was generally of heavy timber floors...
2.

(with some concrete in service areas) on various combinations of steel I-beams, large hardwood beams and steel, cast iron and hardwood storey post columns. Most of the floors of No. 88 were badly deflected; those of No. 86 were more or less level. A number of cooling towers and associated equipment serving properties to the north sat on the roof of No. 86.

Scenically the site has great appeal. ...... Vistas beckon on three sides, with commanding views of Sydney Cove, the Opera House and the Harbour available to the east and south. Important commercial buildings such as the Old Sydney Inn, the Crafts Centre, Campbells Storehouse and the Metcalf Stores encircle the site, and the northern end of Playfair Street meets George Street directly opposite.

STRUCTURAL EVALUATION

The statutory height envelope permitted the possible addition of two floors to No. 88 to bring it to the level of No. 86, fire rating requirements encouraged the replacement of timber floors by concrete, and the deletion of all internal columns would clearly enhance planning versatility.

Accordingly a comprehensive investigation of the structural capacity of the two buildings was embarked on, to include the strengths of existing foundation material, bricks, mortar and steelwork. The quantitative testing of the enigmatic sandstock brickwork of No. 88 gave more encouragement than visual inspection suggested and it was eventually concluded that these three desiderata could be together attained by judicious internal strengthening.

STRUCTURAL STRENGTHENING

All 2-span beams (steel in No. 86, timber in No. 88) and their supporting columns were replaced by steel Universal beams of single span in the same grid position.
3.

New and retained beams were equipped with welded-on shear studs which, in composite action with a Lysaght's Bondek steel-and-concrete floor system, raised their load capacity and reduced deflection.

The shortfall in calculated loadbearing properties of the central and southern walls of the brick shell was made up by the addition of steel H-section columns reaching to the underside of the Fourth Floor. A system of twin columns on new foundation pads, joined by a site-welded saddle which received the transverse steel beams, was finally adopted to suit the constricted erection conditions. The subsequently encased columns then became a simple and not too obtrusive enlargement of the original engaged brick wall piers. The transfer of floor loading from walls to columns then permitted extensive piercing of the rather featureless southern facade, and this flexibility allowed fenestration more consistent with that of the eastern and western walls. Each new floor was tied in to its abutting walls by regularly spaced chemical anchors, so providing a series of stiffening membranes from top to bottom.

It was vital to regulate the order of construction so as to preserve the stability of the structural shell during replacement of members and puncturing of walls. A leapfrogging erection procedure was therefore developed by the Engineers and Builders working in close co-operation. Continuous monitoring of the intra-wall mortar jointing (erratic in the case of No. 88) exposed by each new opening was maintained in order to justify the basic design strength initially assigned to the brickwork.

PARKING

The existing carpark under Bushell Place accommodated six vehicles. Basement Floor rationalization and a wide door opening between Bushell Place and No. 88 increased the capacity to fourteen.

.../4
INTERIOR PLANNING

Floors 1 to 6 have been planned for office accommodation, each floor having its own toilets and air-conditioning plant room. More attractive space usage was achieved by re-locating the new lift, converting the main stair to a fire-rated condition and incorporating the floor space taken up by the old and now superfluous fire stair into the rentable areas.

The Ground Floor has been adapted for both office and retail tenancy. A large entrance lobby from George Street, together with secondary entrances from Bushell Place, give adequate circulation which is further enhanced by a connection to the newly built interior arcade which runs northward a little below street level through Metcalf Stores as far as No. 80.

The total lettable area is now 2055 sq. m.

DESIGN: INTEGRATION OF NEW AND OLD

The Architectural treatment combines the restoration with the integration of the two additional floors above the older building.

Whilst they are connected internally, this is not apparent from George Street. Both buildings are noticeably separated by style and finish. No. 86 is in traditional face brickwork, stone lintels and string courses, in contrast to the decorative plaster of its neighbour.

The additional floors afforded the opportunity to provide a strong visual link. This is achieved by the use of matching brickwork and the continuation of the piers, parapet and window treatment to No. 86.

The new upper floors are set back to provide a small balcony to the Fourth Floor permitting the retention of the arched parapet, which previously shielded the old trussed roof.
5.

Hickson Road posed few problems. The original concept of No. 86 is an excellent example of design ethics. Floor levels are maintained, windows and finishes generally repeated and the inclusion of the tower element provides a good separation and focal point. The two additional floors thus enhance the building.

The southern elevation (above Bushell Place) was broken up and disjointed by the haphazard arrangements of the small window penetrations, a legacy perhaps of Street Architecture which paid little attention to side boundaries.

The decision to borrow the bay windows from Hickson Road, the rearrangement of the smaller windows and the unifying effect of the two new floors, provides the interest presently lacking when the building is viewed from the main approach.

It was necessary to modify the Ground Floor Level externally to accommodate the new entries from George Street and Bushell Place. This has been done with due consideration to the existing structure and the Architecture of the period.

Pedestrian traffic through No. 80 is directed past full height, glazed partitions, enclosing the Ground Floor tenancies. The partitions and the solid wall panelling, are detailed with traditional mouldings and finished to express the character of the natural timbers.

The floor is tiled, the pattern reminiscent of the period. The provision of a brass Directory and Historical plaque completes a harmonious integration of the old and new.
Appendix D: Important Associations


BUSHELLS HISTORY

Alfred Thomas Bushell, founder of Bushells Australia, was born 25th May 1833. The Bushells family were heavily involved in the tea business. Alfred being a Tea Dealer who employed 50 men and 45 boys, whilst his wife Agnes was the sister of the founder of Brooke Bond, the English Tea Company.

Following the death of his wife, Agnes in the early 1860s, Alfred traveled to Brisbane and by 1863 was trading in Brisbane selling both tea and coffee from a shop. Some years later, two of Alfred's sons started selling tea in Sydney trading as Bushell and Company - the Tea Man. The Sydney business was expanded from selling tea on a roadside stall to selling tea wholesale. In 1889 the business expanded further when a branch was opened in Melbourne.

In 1902 Alfred and his sons, Walter and Philip, were well established as tea traders, but all was not well. The sons disagreed with the way their father was running the business, and on 14th July 1903 the partnership with father Alfred was dissolved. Alfred retained Queensland stores. Walter and Philip took control of Sydney and Melbourne. It appears to have been an amicable parting of the ways as the brothers continued to use their father's picture on the packet to attract the more conservative customers.

In 1908, Alfred was contemplating retiring from business and was 'lissious of assigning' the Queensland business to the two sons. A memorandum of agreement stated that Alfred had the express desire that the summate shall continue to be identified with the business. Following Alfred's death in 1910, Bushells Ltd was registered as public company. In 1915 an agent was appointed in Western Australia.

By 1918 Bushells Ltd had expanded into Tasmania and South Australia, but this was not without its problems. The company had over extended itself and the bank was proving difficult in assisting with the cash flow problems. It was later reported that Philip was 'really worried' and called the staff together to explain the situation. According to an interview at the time, 'The staff kicked in the money from their own resources. The crisis was overcome with money from the employees. Most of them decided to be paid back in shares rather than cash, and many finished up very well'.

Land was purchased in 1920 in the area now known as 'The Rocks' in Sydney. It was here that Bushells was to build its seven-story head office and incorporate new tea blending and packing methods of both tea and coffee. This was to remain the head office and tea factory for the next 40 years.

In 1937 Bushells Ltd formed a company in New Zealand. To introduce their product to New Zealand the company sent every hosewater on the electoral roll a personally addressed letter together with a card entitling her to a half pound (225g) of tea, completely free of charge. This quickly established the company and within a year it had a huge section of the tea market.

In about 1946, J.A.D. Gibson Pty Ltd, who had previously sold the tea division of their business to Robert Timms, was itself taken over by Bushells. At this time Gibson was manufacturing coffee essence and roasting coffee in Sydney and in Newcastle.

In 1955 Bushells took over their long term rival in the New South Wales market, Ingles Ltd. The purchase of the company brought with it a significant number of brands ranging from matches (Red Head) to canned fish, sauces, wine and spirits and a flour mill in Ultimo that produced a type of portmild. There is even a record of owning a patent for a 'clothes drying apparatus'. Included in the beverage list were the likes 'Billy Tea', 'Golden', Aromatte, 'Kola-Kol' and 'Uncle Tom's Pure Coffee'. For a number of years the company continued to trade in its own name, but gradually the factories and depots were amalgamated into Bushells.

In the mid 50's a decision was made to move the Bushells Head Office. Employees at the time stated that the main reason for deciding to move west was the belief that the city itself was expanding that way. Several sites were examined before the current Concord site was chosen. According to records the purchase data is identified as being on Christmas Eve, 1956 and was for $5,000 (5170.000).

It is believed that a timber yard was operating on the site prior to the purchase, with a weatherboard building along one boundary leading onto a jetty sitting on pilings. Apart from this the site was substantially clear and ready for immediate development, so indicative plans were drawn up and spray drying equipment and six instant coffee extractors were ordered from America.

The initial design of the Concord factory was to accommodate tea packing and warehousing. Indications are that some tea production commenced at the Concord site early in 1956 and that the equipment was transferred from The Rocks. The Newcastle tea plant was closed in 1963, as progressively were the other factories in Perth, Queensland and Victoria.
In 1978 the Bushells family made the decision to sell their shares and approached their cousins, Brooke, in England. The Brooke Bond company was still substantially owned by the Brooke family, but operated under the name of Brooke Bond Liebig Ltd.

At the time, newspaper reports indicated that there was some resistance to a non-Australian company purchasing the business, but the government was in the process of relaxing its policy of overseas ownership. Objections to the take over by Brooke Bond Liebig Ltd were overcome and following the sale of the shares, Bushells donated and established a public plaza. The plaza, known as ‘Bushell Place’, is in The Rocks area in Sydney.

Throughout the 1980’s the company continued to make substantial investments in its coffee business. The instant coffee extraction plant was rebuilt in 1981, a new continuous roaster for the instant coffee was installed in 1982 and a new instant coffee agglomerator was installed in 1985. Unilever acquired the company through their purchase of the Brooke Bond business in 1989.

In 1998, as part of an acquisition of coffee brands from Unilever, FreshFood Services Pty Ltd purchased the Bushells coffee brand. The tea brand still remains with Unilever. The coffee continues to be produced at the Concord Factory. FreshFood also purchased the New Zealand division of Bushells coffee.
Association with significant person: Walter Liberty Vernon, NSW Government Architect

Biography of Walter Liberty Vernon
Source: www.adb.online.anu.edu.au/biogs/A120357b.htm?hilite=vernon

AUSTRALIAN DICTIONARY OF BIOGRAPHY - ONLINE EDITION

Vernon, Walter Liberty (1846 - 1914)

VERNON, WALTER LIBERTY
(1846-1914), architect and soldier, was born on 11 August 1846 at High Wycombe, Buckinghamshire, England, eldest son of Robert Vernon, banker’s clerk, and his wife Margaret, née Liberty. Educated at the Royal Grammar School, High Wycombe, and at Windsor, Walter was articled in 1862 to the London architect W. G. Habershon; he attended Sir Robert Smirke’s lectures at the Royal Academy of Arts and went at night to the South Kensington School of Art.

On completing his articles, Vernon worked for Habershon & Pite and from 1869 took charge of their branch office in Wales. On 11 August 1870 in the Dock Street Chapel at Newport, Monmouthshire, he married Margaret Anne Jones (d.1919). He then ran an office for the London architect Charles Moreing at Hastings where he set up his own practice in 1872. Vernon went on sketching trips through Holland, Belgium and Germany, and carried provisions across the Prussian lines during the siege of Paris. Suffering from bronchial asthma, he spent a year recuperating at Malta. A member (fellow, 1883) of the Surveyors’ Institution from March 1880, he opened an office in Great George Street, London, while retaining his practice at Hastings. When his asthma recurred in 1883, he was advised to leave England: the family sailed in the Ballarat, reaching Sydney on 3 November.

Commissioned to build a department store for David Jones Ltd (George and Barrack streets, 1885), Vernon designed his own home, Penshurst, at Neutral Bay in 1884. He bought adjoining land where he designed and built several villas. From 1 October that year until February 1889 he was in partnership with W. W. Wardell. Vernon assisted with works already in progress, designed buildings and supervised Wardell's
Melbourne projects in 1884-85. Vernon was an alderman on East St Leonards Municipal Council in 1885-90. Elected a fellow of the Royal Institute of British Architects in 1885, he joined the (Royal) Art Society of New South Wales in 1884, (Sir) John Sulman's Palladian Club and the Institute of Architects of New South Wales in 1887, and the Sydney Architectural Association in 1891.

On 1 August 1890 Vernon had been appointed government architect in the new branch of the Department of Public Works which had been created to allow private architects to compete for the design of all public buildings estimated to cost over £5000. The government architect was to supervise the construction, with a commission paid to the selected architect. For new work below £5000 and for all alterations and maintenance, Vernon was required to make do with the remnants of James Barnet's staff (73 in 1890, reduced to 44 by 1893). Of three competitions held, only one resulted in a completed building (Grafton gaol, 1891). By the end of 1894 Vernon showed that the new system cost twice as much as designs from his own office: competitions were never reinstated during his tenure.

When building revived in the mid-1890s, he was permitted more staff. Unlike his predecessor, Vernon saw major city public buildings as 'monuments to Art', large in scale and finely wrought in stone (the main facade of the National Art Gallery of New South Wales, 1904-06); suburban buildings took on the scale and character of their surroundings (Darlinghurst fire station, Federation Free Style, 1910); and country buildings were designed with cross-ventilation, shady verandahs and sheltered courtyards (Bourke Court House, Federation Free Style, 1900).

In running the branch, Vernon insisted on the highest quality of design, the use of improved materials and construction methods, and the application of business-like procedures. Reserving the right to approve designs, he delegated project responsibility to capable officers. This sound basis allowed flexibility for such tasks as providing illuminations and decorations for the Commonwealth celebrations and supervising statutory by-laws like the Theatres and Public Halls Act, 1908.

From 1901 Vernon had executed many site studies for the future Federal capital and later maintained that his most important duty had been his part in contributing to the eventual choice of Canberra. He was appointed in 1909 to the Federal Capital Advisory Board which negotiated with the New South Wales government for the transfer of land and formulated the conditions for a competition to design the city. Believing that Australians possessed insufficient knowledge of town planning to be able to do justice to the great possibilities, he advocated a world-wide competition. He supported Walter Burley Griffin in Building on 12 June 1913 when a departmental scheme, largely drawn up by C.
R. Scrivener, was substituted for Griffin’s winning plan.

As well as serving on many government boards and inquiries, including the royal commission on the Sydney water supply (1902), Vernon belonged to the Australian Club (from 1884), United Service Institution of New South Wales (1889) and Aerial League of Australia (1909); he was president of the Broughton Club (1910-12) and of the architecture and engineering section of the Australasian Association for the Advancement of Science (1913); he was also a commissioner for the Franco-British Exhibition, London (1908), a trustee of the Australian Museum, Sydney (1909), vice-president of the Millions Club (1913) and a councillor of the Town Planning Association of New South Wales (1913).

A man of military stamp, Vernon was consumed by his interests in architecture and soldiering. In England he had served in the 4th Battalion of the Oxfordshire Light Infantry. He joined the New South Wales Lancers in January 1885 and was commissioned in March next year. Promoted captain (1893), he commanded the New South Wales Lancers contingent at Queen Victoria’s diamond jubilee (1897) and was promoted major (1899). As lieutenant-colonel, Vernon commanded the 1st Australian Light Horse Regiment (New South Wales Lancers) in 1903-07 and, as colonel, the 2nd Light Horse Brigade in 1907-10; he was awarded the Volunteer Officers’ Decoration in 1905.

By August 1911, when he retired, his staff numbered 152 and the government architectural office for New South Wales was an efficient public service machine. Vernon resumed private practice and found time for gardening, as well as for collecting furniture, pictures, armour and weapons. Since 1895 he had lived at Wendover, Normanhurst. Survived by his wife, two sons and two daughters, he died at Darlinghurst on 17 January 1914 of septicaemia and gangrene after the amputation of his leg, and was buried in the Anglican section of Gore Hill cemetery. The Vernon lectures in town planning, instituted at the University of Sydney in 1916, were endowed in his honour.

His elder son Hugh Venables (1877-1935) was born on 20 February 1877 at St Mary-in-the-Castle, Hastings, Sussex, England. Known as Venables (often Ven), he was educated at the Grammar School, Scone. On 1 November 1897 he joined the New South Wales Lancers as a trooper. He went to South Africa in November 1899 and took part in operations in Cape Colony, in the relief of Kimberley and in the Orange Free State. Awarded the Queen’s South Africa Medal with three clasps, he contracted enteric fever in March 1900; he was commissioned in 1903. Vernon trained as an architect, probably under Howard Joseland with whom he was in partnership in 1903-14. On 31 January 1907 at St Mark’s Anglican Church, Darling Point, Vernon married Mary Stephens (d.1966).
A major in the 1st Light Horse Regiment, Australian Imperial Force, he embarked in October 1914, commanded the regiment when it was dispatched to Gallipoli on 8 May 1915 and was mentioned in dispatches. Transferred to the 4th Division Ammunition Column in April 1916 at the invitation of (Major General Sir) Charles Rosenthal, he was promoted lieutenant-colonel and took the unit to France in June 1916. After the battle of Fromelles he was awarded the Distinguished Service Order and was again mentioned in dispatches. He came home in December 1918.

Returning to civilian life and to architectural practice, Vernon resumed militia service (1921-26) and was awarded the Volunteer Officers' Decoration in 1924. Active in several South African War veterans' associations, he was State president and a trustee of the Returned Sailors' and Soldiers' Imperial League of Australia, a member of the Soldiers' Children Education Board, a director of the United Service Insurance Co. Ltd, a foundation member of the Legacy Club of Sydney, and a councillor and fellow of the Institute of Architects of New South Wales. Vernon's practice was mainly in domestic architecture in Sydney and Canberra. Survived by his wife, daughter and two sons, he died of chronic nephritis on 3 July 1935 at Warrawee and was buried beside his father.

Walter's younger son Geoffrey Hampden (1882-1946) was born on 16 December 1882 at Hastings, Sussex. Educated at Sydney Church of England Grammar School (Shore), he studied medicine at the University of Sydney (M.B., Ch.M., 1905). He was appointed captain in the 4th Light Horse Field Ambulance, Australian Imperial Force, on 4 March 1915, and served in the Middle East as regimental medical officer of the 11th Light Horse; he was awarded the Military Cross for 'gallantry and devotion to duty' under heavy fire on 8 August 1916 near the Hod el Beheir oasis, Sinai; promoted major in January 1917, he was wounded in action in November at Tel el Sheria and returned to Australia in August 1918. He lowered his age by eight years and enlisted in the Australian Army Medical Corps in 1942. As a captain, he served in Papua-New Guinea as medical officer with the 39th Australian Infantry Battalion on the Kokoda Track, becoming a legend among Australian troops and a hero to the Papuans. 'Doc' Vernon died on 16 May 1946 and was buried on Logea Island, Papua.

Select Bibliography


**Author:** Peter Reynolds


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**History of W.L. Vernon as NSW Government Architect**
(Source: www.govarch.dpws.gov.au/history/vernon_parkes.htm)
Walter Liberty Vernon's early career began in England, where he developed a practice that produced buildings in the fashionable Queen Anne style that was current. Vernon, however, developed bronchitic asthma and was advised to leave England for the Colonies for health reasons. Prior to his departure, Vernon managed to gain a commission to erect new premises for Messrs David Jones and Company in George Street. He arrived in 1883 and set up practice. (Fig 25)

In partnership with Joseland, Oxley and Mocatta he won a competition for the design of the new suburb of Kensington, thus beginning his interest in town planning. On taking over as Government Architect, a new title determined by the Government, he was placed at the head of an office substantially the same as Barnet's. There were 73 staff members still working under Barnet's original designations. The office was placed in joint care of senior assistants Spencer and Rumsey, who carried on from Barnet's period. Robertson was promoted to the newly created post of Principal Assistant Architect. One of Barnet's sons, Thomas, continued on as an assistant architect. The office still worked in the 'room' system established by Barnet. Vernon was freed from the responsibility of emptying the 'privies' and sweeping the chimneys of the Government offices. Vernon was still responsible for the regular maintenance of the 938 buildings that the Government owned at that time. The Government, however, did not fully support this and the maintenance vote dropped to one third of the previous sum.

Vernon organised a competition for Grafton gaol, but a second competition for a new mental hospital near Goulburn, was objected to by local residents. The Minister of Public Works instructed the Government Architect to incorporate the features of the winning schemes into a new proposal and the competition process became replaced by Vernon undertaking all public building designs. Vernon had argued to the Minister that the Government Architect's branch could accomplish the work for less than half the cost of the competition system.

In the middle of 1895, Vernon had to reduce his staff to 44 and reluctantly had to lose a number of his key officers. Edmund Spencer, who had been with the office since January 1887 was retrenched and Edward Rumsey retired after 20 years service. The longest serving staff member, Alfred Cook, was superannuated after 35 years continuous service under Blacket, Weaver, Dawson, Barnet and Vernon. Cook was typical of many who worked for the Government Architect or the Colonial Architect and who carried the design ethics of the office across a number of generations.

Vernon's office introduced a new approach to public buildings with an Arts and Craft style as shown through Fire Stations at Darlinghurst and Pyrmont, Post Offices and country Courthouses. These were decidedly less monumental than those of his predecessor Barnet (Fig 26) Vernon also built a number of major public buildings, such as the Mitchell wing at the State Library, the Art Gallery of NSW, Fisher Library at the University of Sydney and Central Railway Station. He also added to a number of the buildings designed by his predecessors including Customs House, the GPO and the Chief Secretaries building.
A drawing by Vernon for the NSW Art Gallery.

The change in architectural style was influenced by a number of British trained architects who joined Vernon’s office. One of these was George Oakeshott, who joined Vernon’s staff in 1891 and became chief draftsman in 1897 until his resignation in 1900. He later became the first Director of the Commonwealth Department of Home Affairs, NSW Works Branch, a position that Vernon himself applied for, but was unsuccessful.

Vernon often had Gorrie McLeish Blair and John Barr both produce separate designs for key public projects and he would then choose the most appropriate of these. Blair ultimately became Government Architect in 1923 and Barr became First Class Assistant Architect until his resignation in 1923.

At the beginning of 1896, Vernon’s addition of a mansard roof and dome to Barnett’s Chief Secretary’s and Public Works building was complete and Vernon and his staff moved into the new office from the old Colonial Architect’s office to the north of Hyde Park Barracks. (Fig 28)

The Architects branch of the Department of Public Instruction which had been run by William Kemp was instructed to amalgamate with the Government Architect’s branch. The officers were transferred to Vernon’s office on 1 July 1896 and this included Richard McDonald Seymour Wells who became Government Architect in 1897.

In 1897 Vernon took six month’s leave of absence to undertake an overseas tour to inspect architecture in Britain and Europe (Fig 29). Vernon’s summary on his return was that: “The Government buildings of this Colony do not suffer by comparison with those in European countries.” The Vernon papers in the Mitchell Library have a number of scrapbooks from Vernons 1897 trip although most of the material is about his military role with the NSW Lancers. Vernon was in London for the festivities for the 50th anniversary of Queen Victoria’s reign. The scrapbook has the invitation to the Queens Diamond Jubilee Reception and Ball on the 5th July 1897 made out to Colonel Vernon. The celebrations included lavish lighting displays which must have made an impression on Vernon for his role in the Federation celebrations in Sydney in 1901. Vernons military career was almost more important than that of Government Architect. The Vernon scrapbooks are filled with military plans for operations in the Hunter Valley and drawings of manoeuvres at Jambaroo. (Fig 30)

In December 1897, a new Principal Assistant Architect, George McRae was appointed, who later succeeded Vernon as Government Architect.

Following an outbreak of plague in the Rocks area, it was decided to demolish a majority of the buildings. Vernon was directed to carry out the building work as a matter of urgency. He established a small sub-branch under Alfred Brindley, who renovated 1,000 properties and a carried out the design and erection of many dwellings and commercial premises in the area, including 32 model dwelling house erected in Windmill Street in 1908.

Robert Charles Given Couter was another talented draftsman, who joined Vernon’s office in 1900 and retired in 1929. Couter produced a legacy of beautiful perspectives and aerial views that were used during the 1909 Commission of Enquiry into Improvements for Sydney and the Suburbs. His drawings were also used for explaining solutions for the Harbour Bridge and sites for the new Australian Capital.

Towards the end of Vernon’s time as Government Architect, another English architect joined the office, William Moyes, an architect who had been articled to Charles Renny Macintosh in Glasgow. Moyes would have brought to the office a new enthusiasm about some of the developments in English architecture and may have well influenced the design of a number of key buildings.

Cobden Parkes, in recalling his early days in the Branch in 1909 described how drawings were prepared and the dress of those who worked in the office….. “The procedures were simple - drawings were prepared on Watman handmade paper with 3H pencils then traced in ink onto linen and prints made by some process - print proof copying machine (housed on roof). Small drawings and written matter was often duplicated by the gelatine roll process.
"The dress was rather formal and many wore frock-coat striped trousers and hard black bowler hats. This soon disappeared. We signed letters and signed minutes after the words... 'I have the honour to be your obedient servant....'"

On 11 August 1911, the day of his 65th birthday, Vernon's twenty one years of administration came to an end, leaving the capable George McRae as his logical successor. Vernon died on 7 January 1914. Seven weeks prior to his death he entered hospital for treatment of a leg he had injured while testing a patent fire escape as Government Architect. The leg had to be amputated, but as Vernon refused an anesthetic, complications set in which led to his death.

The Prime Minister of Australia, Joseph Cook, in remembering Vernon said... "It is with most profound regret... that I saw that Colonel Vernon had gone over to the great majority. His was a most useful and valuable life... It was Christopher Wren to whom it was said 'if you could see his monument, look around'. So with Colonel Vernon. The public will see his monuments for a long time - perhaps for all time - in the city and in the country".

To perpetuate his memory, the Lord Mayor of Sydney convened a public meeting, which raised funds to establish the "Colonel Vernon Scholarship in Architecture and Town Planning".

Cobden Parkes, who had joined the office of the Government Architect on 7 May 1909 recalled Colonel Vernon as... "A very fine gentleman". Parkes, the son of Sir Henry Parkes was also to become a later Government Architect.

George McRae who became the next Government Architect, was born in Edinburgh in 1858. He arrived in Sydney in 1884 and was appointed Assistant Architect in the City's architect office. He became City Architect and City Building Surveyor in 1889 and was responsible for the design of the Sydney Town Hall. In 1897, he was appointed Principal Assistant Architect to Vernon in the Government Architect's branch. In his first year of administration on taking over from Vernon, the branch had become very large and on the whole an efficient Government vehicle. McRae played a less individualistic role in the Department's activities. (Fig 31) The perennial staff of Blair, Barr, Coulter and Wiltshire carried on in the office. On a lower rung was a cadet architectural drafterman, Cobden Parkes.

Parkes remembers McRae as... "He was a fine stamp of a man. He gave the impression of possessing a nervous disposition, but was very kind and considerate and was in charge when the branch moved from the Public Works to the temporary building that had been erected in 1913 on the western corner of Phillip and Bridge Streets."

In 1912, a new Buildings Branch was established and one of their first projects was the completion of temporary premises known as the 'tin hut' at the corner of Bridge and Phillip Streets. The building was designed by the Government Architect's branch to accommodate the Railway's Branch of the Department. However, to occupy a building of this nature and instead the Government Architect was directed to move himself and his staff there. So in 1912, McRae and his staff moved out of the Chief Secretary and Works building by Barnet and Vernon, into a tin hut across the road. (Fig 32) The Branch was housed in the tin hut until 1937, when it returned to its former sandstone office building. It remained in that location until taking up accommodation in the State Office Block in 1957.

McRae continued Vernon's work at Central Railway Station and designed the Education Department building in Bridge Street in 1912, the Parcel's Post Office 1913, and the Taronga Zoo lower entrance. The office's versatility was demonstrated by its design of surf pavilions for the beach resort of Manly at North and South Steen in 1914. The extension to the existing institution of the Coast Hospital at Little Bay was carried out along with work at a number of district hospitals.

Cobden Parkes in writing to Ted Farmer about his reminiscences of the office recalled his time working under McRae. His graphic descriptions of field supervision recalls a time long past... “To gain field supervision, I sought service each year in the various district offices as relieving architect and found the experience gained to be invaluable. I spent three months as District Architect at the Armidale office in 1920... The work supervised was mostly of a minor nature and the country side about Inverell to the Queensland border was covered by buggy and pair, hired from Adams Livery Stables. Mr Adams would be advised by letter and would meet me at the Inverell Hotel after breakfast, for a week's tour of inspections commencing on a Monday morning and terminating at Deepwater on the following Saturday... Adams stocked the buggy with provisions, tent and stretchers. In this way some 20 inspections were undertaken and the need to stay in small bug-infested hotels was avoided. On occasions it was necessary to hire saddled horses to reach some isolated buildings located off the road system.”
The following information was provided by Noni Boyd, a conservation architect, who studied the contemporary influences on the work of Walter Liberty Vernon for her PhD thesis at the Royal Melbourne Institute of Technology University.

**Gothic Revival influences**
The external forms of Vernon's buildings were always carefully considered, a hang over from his training in the Gothic Revival in the 1860s, combined with the ideas of Viollet-le-Duc in the 1860s.

**Arts and Crafts influences**
Vernon's work is interesting in that he combined modern fireproof materials with details drawn from both the English and Australian vernacular (i.e. face brickwork, roughcast & c). He was following the freestyle work in London, for instance, buildings such as the Passmore Edwards Settlement (later Mary Ward Settlement) by Smith and Brewer, and Euston Station designed by Charles Canning Winmill of the Fire Station Section of the London County Council.78 This type of architecture follows the work of Philip Webb and has its roots in the Arts and Crafts movement.

The following list is taken from the Walter Liberty Vernon: Architect 1846-1914, No sacrifice in Sunshine, Doctor of Philosophy thesis prepared by Noni K Boyd, August 2010, pages 625-635.

PUBLIC BUILDINGS DESIGNED OR ALTERED BY THE NSW GAB UNDER VERNON 1890-1910

From the list compiled by Gibson and McKenzie extracted from the expenditures listed in the Annual Reports of the NSW PWD.

1889-90
COURT HOUSES
Bingara Court House
Bulledelah Court House
Central Police Court
Copeland Court House
Dubbo Court House
Junee Court House
Kiandra Court House
Newcastle Court House
St. Leonards Court House

GAOL
Darlinghurst Gaol, Additions (building not confirmed)

HOSPITALS
Gladeville Hospital, individual building not identified

OFFICES
Government Printing Office

POLICE STATION
Aletown Police Buildings
Alma Police Station
Dalton Lock Up
Deep Water Police Buildings
Kiandra Police Building
Louth Police Station
Urama Police Officers Quarters
Woollongong Lock Up
Yass Lock Up

1889-90
POST OFFICE
Cobargo Post and Telegraph Office
Coomallan Post and Telegraph Office
Otford Post and Telegraph Office
St Leonards Post & Telegraph Office
Yerong Post and Telegraph Office

RESIDENCE
Admiralty House, possibly only additions

UNIVERSITY
Chemical Laboratory

1890-91
COURTHOUSE
Berry Court House
Crockwell Court House
Juigong Court and Watch House
Obley Court House
Ulmarra Court House

OTHER
Baths for M. S. S. Vernon

POLICE STATION
Bombala Lock Up
Bushgrove Lock Up
Cassilis Police Barracks
Cudgen Police Building
Emmaville Police Barracks
Menindie Police Barracks

1890-91
POST OFFICE
Ashfield Post and Telegraph Office
Cobaki Post and Telegraph Office
Eden Post and Telegraph Office
Granville Post and Telegraph Office
Hillgrove Post and Telegraph Office
Hunters Hill Post Office
Marrickville Post and Telegraph office
Mittagong Post and Telegraph Office
Newtown Post and Telegraph Office
Stuart Town Post and Telegraph Office

RESIDENCE
Gate Lodge to Centennial Park

SCHOOL
East Maitland High School

1891-92
COURTHOUSE
Hay Court House
Maclean Court House
St. Albans Court and Watch House
GAOL
Albury Gaol Goulburn Gaol

HOSPITAL
Coast Hospital
Gladesville Hospital for the Insane

1891-92
Irwin House (part of the Newington State Asylum)

OFFICES
Stamp Office

OTHER
Meroe Trackers Hut Museum
University Urinal

POLICE STATION
Bathurst Police Barracks
Bourke Police Station
Byron Bay Police Station
Minmi Lock Up
Port Macquarie Police Station
Riverstone Police Station
Terrawingie Police Station
Wanaaring Lock Up

POST OFFICE
Broken Hill Post and Telegraph Office
Croydon Post and Telegraph Office
Cudgeon Post and Telegraph Office
Kogarah Post and Telegraph Office
Mossvale Post and Telegraph Office
Picton Post and Telegraph Office
Sutherland Post and Telegraph Office
Temora Post and Telegraph Office
Woollongong Post and Telegraph Office
Wyong Post and Telegraph Office

RESIDENCE
Pilots Cottage [location not listed]
1892-93
COURTHOUSE
Hillgrove Court House
Macksville Court and Watch House
Nelligen Court House
Tocumwal Court and Watch House

FIRE STATION
George Street North Fire Station
(demolished)

GAOL
Grafton Gaol

OFFICES
Crown Law Offices
Lands Office
Public Works Office

POLICE STATION
Berrigan Police Station
Bowna Police Station
Corowa Police Quarters
Kempsey Police Station
Police Buildings
Michelago Lock Up
Warilda Lock Up
Yerong Police Station

POST OFFICE
Adaminiby Post and Telegraph Office
Burwood Post and Telegraph Office
Carrathol Post and Telegraph Office
Central Post Office
Cundleton Post and Telegraph Office
Harden Post and Telegraph Office
Maclean Post and Telegraph Office
Mulawa Post and Telegraph Office
1892-93
Mulgoa Post and Telegraph Office
Rookwood Post and Telegraph Office

RESIDENCE
Boatmen’s Cottages

TECHNICAL COLLEGE
Technical college, School of Mines
Unknown location

1893-94
Very little expenditure this year

HOSPITAL
Rookwood Benevolent Asylum
(Lidcombe Hospital)
Rydalmer Hospital for the Insane
Sydney Hospital (additions)

OFFICES
Offices Moree Lands Office
Offices Royal Mint

1894-95
COURTHOUSE
Bowral Court House
Broken Hill Court House
Court House (Banco Court)
Katoomba Court House
Parramatta Court House Redfern
Court House

GAOL
Maitland Gaol
[additions]

1894-95
OFFICES
East Maitland Lands Office
Public Works and Colonial Secretaries
Office

PARKS
Shelter Pavilion (Vernon Pavilion),
Garden Palace Ground (now the
Botanic Gardens)

POLICE BUILDINGS
Argyle Street Police Station
(conversion of a hotel)
Jindera Police Station
Kogarah Lock Up
Mathowra Court House and Lock Up
Moruya Police Station
Penrith Lock Up
Rockdale Lock Up
Singleton Lock Up
Surrey Hills Lock Up (former Bourke
Street Police Station)
Tarago Police Station and Lock up
Wilson's Downfall Police Station

POST OFFICE
Adamstown Post and Telegraph Office
Albion Park Post and Telegraph Office
Annandale Post and Telegraph Office
Balmain West Post and Telegraph Office
Camperdown Post and Telegraph Office
Enmore Post and Telegraph Office
Five Dock Post and Telegraph Office
Homebush Post and Telegraph Office
Minmi Post and Telegraph Office
Parramatta North Post and Telegraph Office
Robertson Post and Telegraph Office  West Maitland Court House
St. Peters Post and Telegraph Office  White Cliffs Court House
Woodburn Post and Telegraph Office  GAOL

COURTHOUSES
Barmedan Court House  Dubbo Gaol
Boggabilla Court and Watch House  Mudgee Gaol
Drake Court House and Lock Up  Rylstone Lock Up
Greta Court House  Singleton Lock Up/gaol
Kempsey Court House
Lismore Court House
Marsden Court House and Lock Up
Milton Court House
Nowra Court House
Parkes Court House
Supreme Court [Banco]
Tibooburra Court House

HOSPITAL
Callan Park Hospital for the Insane (Kirkbride), Convalescent cottages?
Newcastle Hospital for the Insane

OFFICES
Offices, Customs House
1895-96
Design for new houses of Parliament

OFFICES
Dubbo Lands Office
Hay Lands Office
Walgett Public Buildings

OTHER
Cycle Pavilion, Centennial Park
Memorial to Governor Duff

POLICE STATION
Broken Hill Police Barracks
Darlinghurst Police Station
Daviesville Police buildings
Daysdale Police Station
Fernmount Police buildings
Forbes Police Barracks
Gloucester Police Buildings and Lock Up
Humula Police Station
Jindera Police Buildings
Junee Police Station
Lismore Police Buildings
Maclean Lock Up
Mullumbimby Police Station
Murrumburrah Police Building and Lock Up
Nowendoc Police Station
Sofala Lock Up
Tumut Lock Up
Tweed River Heads Police Station
Walla Walla Police Station
Wee Waa Lock Up
Wyalong Lock Up

HOSPITAL
Liverpool Benevolent Asylum
Additions?

OTHER
Clyde Metallurgical Works
Twin residences, Domain
Wagga Wagga Experimental farm

OFFICES
Forbes Land Office

1896-97
NO REPORT
The Government Architect was overseas

1897-98
COURT HOUSE
Malparinka Court House
Peak Hill Court and Watch House

GAOL
Berrima Gaol [additions?]
Wilcannia Gaol
Young Gaol
<table>
<thead>
<tr>
<th>Year</th>
<th>POLICE STATION</th>
<th>POST OFFICE</th>
<th>RESIDENCE</th>
</tr>
</thead>
</table>
| 1897-98 | Burwood Police Station  
Castle Hill Police Station  
Trundle Police Station  
Warren Police Station  
Wyalong Police Station | Alexandria Post and Telegraph Offices  
Carrington Post and Telegraph Office  
Concord Post and Telegraph Office  
Drummoyne Post and Telegraph Office  
Howlong Post and Telegraph Office  
Moree Post and Telegraph Office  
Warren Post and Telegraph Office | Boatmen's Quarters  |
|       | Parkes Police Station  
Swamp Oak Police Station  
Wardell Police Station  
Wentworth Police Station  
Wollongong Police Station | Manly Post and Telegraph Office  
Peak Hill Post and Telegraph Office  
Taree Post and Telegraph Office  
West Wyalong Post and Telegraph Office | Centennial Park Rangers Cottage  |

<table>
<thead>
<tr>
<th>Year</th>
<th>TECHNICAL COLLEGE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1899</td>
<td>Bathurst Technical College</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>COURTHOUSE</th>
<th></th>
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</thead>
</table>
| 1899  | Adaminiby Court House  
Bourke Court House  
Moulamein Court House  
Wyalong Court House |                   |

<table>
<thead>
<tr>
<th>Year</th>
<th>OFFICES</th>
<th></th>
</tr>
</thead>
</table>
| 1898-99 | Newcastle Water and Sewerage Board  
Offices  
Tamworth Lands and Survey Office |                   |
|       | Herbarium, Botanic Gardens  
Jenolan Caves House (Accommodation House) |                   |

<table>
<thead>
<tr>
<th>Year</th>
<th>POLICE STATION</th>
<th></th>
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</thead>
</table>
| 1898-99 | Balranald Police Station  
Broke Police Station  
Captains Flat Police Station  
Collie Police Station  
Coolamon Police Station  
Coramba Police Station  
Dubbo Police Station  
Fernmount Police Station  
Gladstone Police Station  
Gulgong Police Station  
Gunning Police Station  
Jerilderie Police Station  
Koorwatha Police Station  
Major's Creek Police Station  
Moonbi Police Station  
Mungindi Police Station |                   |
1899-1900

**COURTHOUSE**
Burwood Court House
Mulgindi Court House
Narrandera Court House and Police Station

the group comprises courthouse, police station/residence with outbuilding, former police station, police residence and cell block.

**FIRE STATION**
Ashfield Fire Station

**POST OFFICE**
Narrandera Post Office

**OTHER**
Art Gallery, Sydney University
Unknown location

1900-01

**COURT HOUSE**
Collarendabri Court House
Condobolin Court House and Lock Up
Cumnock Court House and Lock Up
Junee Court House
Nymagee Court House
Wauchope Court House

**HOSPITAL**
Kenmore Hospital for the Insane
Medical Officers Quarters
Gladeville Hospital,
Parramatta Hospital for the Insane
Nurses Quarters (Jacarnada House)
Rydalmere Hospital for the Insane
Female Wards

**OTHER**
Avaries, Botanic Gardens
Decorations and Illuminations for the Federal Celebrations
Decorations and Illuminations for the Royal Visit
Entrance Gates Centennial Park
Kurnell Accommodation House

**POLICE STATION**
Acacia Creek Police Station
Bora Creek Police Station
Bourke Police Buildings Superintendents Quarters
Broken Hill Police Buildings Officers Quarters
Bulweroi Police Station
Eden Lock Up
Kunopia Police Station
Nymagee Police Station

Royal Agricultural Showgrounds Police Buildings
Wauchope Police Station
Wisemans Ferry Police Station

**POST OFFICE**
Berrigan Post and Telegraph Office
Hillgrove Post and Telegraph Office
Malparinka Post and Telegraph Office
Pymont Post and Telegraph Office
Tibooburra Post and Telegraph Office
Ultimo Post and Telegraph Office

**TECHNICAL COLLEGES &c**
Broken Hill Technical College
School of Biology, Sydney University
1901-02
COURTHOUSE
Alstonville Court House and Lock Up
Braidwood Courthouse
Cobargo Court House
Cootamundra Court House
Darlinghurst Courthouse
Additions (building not confirmed)
Kangaroo Valley Court House and Lock Up
(former)
Lockhart Police and Court Buildings
Milthorpe Court House
Moree Court House
Nyang Court House
Temora Court House
Wagga Wagga Court House
GAOL
Parramatta Gaol additions
Prison for Females and Penitentiary
(Long Bay Gaol?)
HOSPITAL
Burrowa Hospital
Callan Park Hospital for the Insane
(Kirkbride)
Visitors Room (location not determined)
Grafton Hospital
Hospital, North Sydney (now Royal North Shore)
Parramatta Hospital for the Insane
building not confirmed
Prince Alfred Hospital (Royal)
Victoria and Albert Pavilions
Stockton Quarantine Station
OFFICES
Mines Department
Office of the Inspector General of Police
Electric Light substation,
OTHER
Electric Light substation,
Experimental Farm, Bathurst
[ Bathurst Agricultural Research Station
Mitchell College of Advanced Education]
Fruit Fumigation Chamber
General Depot for Stores
Shelter sheds for Waterside Workers
Shelter Sheds, Mt. Kosciusko
Tramshed
POLICE STATION
Blackheath Police Station
Bombala Police Station
Bowning Police Station
Wolumla Police Station
General Post Office [Additions]
Hornsby Post and Telegraph Office
Lewisham Post and Telegraph Office
Newcastle Post and Telegraph Office
Woonona Post and Telegraph Office

1902-03
COURTHOUSE
Helensburgh Court House
Milthorpe Court House
OFFICES
Law Offices

TECHNICAL COLLEGE &C
Fisher Library (Maclaurin Hall)
Sydney University
Conservation Management Plan
Old Bushells Factory and Warehouse and Bushells Place, 86-88 George Street, The Rocks
July 2016

OTHER
Hawkesbury River Inebriates Home
Wooloomooloo Baths

1903-04
Central Railway Station
Offices for the Police and Prisons Department

1904-05
SCHOOLS
Annandale Public School Buildings
Bathurst College
Enmore Public School Buildings
Glen Innes College

FIRE STATIONS
Glebe Fire Station
WoolLihara Fire Station

1905-06
OTHER
Royal Edward Victualling Yard Main Warehouse and Naval Stores Building

SCHOOLS
Glebe Public School and Infants School
Warrawee Public School
School Wickham Public School

1906-07
COURT HOUSE
Abelare Court House
Albion Park Court House
Coroners Court and Morgue
Cowra Court House
Kyogle Court House
Mullumbimby Court House

FIRE STATION
Pyrmont Fire Station

1906-07
HOSPITAL
Waterfall Hospital for Consumptives (Garrawarra Hospital)

OFFICES
Broken Hill Savings Bank
Royal Naval House
Caves House
Hotel [location not listed]
Mitchell Wing, State Library

POLICE STATION
Annandale Police Station
Attunga Police Station
Bathurst Police Station
POST OFFICE
Bondi Post Office
Canterbury Post Office
Challis House Telephone Exchange
Edgecliff Telephone Exchange
Newtown Telephone Exchange
North Sydney Telephone Exchange
Waverley Telephone Exchange
William Street Telephone Exchange

1906-07
RESUMED AREA
32 model dwellings,
Observatory Hill Resumed Area [Windmill St]
9 model dwellings, Observatory Hill Resumed Area
Eight Shops, [George Street North, Resumed area?]

SCHOOL
Amcliff Public School
Bective Public School
Broken Hill Public School
Cessnock Public School
Cobbit Public School
Dorroughby Grass Public School
Drummoyne Public School
Greghamstown Public School
Howlong Public School
Kogarah Public School
Kurri Kurri Public School
Lithgow Public School
Manildra Public School
Nowra Public School
Paddington Public School
Parkes Public School
Tempe Public School
Tintinbar Public School
Tweed Heads Public School
Wallendbeen Public School
Waratah Public School
West Maitland Public School

School of Engineering, (Peter Russell Nicoll), Sydney University

1907-08
COURTHOUSE
Corowa Court House
Dubbo Court House
Hunters Hill Court House
West Wyalong Court House

FIRE STATIONS
Alexandria Fire Station
Auburn Fire Station
Canterbury Fire Station
Kogarah Fire Station
Liverpool Fire Station
Penrith Fire Station
Randwick Fire Station

GAOL
Reformatory for Females
Long Bay Gaol

HOSPITAL
Additions to Callan Park
Hospital for the Insane
(Kirkbride)
Additions to the Darlinghurst Reception House
Hospital Administration Block
(Visitors Block)
Parramatta Hospital for the Insane
Gladesville Hospital for the Insane, Additions
Granville General Hospital
Kenmore Hospital Microbiological Station,
Milson Island
Morisset Hospital for the Insane
Rydalmer Hospital for the Insane New
Quarters

**1907-08**

**OTHER**
Additions to the Parliamentary Buildings
Additions to the Australia Museum
Caves House, New wing to the accommodation house

**POLICE STATION**
Annandale North Police Station
Attunga Police Station
Canbelego Police Station
Dungog Police Station
Harwood Island Police Station
Newcastle Police Station
Summerton Police Station
Tambar Police Station
Wanaaring Police Station
Waverly Post Office

**SCHOOL**
South Goulburn Public School

**TOURIST**
Tourist Hotel, Mt Kosciusko

**1908-09**

**FIRE STATION**
Arncliffe Fire Station
Bexley Fire Station
Darlinghurst Fire Station
Drummoyne Fire Station
Granville Fire Station
Neutral Bay Fire Station
Rozelle Fire Station

**GAOL**
Long Bay Pentientiary

**HOSPITAL**
Kenmore Hospital for the Insane,
Convalescent Blocks

**OTHER**
Art Gallery of NSW
Australian Museum
Additions
Electric Power Plant
Homebush Bay Abattoirs
Mining Museum
Registrar General's Department Offices

**POLICE STATION**
Auburn Police Station
Canterbury Police Station
Hornsby Police Station
Hurstville Police Station
Murrwillumbah Police Station and Court House Group

**POST OFFICE**
Chatswood Telephone Exchange
Glebe Post and Telegraph Office
Kogarah Telephone Exchange
Manly Telephone exchange
Paddington Telephone exchange
Redfern Telephone exchange
RESUMED AREA
Ten Shops
State Clothing Factory
Warehouse

SCHOOL
Campsie Public School
Greenwich Public School
Picton Public School

1909-1910
HOSPITAL
Parramatta Hospital for the Insane
[numerous buildings including the Visitors Block, Admissions Complex, staff facilities &c]
SCHOOL
Bondi Public School New Boys School,
Little Coogee Public School
Naremburn Public School, new school for infants
Maitland Technical College
Source: The following information is obtained from various sources

Examples of public works designed in the Government Architect’s Branch under by W.L. Vernon

Court Buildings
- Hay Courthouse (1892).
- Maitland Courthouse (1895).
- Lithgow Courthouse (1895).
- NSW Supreme Court Building (Banco Court) (1895-96).
- Parkes Courthouse (1895-98).
- Bowral Courthouse (1896).
- Wagga Courthouse, Fitzmaurice Street, Wagga Wagga (1900-03).
- Condobolin Courthouse. Rebuilding (1901).
- Gundagai Courthouse. Additions (1901-02).
- Cootamundra Courthouse (1902).
- Narrandera Courthouse (1902).
- Helensburgh Courthouse/Lockup (1903).
- Kangaroo Valley Courthouse/Police Station (1904).
- Bellingen (second) Courthouse (1910?).

Police Stations
- Warialda Police Buildings (Holden Street) (1893).
- Kangaroo Valley Police Station/Court House (1904).
- Warialda Police Buildings (Stephen and Hope Streets) (1907).
- Darlinghurst Police Station.
- George Street North Police Station.

Post Offices
- Picton Post Office (1891-93).
- Parkes Post Office. Alterations and additions (1895, 1901, 1903).
- Randwick Post Office (1898).
- Pyrmont Post Office (1901).
- Newcastle Post Office, Hunter Street (c.1903).
- Annandale Post Office.

Fire Stations
- Kogarah Fire Station (1906).
- Glebe Fire Station, St John’s Road, Glebe (1906/07?).
- Pyrmont Fire Station (1907).
- Randwick Fire Station (1908). Similar in style to Kogarah Fire Station.
- Neutral Bay Fire Station (1909).
- Drummoyne Fire Station (1909-10).
- Darlinghurst Fire Station (1910). With Anglo-Dutch gable and rusticated stone base.
- Alexandria Fire Station.
- Arncliffe Fire Station.
- Auburn Fire Station.
- Canterbury Fire Station.
- Five Dock Fire Station.
- Rozelle Fire Station.
- Waterloo Fire Station.
Hospitals
- Kenmore Psychiatric Hospital, Goulburn. (1890s)
- Jacaranda House, Cumberland Hospital (1900-1901).
- Ward 12, Cumberland Hospital (c1909-1910/1911).
- Wistaria House, Cumberland Hospital (1906).

Lands Offices
- Hay Land Board Office (1896).
- Forbes Lands Office (1898).
- Land Titles Office, Queen’s Square, Sydney (1908).
- Orange Lands Board Office (1910).

Schools and Colleges
- Female Orphan School (now within the precinct of the University of Western Sydney’s Parramatta campus). Expansion to the wings added 1893-1904.
- Goulburn Technical College (1900).
- Newcastle East Public School (1908).
- Public School, Military Road, Mosman (1908).

Lighthouses
- Smoky Cape (1891).
- Point Perpendicular (1897).
- Norah Head (1904).

Warehouses
- Royal Edward Victualling Yard, Darling Island, Pyrmont, Building C (1909-12).
- Bushells Warehouse, 86 George Street, The Rocks (1912).

Other public works designed in the Government Architect’s Branch under by W.L. Vernon
- Chief Secretary’s Building, Macquarie Street, Sydney. Two new floors added, completed in 1893. Vernon’s additions represent one of the first and major works by the newly appointed Government Architect.
- Former Treasury Building (now Intercontinental Hotel), Macquarie Street, Sydney. Additions: Strong Room (1896-98), Link Building (1898-1900), Macquarie Street portico (1898-1900).
- Former NSW Board of Health Building (now part of Ritz-Carlton Hotel), Macquarie Street, Sydney (1896-98).
- Jenolan Caves House. New structure to replace burnt-down accommodation house completed in 1898 and stone two-storey wing completed in 1909.
- Customs House, Sydney. Addition of a wing at the rear, giving the building an E-shaped plan; designed two further storeys to Barnet’s building and changed the style to French neo-classical (1901/03?).
- Government House, Sydney. Alterations and additions (1900-02).
- Former Fisher Library, University of Sydney (1902-09).
- Former Electric Light Station (Mining Museum and Chemical Laboratory / The Earth Exchange), 36-64 George Street (18 Hickson Road), The Rocks (1903, 1908).
- Central Railway Station (1904-08).
- Art Gallery of New South Wales. Southern wing and façade designed in 1895 and work completed 1909.
- State Library of New South Wales, Mitchell Wing (1905-10).
- Quadrangle (south-western corner), University of Sydney (1907/09/7).
• Registrar General’s Department, Prince Albert Road, Sydney (1913).

Commercial work
• David Jones Store, corner George and Barrack Streets, Sydney (1886). Designed when in private practice, pre-Government Architect.
• Brooklyn Hotel, 229 George Street, The Rocks (c.1912). Designed after retiring as Government Architect?
Appendix E: Measured Drawings

Details of works undertaken in 1984. Source Sydney Harbour Foreshore Authority
See also drawings at figures 2.40-2.45 for the remainder of the drawing set for the 1984 works.

Figure E.1: Alterations and additions, 1984 – Sections. Source: Sydney Harbour Foreshore Authority, ROX-491-AR-0013-DR
Figure E.2: Alterations and additions, 1984 – Basement. Source: Sydney Harbour Foreshore Authority, ROX-491-AR-0014-DR
Figure E.3: Alterations and additions, 1984 – Ground floor. Source: Sydney Harbour Foreshore Authority, ROX-491-AR-0015-DR
Figure E.4: Alterations and additions, 1984 – First floor. Source: Sydney Harbour Foreshore Authority, ROX-491-AR-0016-DR
Figure E.5: Alterations and additions, 1984 – Second floor. Source: Sydney Harbour Foreshore Authority, ROX-491-AR-0017-DR
Figure E.6: Alterations and additions, 1984 – Third floor. Source: Sydney Harbour Foreshore Authority, ROX-491-AR-0018-DR
Figure E.7: Alterations and additions, 1984 – Fourth floor. Source: Sydney Harbour Foreshore Authority, ROX-491-AR-0019-DR
Figure E.8: Alterations and additions, 1984 – Fifth floor. Source: Sydney Harbour Foreshore Authority, ROX-491-AR-0020-DR
Architectural drawings for works undertaken in 2007 (by Terroir)
See also drawings at figures 2.46-2.52 for the remainder of the drawing set for the 2007-8 works.

Figure E.9: Level 2 floor plan, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terrior, 2006. Source Sydney Harbour Foreshore Authority
Figure E.10: Level 3 floor plan, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terrior, 2006. Source Sydney Harbour Foreshore Authority.
Figure E.11: Level 4 floor plan, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terrior, 2006. Source Sydney Harbour Foreshore Authority
Figure E.12: Level 5 floor plan, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terrior, 2006. Source Sydney Harbour Foreshore Authority.
Figure E.13: Level 6 floor plan, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terrior, 2006. Source Sydney Harbour Foreshore Authority
Figure E.14 Roof plan, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terrior, 2006. Source Sydney Harbour Foreshore Authority
Figure E.15: Rooftop plant enclosure, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terrior, 2006. Source Sydney Harbour Foreshore Authority
Figure E.16: Section, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terrior, 2006. Source Sydney Harbour Foreshore Authority
Figure E.17: Section, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terrior, 2006. Source Sydney Harbour Foreshore Authority
Figure E.18: Section, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terrior, 2006. Source Sydney Harbour Foreshore Authority
Figure E.19: Section, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terrior, 2006. Source Sydney Harbour Foreshore Authority
Figure E.20: Section, construction drawings for works to 86-88 George Street and Bushells Place, Architects Terrior, 2006. Source Sydney Harbour Foreshore Authority
Appendix F: 86-88 George Street, Site Genealogy (Foreshore Authority)

<table>
<thead>
<tr>
<th>Images</th>
<th>Chronology</th>
<th>Site Genealogy</th>
<th>Tea Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.jpg" alt="Image" /></td>
<td>1788</td>
<td>Land leased to Captain Henry Waterhouse</td>
<td>Convict transport ships of the 1st Fleet travel from Sydney to Canton for a cargo of tea for England. The first Merchant vessel lost in Australian waters was the <em>Sydney Cove</em> owned by Robert Campbell. It was carrying casks of tea when it went down near Tasmania in 1797.</td>
</tr>
<tr>
<td><img src="image2.jpg" alt="Image" /></td>
<td>1800</td>
<td>Robert Campbell takes over lease but site remains vacant and used as a stone quarry</td>
<td></td>
</tr>
<tr>
<td><img src="image3.jpg" alt="Image" /></td>
<td>1833</td>
<td></td>
<td>Alfred Thomas Bushell is born in Britain, his family are widely involved in the tea business</td>
</tr>
<tr>
<td>Images</td>
<td>Chronology</td>
<td>Site Genealogy</td>
<td>Tea Stories</td>
</tr>
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<tr>
<td><img src="image1.png" alt="Image" /></td>
<td>1865</td>
<td>Site defined by narrow road (future Hickson Road and George Street)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1877</td>
<td>Land sold to Australian Steamship Company ASN but remains vacant</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1883</td>
<td></td>
<td>On the death of his wife, Alfred travelled to Brisbane and commenced selling both tea and coffee from a shop.</td>
</tr>
<tr>
<td><img src="image2.png" alt="Image" /></td>
<td>1886 -1887</td>
<td>Construction of the first 3 floors at 88 George Street in a late Victorian Free Classic style and occupied by Virgoe Son and Chapman, importers and general merchants</td>
<td></td>
</tr>
</tbody>
</table>
### Images

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<tr>
<td></td>
<td>1904</td>
<td>Bushells Ltd teas occupies building</td>
<td>Alfred and his sons, Walter and Phillip, were well established as tea traders, but all was not well. The sons disagreed with the way their father was running the business and in 1903 their partnership was dissolved. Walter and Phillip took control of Sydney and Melbourne, moving into 88 George Street.</td>
</tr>
<tr>
<td></td>
<td>1905</td>
<td>Bushells Ltd buys building</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1908</td>
<td>Bushells Place shown occupied by the Civil Ambulance Brigade</td>
<td></td>
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<td><img src="image1.png" alt="Image" /></td>
<td>1912</td>
<td>6 level building by WL Vernon, Government Architect at 86 George St in Federation Warehouse style and connected to 88 George St Extra floor added to 88 GS at the same time to better harmonize with the new building at 86 GS</td>
<td></td>
</tr>
<tr>
<td><img src="image2.png" alt="Image" /></td>
<td>1924</td>
<td>Bushells moves out of George St and to Harrington Street. Department of Education and Labour occupies building</td>
<td>In 1920 land was purchased nearby in Harrington Street, The Rocks. It was here that Bushells was to build its seven-story head office and incorporate new tea blending and packing methods of both tea and coffee. This was to remain the head office and tea factory for the next 40 years.</td>
</tr>
<tr>
<td><img src="image3.png" alt="Image" /></td>
<td>1935</td>
<td>Health Commission of NSW occupies building</td>
<td></td>
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<tr>
<td><img src="image.jpg" alt="Image" /></td>
<td>1976</td>
<td>Bushells Ltd Group funds creation of new plaza on triangular corner of Harrington Road and George Street known as Bushells Place</td>
<td></td>
</tr>
<tr>
<td><img src="image.jpg" alt="Image" /></td>
<td>1980</td>
<td>Health Commission vacates building</td>
<td></td>
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<tr>
<td>![Image](Image 68x226 to 269x495)</td>
<td>1984</td>
<td>Building modified with 2 additional floors for commercial offices</td>
<td></td>
</tr>
<tr>
<td></td>
<td>![Image](Image 68x504)</td>
<td>Building renovated for commercial and restaurant tenants Building is the first heritage listed building to receive a Green Star environmental rating</td>
<td></td>
</tr>
</tbody>
</table>