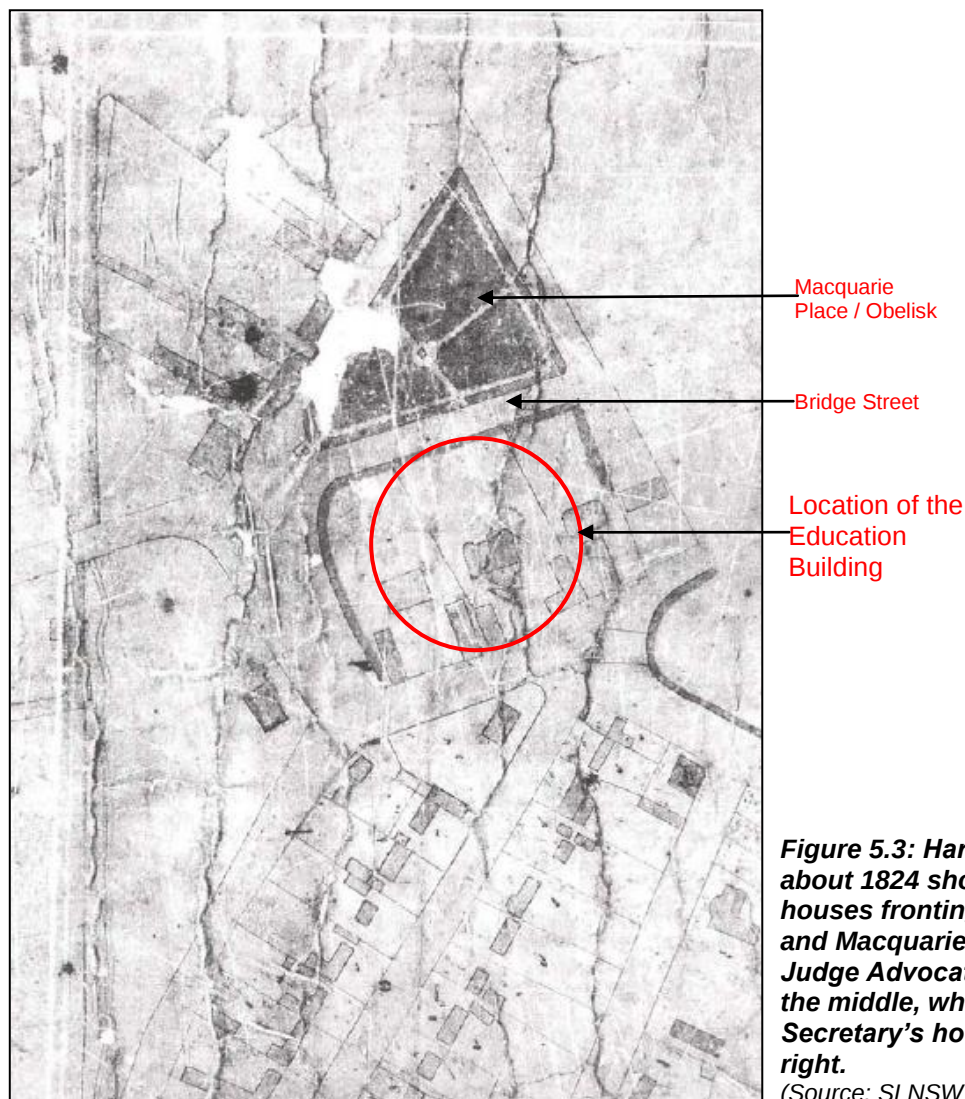




5.3.3 PHASE 3: c1826-1845 GOVERNMENT OFFICES ASSOCIATED WITH THE FIRST GOVERNMENT HOUSE

With the arrival in 1826 of the new Colonial Secretary Alexander Macleay, who had a large family, the Judge-Advocate's residence was altered and extended for his use and the former Secretary's house became his office. These two buildings would have formed a useful juxtaposition of residence and office for the Colonial Secretary whose duties were extensive, requiring several staff and room for records. Carmichael's view looking down the hill from the entrance to Government House, drawn in 1829, shows the former Secretary's house (with additional side wings) between the guard house and the house built for the Judge-Advocate, then being used by the Macleay family (Figure 3.2).

5.3.4 PHASE 4: 1845-1912 GOVERNMENT OFFICES

In 1845 the First Government House, the guard house, the Judge-Advocate's house and the outbuildings along its western boundary were demolished as they lay in the path of the

proposed new streets. The Colonial Secretary's offices and outbuildings survived this change, flanked by new streets, together with the outbuildings on the east side of the Judge-Advocate's back yard which became part of the Colonial Secretary's site. This was then enclosed with a new boundary wall.¹⁸⁴

The redefinition of the boundaries of the civil officers' residences is shown in an 1842 plan for the extension of the streets towards the Quay (see Figure 5.4).

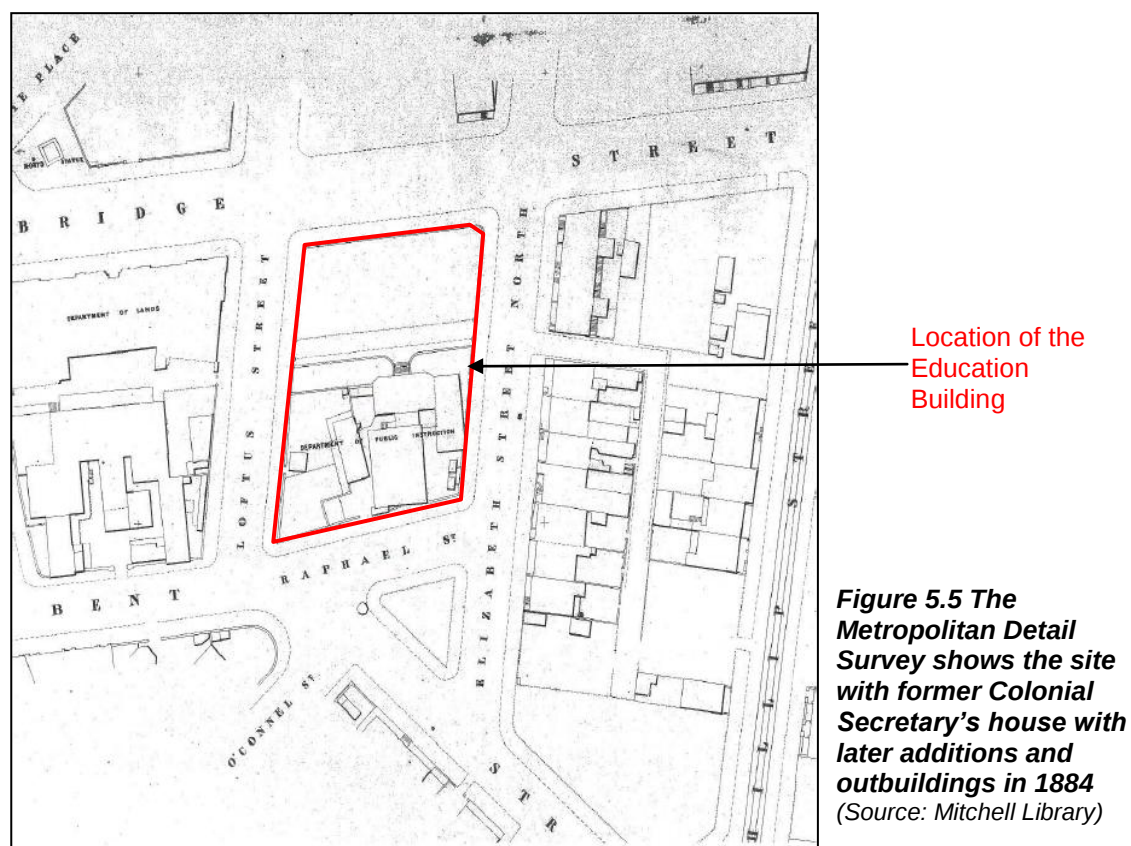


Figure 5.4 The extension of the existing streets to the new Semi-Circular Quay as drawn in 1842.

(Source: Mitchell Library Map M2 811.1722/1842?/1)

The Colonial Secretary's offices continued in use for that department until it moved into new premises in 1880. The building was then used by the newly established Department of Public Instruction. Some additions were made shortly after the Department moved in, including a small cottage on the west side of the site, on part of the area formerly occupied by the Judge-Advocate's house (Figure 5.5).

¹⁸⁴ NSW Blue Book for 1845, Public Works p. 133 (Mitchell Library)



5.3.5 PHASE 5: 1912-1915 CONSTRUCTION OF NEW OFFICES FOR THE DEPARTMENT OF PUBLIC INSTRUCTION

Between 1912 and 1915 new offices for the Department of Public Instruction were built on the northern half of the block bounded by Bridge Street, Loftus Street, Young Street and Raphael Street in the front garden of the Department's old offices. These remained in use during construction.

5.3.6 PHASE 6: 1916-1917 DEMOLITION OF THE OLD DEPARTMENT OF PUBLIC INSTRUCTION OFFICES AND THE CONSTRUCTION OF THE FOUNDATIONS FOR THE NEW DEPARTMENT OF AGRICULTURE OFFICES

After the new Department of Public Instruction offices were occupied, work began in 1916 on the construction of the new Department of Agriculture offices. The old Department of Public Instruction offices were demolished and the foundations were laid for the external walls of the new building. Work was eventually suspended in 1917 and the south end of the site remained vacant until work resumed in 1929.

5.3.7 PHASE 7: 1929-1930 REMOVAL OF EXISTING FOUNDATIONS AND NEW FOUNDATIONS LAID FOR DEPARTMENT OF AGRICULTURE OFFICES

Following the decision to use a different method of construction for the second section of the building, the foundations laid in 1916-1917 were largely removed and replaced. The new offices were completed in 1930.

5.3.8 PHASE 8: 1930-2007 USE OF WHOLE SITE AS GOVERNMENT OFFICES

The building has remained in continuous use as government offices with the exception of the period from 1990-1995 when it was vacated with a view to disposal.

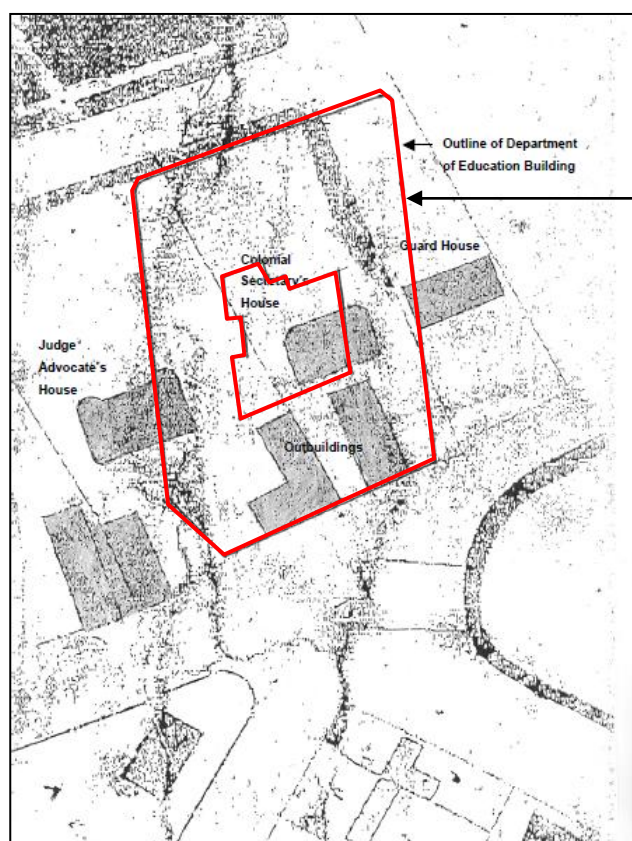


Figure 5.6: An overlay of the footprint of the present building (red outline) on Harper's c. 1824 map. The Colonial Secretary's house and its outbuildings and a part of the Judge-Advocate's house and its outbuildings lie within the present building and its courtyard. The location of the guard house to the east has already been verified during archaeological excavations in Young Street in 1990-1991. The exact location of the earlier (Phase 1) residences is more difficult to define but it is highly likely that these occupied the same sites.

(Source: Government Architect's Office, 2007)

5.4 ACTIVITIES THAT MAY HAVE DISTURBED OR REMOVED EARLIER SITE STRATIGRAPHY AND ARCHAEOLOGICAL REMAINS

The following activities may have damaged, or completely removed, remains of occupation predating the construction of the present building:

- Site clearance to build the Phase 2 civil officers' houses c. 1810-1813;
- Demolition of the Judge-Advocate's house to lay out new streets c. 1845;
- The construction of a cottage for the Department of Public Instruction offices on the west side of the site c. mid-1880s;

- The construction of the Department of Education offices on the northern half of the site in 1912-1915;
- The demolition of the former Colonial Secretary's offices on the southern half of the site in 1916;
- The construction of footings for the Department of Agriculture offices on the southern half of the site in 1916-1917;
- The removal of the 1916-1917 footings and the construction of the Department of Agriculture offices in 1929-1930;
- Excavation in the early 1970s for the new lift shaft at the back of the Bridge Street wing and an oil tank pit in the centre of the courtyard;
- Excavation of footings for four columns for the new atrium within the courtyard in 1995.



Figure 5.7: Archaeological excavations in progress in Young Street next to the Department of Education offices in 1990. The area below the pavement was not excavated. The stone footings are part of the Macquarie period guard house to First Government House. In the background can be seen the green fire exit doors to the Young Street facade of the Department of Education Building.
(Source: Photograph Rosemary Annable reproduced in 2007 CMP)

5.4.1 SERVICES

Existing services and areas that may have been disturbed for earlier service installations are not considered in this assessment. While it is recognised that these may have disturbed any surviving archaeological remains on the site, such disturbance tends to be localised and is not considered to be entirely detrimental to the survival of archaeological remains.

5.5 THE POTENTIAL SURVIVAL OF ARCHAEOLOGICAL REMAINS

The potential survival of archaeological remains has been considerably influenced by the original contours of the site, which is situated on the east side of the Tank Stream valley. From its highest point at the south-east corner, the land slopes to a low point at the north-west corner; a difference in level of about 15ft (approx. 4.5m) between the junction of Farrer Place and Young Street (the SE corner) and the junction of Loftus Street and Bridge Street (the NW corner)¹⁸⁵

The need to accommodate this drop across the site resulted in a basement in the Department of Agriculture offices that equated with the ground level on the Bridge Street side, in the original Department of Public Instruction offices. The basement excavation at the Farrer Place entrance is approximately 2.5m below ground level. On the east-west axis at a point through the centre of the courtyard (which coincides with the front of the old Colonial Secretary's house) the depth of the basement excavation below ground level is approximately 3.3m on the Young Street frontage and 1.45m in the centre of the courtyard, rising to just above ground level on the Loftus Street side.

Using levels shown in original plans for the construction of the present building, it is possible to identify where the natural slope meets the grade. This line, shown in Figure 5.8, is parallel with the natural contours of the site and defines the area at the north-west corner of the building that is built on fill. (This was confirmed by an excavation, which took place approximately 5 years ago, through the ground floor slab to unblock a stormwater downpipe.) Outside this line the remainder of the land has been excavated below the original ground level, increasing in depth towards the south-east corner according to the natural contours of the land.

Three areas of archaeological potential can be identified within the site. These are graded according to their relative archaeological sensitivity and significance.

¹⁸⁵ Sydney Municipal Council: Sydney Civic Survey 1948, MAV / FM4 / 10876 (Mitchell Library).

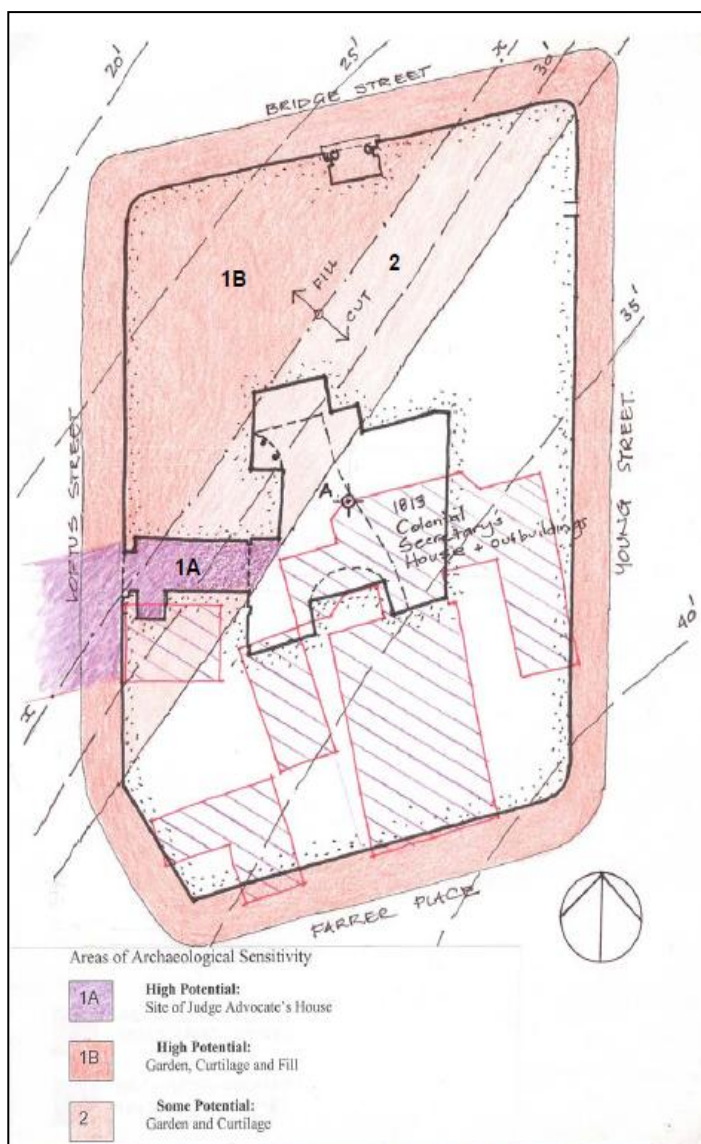


Figure 5.8: Archaeological Zoning Plan. Please note that the boundaries of the areas as shown are indicative only

(Source: Government Architect's Office, 2007)

5.5.1 AREA 1A – THE LOFTUS STREET VEHICLE ENTRY

High potential for the survival of archaeological remains of State significance: the site of the Judge-Advocate's residence Phases of occupation that may be represented: Phases 1-4.

The Loftus Street vehicle entry occupies part of the site of the Phase 2 Judge-Advocate's house (built 1810-1812, demolished c1845) which may, in turn, have been built on the site of an earlier Phase 1 residence (built by 1791). The use of this area as the vehicle entry suggests that it may not have been excavated to any great depth when the present building was constructed. The remainder of the site occupied by the Judge-Advocate's house lies to the west within Loftus Street and comes within the control of the Sydney City Council.

5.5.2 AREA 1B – THE NORTH-WEST CORNER OF THE SITE

High potential for the survival of archaeological remains of State significance: gardens, boundaries and setting for the residences of the Judge-Advocate and the Colonial Secretary. Phases of occupation that may be represented: Phases 1-4.

With the exception of a small portion in the north-west corner of the courtyard, this area, which is built on fill, lies under the present building. This was formerly part of the gardens of the Phase 2 Judge-Advocate and Colonial Secretary's residences and would appear to have been used for the same purpose in Phase 1, although the exact location of the earlier residences is difficult to determine.

No built features are shown in either Phase 1 or Phase 2, but the site has the potential to yield information about the gardens and setting of these residences, basic infrastructure and environmental evidence from buried soil profiles.

The fill beneath the building may have been derived from the demolition of surrounding buildings, for example in the early Macquarie period when the Phase 2 residences were built, or in the mid-1840s for the construction of new streets, when the Judge-Advocate's house and some of its outbuildings were removed. Such material could have been used to build up the garden level and may contain archaeological relics. These may also survive at the original ground level beneath the fill.

5.5.3 AREA 2 – THE AREA INTERMEDIATE BETWEEN FILL AND DEEPER EXCAVATION

Some potential for the survival of archaeological remains of State significance: gardens, boundaries and setting for the residences of the Judge-Advocate and the Colonial Secretary.

Phases of occupation that may be represented: Phases 1-7.

This area is intermediate between the area of fill and that part of the site which has been excavated to a depth considerably below the anticipated level of archaeological remains, with the possible exception of wells, or other deep features.

This area has some potential to yield information about the gardens and setting of the Phase 2 Judge-Advocate and Colonial Secretary's residences and also the Phase 1 residences, including environmental evidence from buried soil profiles. A small part of the Colonial Secretary's house lies within this area but is close to the centre of the courtyard where the ground has been excavated to a depth of about 1.45m. The probability of any remains is thought unlikely. This area also has the potential to yield information about the change of plan in the construction of the present offices in Phases 5-7.

5.5.4 THE REMAINDER OF THE SITE

The remainder area of the site has been excavated to a considerable depth and the survival of archaeological remains is very unlikely.

5.6 SIGNIFICANCE OF POTENTIAL ARCHAEOLOGICAL REMAINS

The history of the site indicates that any archaeological remains would be of State significance due to:

- its early occupation and continuity of use since 1788 for the purposes of government and administration and its association with the First Government House and surroundings;
- the importance of the residents of the site and their critical role in the development of the Colony;
- the nature of the buildings that have occupied the site and the technical achievements and aesthetic sensibilities they demonstrated;
- the importance of the archaeological record of early European settlement for many groups in the community both in NSW and beyond;
- the rarity of sites dating from the late 18th century.

5.6.1 RECOMMENDATIONS FOR MANAGEMENT

This archaeological grading should be adopted for use when:

- considering or documenting future planning and development;
- considering or documenting any proposals for demolition;
- undertaking new works;
- undertaking repairs, maintenance or renewal of services;
- undertaking any sub-surface works within the site including repairing or making alterations to access points, parking areas, paths, kerbing etc., and
- in respect of any of the controlled activities included under Section 57 of the *Heritage Act 1977*.

The following levels of management are recommended:

Area 1A

In the event of any proposed works in Area 1A: a suitably qualified archaeologist should be engaged, in the planning stages of such work, to advice on the probable impact and specific management of any potential archaeological remains including test excavation to confirm or deny the survival of such remains. Any sub-surface works in this area will require an application for an excavation permit under Section 139 of the *Heritage Act, 1977*.

If the potential archaeological significance of the area is confirmed, there may be a requirement to keep *in situ*, to conserve and to display any significant structural remains.

Area 1B

In the event of any proposed works in Area 1B: a suitably qualified archaeologist should be engaged, in the planning stages of such work, to give advice on the probable impact and specific management of any potential archaeological remains including test excavation to confirm or deny the survival of such remains. Any sub-surface works in this area will require an application for an excavation permit under Section 139 of the *Heritage Act, 1977*.

If the potential archaeological significance of the area is confirmed, there may be a requirement to keep, to conserve and to display any significant items.

Area 2

In the event of any proposed works in Area 2: a suitably qualified archaeologist should be engaged, in the planning stages of such work, to advice on the probable impact and specific management of any potential archaeological remains including archaeological monitoring to confirm or deny the survival of such remains. Any sub-surface works in this area will require an application for an excavation permit under Section 139 of the *Heritage Act, 1977*.

Repair and Renewal of Existing Services

When carrying out repair and renewal of existing services, the exact location and depth of all services needs to be determined on site, as plan records may be inaccurate or entirely lacking for some periods. The repair, renewal or installation of new services should be confined to existing service lines, wherever possible, to minimise the impact on potential archaeological remains. Service trenches can provide the opportunity to examine the stratigraphy of the site and for work on existing services lines within Areas 1A, 1B and 2 it is recommended that a suitably qualified archaeologist be engaged to record the stratigraphy in existing trenches, to inform future work.

6.0 MOVABLE HERITAGE

Movable heritage within the Education Building was documented by City Plan Heritage as a provisional assessment of these items in September 2013 as a separate report. The report provided a register of movable items and assessed their heritage significance in general terms. The following sections incorporate the findings of that report with the locations of the movable heritage and photographs of the individual items included as Appendix F of this CMP.

6.1 OWNERSHIP & EXCLUSIONS

It must be noted that there is some ambiguity between movable heritage items associated with the building, and movable heritage associated with the Department of Education. It is further noted that the Education Building was refurbished in the mid-1900s to provide a higher standard of modern office accommodation for its occupants. It is anticipated that significant items of movable heritage, such as furniture, would have been misplaced in this transition.

Establishing provenance and ownership is beyond the scope of this report. All items identified in this report have been associated with the Department of Education throughout their history and it is considered to be the property of the Department of Education based on advice from Department of Education staff, in particular the Heritage Officer. Of particular note are the following:

1. Collection of books located within the Director General's Cabinet
2. Collection of papers and documents located within the Reception Cabinet
3. Retirement Pictorial presented to George Kilmister Esquire J.P.
4. Various contemporary artworks prepared by HSC and high school students located around the building.

6.2 ASSESSMENT OF SIGNIFICANCE OF MOVABLE HERITAGE

The following assessment of significance of the movable heritage has been prepared in accordance with the 'Assessing Heritage Significance' guidelines contained in the *NSW Heritage Manual*.

a) an item is important in the course, or pattern, of the local area's cultural or natural history

The Collection has historical significance at a State level because it is a tangible record of the history of the Department of Education since the mid 1800s.

b) an item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history

Significance: State level associational criterion

The Collection has historical links with a number of important persons in the history of NSW as well as former employees of the department.

c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area

the war boards demonstrate particular aesthetic characteristics. The furniture items are fine examples of late nineteenth century public works furniture, mostly in Australian Cedar.

d) an item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons

The collection of movable heritage has strong associations with the NSW Public Service and the Department of Education. The social significance of furniture has not been assessed. However, it is likely that the furniture items are valued by the Department of Education staff who use them. The Rolls of Honour are of particular significance, recording the Department of Education personnel who served or died in World Wars I and II.

e) an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history

The War Memorials are of particular research significance, providing a valuable source of information for future research into the history of the NSW Department of Education.

f) an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history

The Movable Collection is the only collection of its kind documents the history of the NSW Department of Education.

g) an item is important in demonstrating the principal characteristics of a class of the local area's

- ***cultural or natural places; or***
- ***cultural or natural environments***

This criterion is not applicable to the Collection.

6.3 STATEMENT OF SIGNIFICANCE OF MOVABLE HERITAGE

The heritage significance of 35-39 Bridge Street Sydney is enhanced by the collection of movable heritage including furniture and war memorials. The movable heritage of the building has an ongoing and continuous association with the government function and demonstrates the building's association with public service. The collections of furniture and fixtures associated with public service and government administration demonstrate superior

quality in local design, manufacturing and materials. The war memorials are of particular social significance for its commemoration of the role of Department of Education employees in war.

6.4 STATE AGENCY GUIDELINES FOR MOVABLE HERITAGE

It is noted that the *State Agency Heritage Guide Management of Heritage Assets by NSW Government Agencies* contains the following management guidelines for Movable Heritage:

3.15 Movable Heritage Assets

Movable heritage items are a tangible link to the history and use of a place. As such, they are an important element of a site's history and a direct link to past lives, uses and customs.

They form an important part of an agency's physical record. Fixtures and objects which contribute to the heritage significance and interpretation of a heritage asset and to the history of the agency should, in the first instance, be retained at that heritage asset.

Their removal should be avoided unless it is:

- the sole means of ensuring their security and preservation;*
- on a temporary basis for treatment or exhibition;*
- for cultural reasons;*
- for health and safety;*
- to protect the heritage asset.*

Such contents, fixtures and objects should be returned where circumstances permit, and where it is culturally appropriate to do so. Temporary removal during works to buildings and sites may be necessary (refer to Standard Exemptions for Works Requiring Heritage Council Approval available on the Heritage Office website). Thorough

3.16 Movable Heritage and Demolished Buildings

A State agency should ensure that movable objects associated with a demolished asset are identified, recorded (including a location plan), assessed, housed and curated in an appropriate location.

Where the collection has significance in the region, this should be retained within the region as a single collection. In all cases, the provenance, age, use and historical associations of items should be recorded to assist with the retention of significance attributes.

3.17 War Memorials

War memorials warrant special attention and should be considered as special items of cultural heritage. War memorials should also be documented electronically on the data forms for the Register of War Memorials in NSW, a joint initiative of the Premier's Department and the Returned and Services League of Australia (www.warmemorialsnsw.asn.au).

The completed data forms should be lodged with the State Library of NSW for updating of the site. The email address for submission of material is: WarMemorials@sl.nsw.gov.au.

documentation should be undertaken to assist in establishing the provenance, context, and associations to people and to place. It will also aid later reinstatement. Heritage specialists should be involved in the recording of movable heritage items. Archival records (such as plans, maps, papers and printed records) are also subject to the reporting requirements of the State Records Act 1998).

Movable heritage assets are defined by the Heritage Act and constitute an element of the section 170 reporting requirements of an agency.

3. 18 Official Coat of Arms

The State Arms, Symbols and Emblems Act 2004 provides a formal role for the Heritage Council in the replacement of Royal Arms with the State Arms in public buildings that are being used to represent the authority of the State. This is scheduled to take place as soon as practicable, or on seals and documents by 1 March 2007. The Heritage Council can advise on the removal of Royal Arms in public buildings that are of heritage significance, and also on their conservation, storage and interpretation

6.5 REGISTER OF MOVABLE HERITAGE

6.5.1 SOLDIER-TEACHER WAR MEMORIALS

Background

The Soldier-Teacher Memorials are a distinctive feature of 35-39 Bridge Street building. In accordance with the State Agency Heritage Principles (outlined in section 5.0), the Department of Education has registered the war boards at the *Register of NSW War Memorials*. This Register is an online database listing the names and campaigns of deceased servicemen and women preserved on war memorials throughout the State. Conflicts commemorated include the Boer War (1880-1881), World War I, World War II, Korean War, Vietnam War, Gulf War, Malaya Borneo Emergency (1948-1960) and The Sudan (1885). The Register is accessible online at <http://www.warmemorialsregister.nsw.gov.au/>.

The Department of Education was highly proactive in recognising and promoting the war service of its employees. In World War I the Department made up the difference between an employee's military pay and his normal salary. The Department of Education enlistments for overseas service included 755 teachers and 109 officers. In all, 171 employees of the NSW Department of Education died on active service before the end of World War I. Honours were awarded to 59 teachers. In addition, schools were encouraged to make and hang its own roll of honour listing ex-pupils and teachers who had gone to the war.¹⁸⁶

¹⁸⁶ Soldier-Teacher War Memorials Information Booklet, NSW Teachers Federation available from Department of Education.

Soldier-Teacher Memorial Committees were established following both World Wars I and II. Due to the efforts of the Soldier-Teachers Memorial Committee in close co-operation with the Department, Memorials were erected in honour of War soldier teachers of World Wars I and II which are visible throughout the Bridge Street Building, including the Book of Remembrance unveiled in 1963. This book contains the names of those soldier-teachers who served in World Wars I and II. It was originally located at Federation House but was subsequently transferred to the Department of Education.

A Roll of Honour was also installed in 1997, dedicated to Departmental teachers and officers who served in Vietnam, New Guinea, Malaya, Korea, Japan and Crete. The memorial had been suggested by former Federation President, Phil Cross. Room has been left on the honour board so names can be added when the Department becomes aware of other Departmental officers who served.

There are also two memorials to non-teaching staff from the Department. Few details are known about the history of these memorials. The first is a memorial in honour of Officers who "have gone forward to fight for the Empire". The board includes officers from a variety of branches within the Department, including officers from the Department's workshops, public libraries, medical branch and the art gallery. There are 85 names listed on the memorial, including those of three women who served as nurses. Ten officers were killed in action with a further four officers dying as a result of wounds received in battle. The memorial indicates that a further fourteen officers were wounded.

The second memorial honours non-teaching officers of the Department who served in World War II and particularly the nine officers who gave their lives. The inscription on the bronze plaque reads as follows, "In honour of the members of the head office and painting and repair staffs of the Department of Education who served in the armed forces and to perpetuate the memory of the following officers who gave their lives."¹⁸⁷

¹⁸⁷ Ibid

Register of Objects

ITEM	LOCATION	DESCRIPTION	IMAGE
1 Department of Education World War II Roll of Honour for teachers who gave their lives	Level 1- Bridge Street Entry	A dark bronze memorial with veterans' names and inscriptions in raised print. At the top is a cross with a laurel wreath intertwined. <i>Inscription:</i> <i>Lest We Forget. In memory of teachers of the Department of Education who gave their lives in the service of their country.</i> <i>[Below the names] 1939-1945. They gave their lives that we may live.</i>	
2 Sydney, Department of Education, Hereford House Reunion Club, Teachers College WW1 Roll of Honour	Level 1 – Bridge Street Entry	A polished red cedar board with names and inscriptions printed in gilt. There is a painted emblem at both the top and bottom of the board; the top emblem is that of the Sydney Teachers College - a blue and white, shield-shaped badge having within it a star, a book and a torch illuminating a dark cloud. The Latin words <i>Lumen Siccum</i> [Let there be light] are printed below. The smaller circular badge at the bottom contains the words unity, fellowship and progress and the initials <i>STC</i> around the perimeter and <i>HHRC</i> in the centre.	
3 NSW Department of Education Teachers and Trainees WW2 Honour Roll	Level 2	A large simple, light-coloured polished wooden board with inscriptions and names of veterans printed in gilt.	

ITEM	LOCATION	DESCRIPTION	IMAGE
4 Anzac Memorial Department of Education Head Office and Painting & Repair Staff WW2 Plaque	Level 2	A small dark bronze plaque attached to the marble backing in the foyer. The inscription and veterans' names are in raised letters, as is a small laurel wreath beneath the Second World War banner heading. The plaque sits beneath a larger World War 1 wooden honour roll and above a small display case which contains a Remembrance Book recording the names of all teachers who served in both Wars. <i>Inscription:</i> <i>[Banner]</i> <i>Second World War; 1939 - 1945.</i> <i>[Main inscription]</i> <i>In honour of the members of the Head Office and painting and repair staffs of the Department of Education who served in the Armed Forces and to perpetuate the memory of the following Officers who gave their lives.</i> <i>[At the bottom]</i> <i>Lest We Forget</i>	
5 Department of Education Brother Officers WW1 Honour Board	Level 2	A large, multi-panelled, light-coloured, wooden honour board with inscriptions and veterans' names printed in gilt. Names are listed on the board in order of enlistment date. In some cases the part of the Department in which the veteran worked is also recorded. This board is at the	

ITEM	LOCATION	DESCRIPTION	IMAGE	
		top of a three part memorial wall, flanked by the Australian and New South Wales flags, in the 2nd floor foyer. <i>Inscription:</i> <i>[Above the Honour Board]</i> <i>For freedom's battle, once begun</i> <i>bequeathed by bleeding sire to son</i> <i>though baffled oft, is ever won.</i> <i>[Lord Byron, "The Giaour" (1813)]</i> <i>[Top inscription]</i> <i>In honour of our brother</i> <i>Officers who have gone forward to fight for the Empire</i> <i>all have offered their lives and</i> <i>some have given life in this sacred cause of freedom.</i> <i>[Side inscription]</i> <i>The names on this board are in order of enlistment.</i>		
6	The Book of Remembrance	Level 2	This book contains the names of those soldier-teachers who served in World Wars I and II. It was originally located at Federation House but was transferred to the Department at a later date.	
7	NSW Department of Education Non-Teaching staff WW2 Honour Roll	Level 2	A simple, light-coloured polished wooden board with inscriptions and names of veterans printed in gilt. <i>Inscription:</i> <i>[At top] In honour of non-teaching staff who served 1939-1945</i> <i>[At the bottom] Lest We</i>	

ITEM	LOCATION	DESCRIPTION	IMAGE
		<i>Forget.</i>	
8	NSW Department of School Education Officers Roll of Honour	Level 2 A simple, light-coloured polished wooden board with inscriptions and names of veterans printed in gilt.	
9	Public School Teachers World War I Honour Roll	Level 2 A dark bronze board with inscriptions and veterans' names embossed. At the top of the board is the AIF Rising Sun badge and at the bottom crossed Union Jack and the Australian flag. <i>Inscription:</i> <i>[At the top]</i> <i>in memory of the Public School Teachers of New South Wales who fell in the Great War 1914-1919. Erected by their fellow officers.</i> <i>[At the bottom]</i> <i>For God and Country</i>	

6.5.2 FURNITURE

Background

The furniture collection has historical associations with the Department of Education and the original buildings for which they were likely to be commissioned . They are held in high esteem by the staff who manage and/or use them. The furniture items outlined below are fine examples of late nineteenth century public works furniture, appearing to be manufactured generally from Australian maple. It is likely that these items have been removed from their original setting (provenance unknown) and, while they provide a positive contribution in their current setting, are not currently associated with any significant place within the building.

Register of Objects

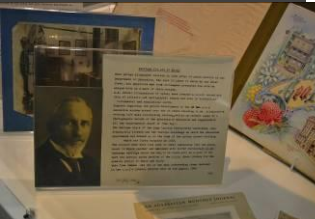
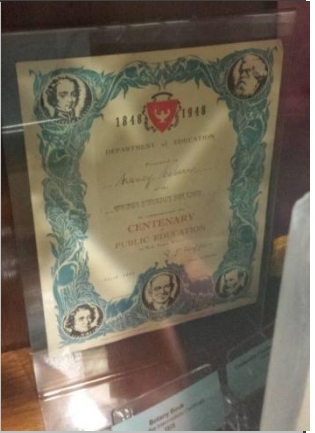
ITEM	LOCATION	DESCRIPTION	IMAGE
10 Book cabinet	Level 2 (Director General's boardroom)	Timber cabinet appearing to date from early-mid 1900s	
11 Buffet	Level 2 (Director General's boardroom)	Timber buffet appearing to date from early-mid 1900s. Contents include crockery that does not have any apparent heritage significance.	
12 Cabinet	Level 8	Timber cabinet appearing to date from the mid 1900s featuring original locked lead light glass cabinet doors. Contents include significant materials donated by the Ryde Schoolhouse Museum. Key could not be located during inspection but locking mechanism appears to be functional.	

6.5.3 EPHEMERA

Background

Throughout the inspection, numerous items of ephemera were noted which appear to be the custodianship of the Department of Education. While extensive documentation of these items is beyond the scope of this report, they have been noted below in order to provide GPNSW with a more comprehensive view of the movable heritage within the DET Building.

Register of Objects

	NAME	LOCATION	TYPE	DESCRIPTION	IMAGE
13	Retirement Pictorial Presented to George Kilmister Esquire JP	Level 2	Archival/ Documentary	Collection of from 1916 materials commemorating Mr Kilmisters employment. Part of the "Official Collection" of the Department of Education.	
14	Collection of Sports trophies and commemorative plaques from 1970s-present	Level 8	Trophies & Awards	Collection of relatively contemporary trophies noted for their social significance and importance to the current employees of the Department of Education.	
15	Unnamed Collection	Level 8	Archival/ Documentary	Access to the cabinet was not possible to determine nature of materials. The Heritage Officer advised this was material donated by Schoolhouse Museum in North Ryde. It appears to have historical significance and document the historical events within the Department of Education.	

6.5.4 STUDENT ART

Background

The Department of Education has compiled a collection of artworks created by students for the Higher School Certificate examination in Visual Arts. The works represent a broad range of subject matter, approaches, styles and media including painting, photo media, drawing, printmaking, sculpture, graphic design, documented forms, textiles and fibre, ceramics, time-based forms and collections of works.

Extensive documentation of this artwork is beyond the scope of this report. However, in order to provide a comprehensive analysis of the movable heritage within 35-39 Bridge Street a brief overview of key aspects of the collections of student art are identified below.

Register of Objects

	NAME	LOCATION	DESCRIPTION	IMAGE
16	The William Watkins Memorial Art Collection.	William Watkins Gallery – Level 7	This consists of a range of artwork (including textiles, photography, sculpture, and paintings) selected from the annual ARTEXPRESS exhibitions selected from HSC artworks in NSW.	
17	Student Artwork	Level 2	Collection of HSC student artwork and sculpture from the Corporate Marketing Art Collection, Department of Education and Communities.	

6.6 LOCATIONS OF MOVABLE HERITAGE

Movable Heritage is located in various areas throughout the building at 35-39 Bridge Street. The locations of these items has been previously noted above and marked up in the plans at Appendix F.

6.7 CONCLUSIONS AND RECOMMENDATIONS

Movable heritage within the Education Building (including Artworks, furniture and honour boards) should be managed in accordance with their identified heritage value. It is further noted that when change of use or disposal is proposed for movable heritage items, asset

custodians must manage the asset in accordance with *the State Agency Heritage Guide Management of Heritage Assets by NSW Government Agencies* outlined in Section 6.4.

The purpose of this CMP is also to ensure that relevant asset managers have a text to which reference can continually be made in the daily management of the Education Building when decisions on functional change, proposals for alterations, and replacement of fittings and furniture are required. The format of the text is intended to facilitate that ongoing management process and the need for single-issue, intermittent reference within the expression of the building design's conceptual framework of the whole. The CMP references the movable heritage collection and recommends their retention and appropriate management.

The following recommendations are made:

1. A Collections Management Plan is required to adequately address the management of the movable heritage detailed in this CMP. Such plan should provide detailed recommendations on the future display options, conditions, conservation management, security and location of each of the identified movable heritage items. GPNSW should in association with Department of Education use the information provided in this CMP to develop and maintain a baseline record of the movable heritage that underpins the management the building.
2. It is noted that many of the Department of Education items (for example, the Retirement Present to George Kilmister and the student artwork collections) appear to have been formerly catalogued and managed within the Department. However, Education staff who were consulted were not able to identify a specific team or position responsible for these management of these items or display cabinets. Department of Education should review existing collection policies to ensure consistency with the Heritage Asset Management Plan and Conservation Management Plan.
3. A movable heritage asset register should also be prepared including assessment of significance of all items at individual level and implement a collection conservation policy. At a minimum, a movable heritage asset register should be developed in which heritage items will be indentified, documented and labelled, and any particular documentation of movable heritage held by the Heritage Officer should be recorded before his retirement.
4. The Department of Education and GPNSW should continue educate asset custodians and users about the heritage value and sound management of the assets they are responsible.

7.0 COMPARATIVE ANALYSIS

The level of significance of an item is determined by its value relative to other comparable items, be they in a local or international context. The rarity and representativeness of the items are considered as part of the overall analysis of its significance. In this section of the Conservation Management Plan comparisons will be made between suitable buildings for the purposes of establishing significance in relation to the rarity criteria and representativeness criteria of the NSW Heritage Council's 'Assessing Heritage Significance' guidelines.

This analysis will focus on listed heritage items comparable with the subject site dating from the Federation period. Firstly, it will concentrate on other examples of buildings designed by George McRae in Sydney listed on the State Heritage Inventory. Then, similar examples of office buildings located in Bridge Street will be briefly analysed and compared. Finally, a short comparison with other Government buildings in Sydney listed on the State Heritage Inventory will be taken into consideration to assess the subject site in relation to other Government owned buildings in Sydney.

7.1 GEORGE MCRAE'S WORKS IN SYDNEY

George McRae was born in Edinburgh in 1858. He arrived in Sydney in 1881 and was appointed Assistant Architect in the City Architect's office. He became City Architect and City Building Surveyor in 1889, a position he held until 1897 when he was appointed Principal Assistant Architect to Walter Liberty Vernon in the Government Architect's Branch. He succeeded Vernon as Government Architect in 1912 and held the office until his death in 1923.

Works undertaken by McRae during his term as Government Architect include: the Department of Education Building (1912); the upper levels of the Parcels Post Office (1913); Taronga Zoo lower entrance, top entrance, and Indian elephant house; additions to the Colonial Treasury Building in Bridge Street and Cessnock Court House.¹⁸⁸

According to Apperly, Reynolds and Irving, George McRae is considered a key practitioner of the Federation Romanesque, Anglo-Dutch and Free Style in Sydney and his work played a dominant role in the evolution and spread of Federation architecture throughout Australia.¹⁸⁹

¹⁸⁸ Australian Institute of Architects NSW Biographical Information, *George McRae*, April 2011

¹⁸⁹ Apperly, R, Irving, R, Reynolds, P 1994, *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, Pymble, Sydney

7.1.1 CORPORATION BUILDING

The Corporation Building is a rare example of Federation Anglo-Dutch style commercial architecture (pre-dating the Federation period by some years) with its intricate detailing and richly textured facade. Located in the Haymarket area of the City of Sydney, the building has its own distinctive architectural features using colourful terracotta, sandstone and red brick detailing and flamboyant forms and motifs. The external detail is largely intact with openings having been infilled from the 1920's onwards and an awning being replaced in 1935, but the interiors have undergone significant changes with only some elements surviving. The building occupies a corner site, fronting three streets, giving it a visual prominence in the area and the major corner is surmounted by a small round tower with conical roof. It forms a key part of the precinct with the Capitol Theatre and the Haymarket Chambers which reflect Sydney's social and architectural heritage around the turn of the century. The building is an early and important work of the Government Architect George McRae, who designed a number of buildings throughout the city including the Queen Victoria Building.¹⁹⁰



Figure 6.1: Corporation Building at 181-187 Hay Street, Haymarket.

(Source: Michael Greenhalgh, <http://www.sydneymarchitecture.com/cbd/cbd7-002.htm>)

Comments	
Period	Earlier period of construction (1893-5)
Style	Federation Anglo-Dutch
Use	Commercial
Level of Intactness	Externally: High Internally: Low
Architect	George McRae

7.1.2 HOUSING BOARD BUILDING

Located on the corner of Essex and Gloucester Streets, the site falls from west to east. The building is adjoined at the east by 'Accountants House'. Situated to the immediate south of the Housing Board Building is the 'Bushells Building'. This building is a fine example of the Federation Arts and Crafts style, and is characterised by the integration of face brick and roughcast detailing to external walls, and the decorative design of the parapet walls. It contains a basement, ground floor, two upper floors, and a flat trafficable roof. Construction comprises a steel frame with timber frame floors, and load-bearing masonry walls. (Howard 1994: 38)

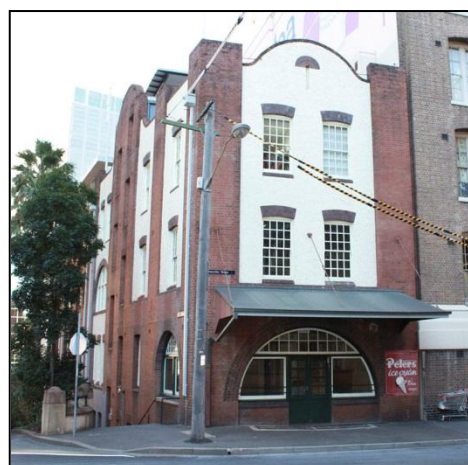


Figure 6.2: Housing Board Building at 120 Gloucester Street.

(Source: State Heritage Inventory, Sydney Harbour Foreshore Authority)

¹⁹⁰ Description taken from the State Heritage Inventory Form

Designed by the NSW Government Architects Branch who pioneered the Free Style in NSW and erected in

1910-1911 the building reflects architectural trends in London. The purity of detailing is strongly exemplified by the integration of face brick and roughcast, and the strongly curved parapet walls, employing a palette of materials widely used in model workers' housing in England and in Australia.¹⁹¹

7.1.3 QUEEN VICTORIA BUILDING

A landmark grand Victorian retail arcade of three storeys, with sandstone clad walls and copper domes, designed in the Federation Romanesque style, dating from 1893-1898. Apart from the ground floor the facade is basically unaltered, being composite Romanesque and Byzantine style on a grand scale to a large city block. Constructed of brickwork and concrete with steel roof structure and the exterior faced in Sydney freestone. The dominant feature is the great central dome of 62 feet in diameter and 196 feet from ground to top of cupola and is sheeted externally in copper, as are the 20 smaller domes. The building consists of basement, ground and two main upper floors with additional levels in the end pavilions.¹⁹²

The Queen Victoria Building is an excellent example of the Federation Romanesque style, also known as the American Romanesque style and a continuation of the Victorian Romanesque style. It represents possibly the largest and finest example of the American Romanesque style to be constructed in Australia, demonstrating the influence of the prominent 19th Century American architect, Henry Hobson Richardson, in Australia during this period. The Queen Victoria Building also represents an important building in the professional work of the prominent City Architect, George McRae (later, the NSW Government architect) and has an outstanding ability to reflect through its

Comments	
Period	Similar period of construction (1912-13)
Style	Federation Free Style
Use	Commercial
Level of Intactness	Externally: High Internally: Unknown
Architect	George McRae



Figure 6.3: Queen Victoria Market Building, view from Town Hall
(Source: City of Sydney Archives, NSCA CRS 189/1)



Figure 6.4: Queen Victoria Market Building, view from Town Hall
(Source: NSW Heritage Division, Claudine Loffi)

Comments	
Period	Earlier period of construction (1893-8)
Style	Federation Romanesque
Use	Commercial
Level of Intactness	Externally: High Internally: High
Architect	George McRae

¹⁹¹ Description taken from the State Heritage Inventory Form

¹⁹² Description taken from the State Heritage Inventory Form

aesthetics and scale, the planning strategies of the City Architect for Sydney during the late 19th Century.

7.2 OTHER OFFICE BUILDINGS IN BRIDGE STREET

7.2.1 LANDS DEPARTMENT BUILDING

A large 3-storey sandstone administration building with basement, designed in the Renaissance Revival style.

The basement has 3 entrances: the main entrance in Bridge Street, and two others in Gresham Street (one originally used for carriage). The facade is of dressed Pyrmont sandstone with cornices and balusters at each floor level.

The ground, first, & second floors have pilasters and entablatures of the Doric, Ionic and Corinthian orders respectively, each standing on appropriate pedestals.

The pitched roof is behind a balustraded parapet. A large copper dome 55' square at the base changing to an octagon at the top and carrying an octagonal lantern with revolving copper dome roof rises above the Bridge Street facade.

The centre compartments of Gresham and Loftus Streets have pediments backed up by high mansard roofs. A clock tower with copper "onion" top closes the vistas in Bent and Spring Streets. The elevations have arched windows and verandah openings, and niches for statuary. There is delicately formed cast iron work to the entrance gates and window grilles, and large flights of stairs and cantilevered balconies and bridges around the courtyards.

The internal walls are of brick with reinforced concrete floors and ceiling, iron girders and iron-framed roofing. Externally, the building's original facade is unchanged (DLWC S170 Register).

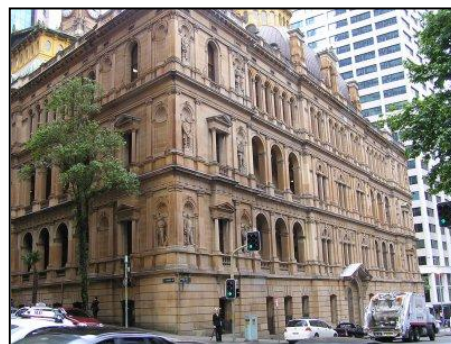


Figure 6.5: Lands Department Building at 23-33 Bridge Street
(Source: NSW Heritage Division, Stewart Watters)

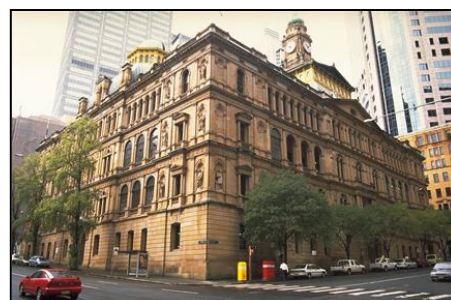


Figure 6.6: 23-33 Bridge Street
(Source: Australian Heritage Database, Daryl Chapman)

Comments	
Period	Earlier period of construction (1876-92)
Style	Victorian Free Classical
Use	Government & Administration
Level of Intactness	Externally: High
Architect	James Barnet; W. Kemp; W. Vernon

Each facade has 12 niches whose sculpted occupants include explorers and legislators who made a major contribution to the opening up and settlement of the nation. Although 48 men were nominated by Barnet as being suitable subjects, most were rejected as being 'hunters or excursionists'. Only 23 statues were commissioned, the last being added in 1901 leaving 25 niches unfilled (Devine, 2011).

7.2.2 BURNS PHILP BUILDING

The Burns Philp Building is located at the South Western end of Bridge St. Sydney. It comprises of a basement, ground level, mezzanine level and three upper levels.

The architectural styles are described as federation, Romanesque/late Victorian, Gothic and Neo-Romanesque with Scottish Baronial gables. The facade is symmetrical apart from the laneway access at ground level from Bridge St. to Bridge Lane. The elaborate stonework is made from Pyrmont 'Purgatory' sandstone. The base is constructed of rock-faced stonework with dressed reveals and ornate carvings over the arched entrance. The Bridge lane facades are of brick construction with face brick landing and lintels.

The building is one of the few identified extant works of the firm A.L. & G. McCredie, a major Australian architectural practice of the later nineteenth century. The

building has state aesthetic significance for its rare architectural quality, which includes the richly carved and modelled façade in the Romanesque style made popular by American architect Henry Hobson Richardson and the finely executed sandstone carving and interior finishes.¹⁹³



Figure 6.7: Burns Philp Building at 5-11 Bridge Street
(Source: State Heritage Inventory, Stewart Watters)

Comments	
Period	Earlier period of construction (1899-1900)
Style	Federation Romanesque
Use	Commercial Office
Level of Intactness	Externally: High Internally: Relatively intact
Architect	A.L. and G. McCredie

¹⁹³ Description taken from the State Heritage Inventory Form

7.2.3 CHIEF SECRETARY'S BUILDING

In its existing configuration the Chief Secretary's Building consists of 2 major directly linked components: At Macquarie, Bridge and Phillip Streets - a four storey sandstone building, with a copper and slate roof mansard and a copper clad dome, and at Phillip Street - a five storey sandstone building with copper roofed mansards.

The original building was designed by Barnet in what is now called the Victorian Free Classical style; characteristics of this style are the massive basement wall with superimposed classical orders and circular arched openings, wide arcaded balconies and balustraded parapets behind which are the barely visible low pitched hipped roofs. When Vernon added to and extended this building he chose the somewhat different, though related, Victorian Second Empire style, the chief characteristics of which can be seen in the iron crested mansard roofs and the pavilion dome.

Barnet adopted a scheme of decoration that involved variations from floor to floor and a further variation within each floor. The most ornate decoration was given to all corridors and entrances, principal room located at the four corners of the building on levels 2 and 3, large rooms at the centre of the bridge Street elevation on levels 2 and 3. Decreasing ornateness was given to the spaces along the Bridge Street elevation, between principal rooms on levels 2 and 3. Austere, simple decoration was given to the range of rooms facing south into the Phillip Lane courtyard. (Jackson Teece Chesterman Willis 1994:34 & 51).¹⁹⁴



Figure 6.8: Chief Secretary's Building at 121 Macquarie Street corner with Bridge Street
(Source: State Heritage Inventory, Stewart Watters)



Figure 6.9: Chief Secretary's Building at 121 Macquarie Street corner with Bridge Street
(Source: State Heritage Inventory, S Humphries)

Comments	
Period	Earlier period of construction (1873-1893)
Style	Victorian Free Classical Style
Use	Government & Administration
Level of Intactness	Externally: High
Architect	J. Barnet – W.L. Vernon

¹⁹⁴ Description taken from the State Heritage Inventory Form

7.3 OTHER GOVERNMENT BUILDINGS IN SYDNEY

7.3.1 LAND TITLES OFFICE

A three-storey Neo-Gothic sandstone-faced office building with attic storey and basement, of steel-framed construction with reinforced concrete floor and slate covered steel framed roof. The facades contain some elaborate gothic detailing to windows and good carving work to gables and over entrances. The three large gables facing Prince Albert Road are flanked by castellated corner turrets, whilst the facade to Queen's Square has a similar small gable flanked by two turrets on each side. The initials CH (Colin Hudson, stonemason), are carved into one of the string course bosses at about second-floor level on the western side return wall of the main entrance facing St. Mary's. Nearby on a small octagonal turret are the initials of his father HCH (Herbert Charles Hudson). On the eastern side of the main entrance on the east and west elevations, with initials of the architects and clerks of works. On the keystone of the arch over the main entrance are the entwined numbers 1912 (DLWC S170 Register).¹⁹⁵



Figure 6.10: Land Titles Office at Prince Alfred Road

(Source: State Heritage Inventory, Stewart Watters)

Comments	
Period	Similar period of construction (1912-13)
Style	Federation Gothic Style
Use	Government & Administration
Level of Intactness	Externally: High
Architect	W.L. Vernon – E.H. Farmer

7.3.2 HEALTH DEPARTMENT BUILDING (FORMER)

The Federation Free Style building is a three storey plus basement brick former office building constructed on a steep site on what is a prominent Macquarie Street corner. The base of the building, designed to cope with the steeply sloping site, is of rock face sandstone, as are the string courses. Sandstone stringcourses mark the first floor and the upper window line of the second floor. The remainder of facade is red face brick. A darker brick used for the arched window heads is present on the ground, first floor and some of the second floor windows. A double-pitched slate roof is partially



Figure 6.11: Health Department Building at 93 Macquarie Street

(Source: Australian Heritage Database, K Charlton)

¹⁹⁵ Description taken from the State Heritage Inventory Form

concealed behind sandstone castellated parapets. On the Macquarie Street frontage there is fine sandstone carving with neoclassical motifs around the semi-circular entrance doorway, chimney and bay window.

The carved coat of arms over the main archway, together with the carved seal of the Board embedded in the chimney on the Albert Street facade, are the only signs of the building's former use as government offices. The corner of the building on Macquarie Street is marked by a gable asymmetrically related to the entry doors. The brickwork is flush. The double hung sash windows are painted timber, and are believed to replace much earlier multi-paned Queen Anne types. The entrance is marked by a tessellated tile threshold, fine wrought iron gates and trachyte steps.

The Albert Street facade is characterised by a corbelled chimney and oriel window. A second corbelled chimney is also located on the small visible portion of the rear (western facade). The oriel window, with its small panes to the upper sash, is one of the few surviving elements representing the Queen Anne Revival aspects of the building. A redundant colonnade staircase features a decorative wrought iron balustrade and a squat Romanesque style sandstone column and wrought iron gate. Traces of the Richardsonian Romanesque style are evident in the stone arches to the stair at the north-western corner of the building.¹⁹⁶

7.3.3 TREASURY BUILDING (FORMER)

The former Treasury building has fine Georgian elevations of exceptional scale, proportion and detailing. It occupies an important location in central Sydney. It contributes greatly to the sandstone townscape aesthetic of the Government precinct as well as being an excellent example of the craft work of its period (Branch Managers Report to the Heritage Council



Figure 6.12: Health Department Building, 1963
(Source: City of Sydney Archives, NSCA CRS 48/3612)

Comments	
Period	Earlier period of construction (1896-98)
Style	Federation Free Style
Use	Government & Administration
Level of Intactness	Externally: High
Architect	W.L. Vernon



Figure 6.13: Treasury Building at 117-119 Macquarie Street
(Source: State Heritage Inventory, Stewart Watters)

Comments	
Period	Earlier period of construction (1849)
Style	Victorian Georgian
Use	Government & Administration
Level of Intactness	Externally: High
Architect	W.L. Vernon – M. Lewis

¹⁹⁶ Description taken from the State Heritage Inventory Form

25/9/1984). It has been successfully adapted for use as part of the Intercontinental Hotel complex.

7.4 CONCLUSION

As the above comparative examples indicate, the Department of Education and Training Building at 35-39 Bridge Street is a fine representative example of Federation Free Classical Government Department building built by the Government Architect George McRae.

The building's classical proportions and sandstone facade show the influence of the Victorian Free Style and the work of the previous Government Architect Walter Liberty Vernon for government buildings including the Lands Department Building in Bridge Street, the Land Titles Office in Prince Alfred Road and the Treasury Building in Macquarie Street.

The Department of Education Building shows the evolution of George McRae's architecture, who fully embraced the Federation style in Australia experimenting Federation Anglo-Dutch, Romanesque and Free Classical fashions that have been adopted throughout McRae's career and various appointments as City Architect in 1889 and Government Architect from 1911 to 1923.

In conclusion, it is evident that the Department of Education Building is rare at the state level as a purpose-built government office building still in use by the department for which it was originally designed, and is a local level representative example of early 20th century sandstone office buildings designed by the Government Architects in Bridge Street and wider Sydney.

8.0 HERITAGE SIGNIFICANCE

8.1 BASIS OF ASSESSMENT

In assessing the cultural significance of the Department of Education building it is necessary to adequately research and consider all the information relevant to an understanding of the site and its fabric. The *Burra Charter* (1999) defines the cultural significance as being “aesthetic, historic, scientific or social value for past, present or future generations”.

The assessment of cultural significance is undertaken because it is necessary to understand the values of a heritage item before making decisions about the future of the item. This then informs to decisions that will retain these heritage values in the future.¹⁹⁷

The ‘Statement of Significance’ indicates what heritage values of the site should be conserved, and is used as a basis for the formulation of specific guidelines for the development of conservation policies of a place. *The Conservation Plan* by J. S. Kerr (fifth edition, 2000, National Trust), considers the following three criteria as a useful starting point in assessing the nature of significance:

- i. ability to demonstrate a process, a custom or style;
- ii. associational (historic) links for which there is or is not surviving physical evidence;
and
- iii. formal or aesthetic qualities.

The following assessment of significance addresses the criteria endorsed by the NSW Heritage Council, and is in accordance with the *NSW Heritage Manual* ‘Assessing Heritage Significance’ guidelines. This assessment has been updated where applicable from the previous Assessment also undertaken by Government Architect’s Office in 2007.

8.2 ASSESSMENT CRITERIA

CRITERION A - HISTORIC SIGNIFICANCE

An item is important in the course, or pattern, of the local area’s cultural or natural history

The site, now occupied by the Department of Education & Communities offices, has been in continuous use since 1788 for purposes directly associated with the government and administration of New South Wales and is part of a significant historic precinct associated with those purposes.

¹⁹⁷ NSW Heritage Manual, *Assessing Heritage Significance*, 2000, p.2

The site is part of a street pattern that evolved in the earliest years of European settlement and which was related to natural features and early buildings including: the First Government House and the means of access to the house; the bridge over the Tank Stream; the boundaries of the Domain of the First Government House; the original topography of the area; and natural watercourses. This pattern survives to the present day, enabling its history to be read and interpreted.

The site has been in continuous use since 1880 by the Department of Public Instruction (and its successors) and has been associated with the provision of public education in New South Wales since then.

The original Department of Education offices have been occupied exclusively since 1915 by the government department for which they were purpose-built and (with the exception of a short period from 1990 to 1995) have served as the head office of that department.

As the headquarters of a highly centralised education system, the Department of Education offices have been intimately connected, since 1915, with the development and provision of a universal education system in New South Wales and with the supervision of public and private schools throughout the State.

The original Department of Agriculture offices served as the head office of the Department at a period when the government played a major role in the development of scientific agriculture and the provision of scientific advice to primary producers, when primary production was a major industry of the state.

The history of the building, and the departments that have occupied it, is indicative of growth and change in government administration from the early 20th century and of changing philosophies of government and its responsibilities for the provision and funding of services.

The Department of Education building is part of an important precinct of 19th and 20th century government offices that are physical evidence of a tradition of government use of the area since 1788 and of the development of government bureaucracy from the late 1840s to the present.

The Department of Education, its Ministers and staff played an important role in the first half of the 20th century in the support and development of numerous educational, artistic, cultural and community organisations, prior to the establishment of any government portfolio specifically related to cultural activities.

Movable collection has historical significance at a State level because it is a tangible record of the history of the Department of Education since the mid-1800s.

CRITERION B - HISTORICAL ASSOCIATIONS

An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history

The Department of Education offices have a special association with successive Directors / Directors-General of Education whose offices were in the building and in particular Peter Board and Harold Wyndham who were responsible for substantial reforms in the educational system of the State.

The Department of Education offices have a special association with those Ministers of Education who worked in the ministerial offices in the building.

Movable collection has historical links with a number of important persons in the history of NSW as well as former employees of the department.

CRITERION C - AESTHETIC VALUES

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area

The Department of Education building is part of an important group of 19th and 20th century government offices that give a distinctive architectural character to Bridge Street and the surrounding area. It was purpose-designed to complement and contribute to that character. The building was designed to be seen 'in the round' and to complement and contribute to the character of the respective streetscape on all four sides.

The building is a crucial element in the landscape of Bridge Street, Macquarie Place and Farrer Place to which it makes a major contribution and is a focal feature of many views in the surrounding streets. It represents an enduring lesson in good architectural manners.

The architectural style of the building, a restrained form of Federation Free Classical with plain facades highlighted by ornamentation at the entrances and upper floor entablature, is representative of contemporary tastes.

The building exemplifies, in one structure, the change in building construction that occurred in the early 20th century and the attempt to meld both old and new technologies. The speed with which the sandstone cladding of the Department of Agriculture section of the building was set in place was a notable achievement of its time.

The first section of the building (the offices for the Department of Education) is a good example of the austere design but quality building construction of the early 20th century and of the work of the Government Architect's branch at this period. Although, the second 1930 section (the offices for the Department of Agriculture), was designed by a different architect using a different, more technologically advanced form of construction, the external architectural presentation of the two stages is remarkably unified as it continued the essential

elements of the original 1915 design. The 8th floor offices, which is confined to the southern (former Agriculture section) was added in the original design to provide the required level of accommodation but was designed in a very restrained manner to avoid competing with the architect's intention to match and extend the original architectural composition.

Despite many changes in the use of the building, its external appearance and internal structure remain remarkably intact.

The alterations made in 1995-96 designed by prominent Sydney architect Ken Woolley are in principle a good example of a modern intervention in a historic building respecting the integrity of the original planning concept.

The war boards demonstrate particular aesthetic characteristics. The furniture items are fine examples of late nineteenth century public works furniture, mostly in Australian Cedar.

CRITERION D - SOCIAL VALUES

An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons

The building has a particular association with public school teachers and with the teaching profession in New South Wales as a place of their appointment, training, cultural activities, preparation of exhibitions and meetings since 1915.

The Department of Education building has also a strong association with returned service personnel who were teachers. The building continues to provide a place of commemoration for former teachers and departmental staff on Anzac Day.

The collection of movable heritage has strong associations with the NSW Public Service and the Department of Education through maintaining unique student art works, changing decoration tastes of government administration staff and government function. The social significance of furniture has not been assessed. However, it is likely that the furniture items are valued by the Department of Education staff who use them. The Rolls of Honour are of particular significance, recording the Department of Education personnel who served or died in World Wars I and II.

CRITERION E – SCIENTIFIC OR TECHNICAL VALUES

An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history

The Education Building at 35-39 Bridge Street has research potential as part of the architectural work undertaken by the Government Architect George McRae. George McRae fully embraced the Federation style in Australia experimenting Federation Anglo-Dutch,

Romanesque and Free Classical fashions that have been adopted throughout his career and various appointments as City Architect in 1889 and Government Architect from 1911 to 1923. His work played a dominant role in the evolution and spread of Federation architecture throughout Australia.

The site also has high potential for surviving archaeological remains of State significance including the site of the Judge-Advocate's residence, and gardens, boundaries and setting for the residences of the Judge-Advocate and the Colonial Secretary. These remains may survive below the Loftus Street vehicular entry and the northwest corner of the site.

The War Memorials are of particular research significance, providing a valuable source of information for future research into the history of the NSW Department of Education.

CRITERION F – RARITY

An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history

The Department of Education building is a fine example of an early 20th century government office building, featuring an innovative internal steel frame that allowed for future re-use. The original section of the Education Department building is one of a diminishing number of purpose-built government offices still in use by the department for which it was originally designed.

The Department of Education Art Gallery is the only purpose-built gallery in a government office building. The Department's William Wilkins Memorial Art Collection is the oldest collection of student art work in Australia.

The Movable Collection is the only collection of its kind documents the history of the NSW Department of Education.

CRITERION G – REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of the local area's

- ***Cultural or natural places; or***
- ***Cultural or natural environments***

The building is a fine example of an early 20th century government office building intended to house both the Minister responsible for the department and the administrative staff demonstrating the close connection between ministers of state and their departments typical of the period.

8.3 STATEMENT OF CULTURAL SIGNIFICANCE

The Department of Education building has been synonymous with the provision of universal public education in New South Wales since its construction in 1915 and is still used for its original purpose. The Department's association with the site dates from its establishment under the *Public Instruction Act 1880*. The southern half of the building, the former Department of Agriculture offices, demonstrates that Department's importance in the development of scientific agriculture and support for primary production when this was a major industry in the state in the first half of the 20th century.

The architectural style of the building, a restrained form of Federation Free Classical with plain facades highlighted by ornamentation at the entrances and upper floor entablature, is representative of contemporary tastes demonstrating external materiality and scale of the building in its original design by George McRae with Stage 2 (for the Department of Agriculture) being completed by a private firm, John Reid & Son.

The Department of Education building is a fine example of early 20th century government offices combining elements of their historic 19th century predecessors, with a concern for contemporary office design. Built in two stages 1912-15 and 1929-30, the building demonstrates rapidly changing methods in building construction of the early 20th century. The 1994-95 refurbishment by noted architect Ken Woolley provided a rational and elegant solution to the historic problems posed by key planning differences between the two stages of construction and resulted in efficient circulation and improved accommodation to contemporary standards.

Although the second stage of the building (1915 and 1930) was designed by a different architect using a different, more technologically advanced form of construction, the external architectural presentation of the two stages is remarkably unified or consistent. Occupying the of the city block bounded by Bridge Street, Loftus Street, Young Street and Farrer Place, the building is a key element in the built landscape of Bridge Street, in the surrounds of Macquarie Place and in Farrer Place to all of which it makes a notable contribution. It is part of an important group of late 19th and early 20th century government offices that represent the continuing association of this area with government and administrative activities since 1788. The site is part of a street plan that reflects the earliest development of the city of Sydney.

The Department's Art Gallery is unique in government offices and its student art collection, William Wilkins Memorial Art Collection, is the oldest in Australia.

The building is associated with key personalities in the history of education in New South Wales including Peter Board and Sir Harold Wyndham. It is also associated with Government Architect George McRae, who is considered as a key practitioner of the Federation

Romanesque, Anglo-Dutch and Free Style in Sydney and whose work played a dominant role in the evolution and spread of Federation architecture throughout Australia.

The building has been the symbolic headquarters for generations of teachers and administration staff who have worked in the NSW education system since 1915.

The heritage significance of the Education Building is enhanced by the collection of movable heritage including furniture and war memorials. The movable heritage of the building has an ongoing and continuous association with the government function and demonstrates the building's association with public service. The collections of furniture and fixtures associated with public service and government administration demonstrate superior quality in local design, manufacturing and materials. The war memorials are of particular social significance for its commemoration of the role of Department of Education employees in war.

The site also has high potential for surviving archaeological remains of State significance including the site of the Judge-Advocate's residence, and gardens, boundaries and setting for the residences of the Judge-Advocate and the Colonial Secretary. These remains may survive below the Loftus Street vehicular entry and the northwest corner of the site.

8.4 LEVELS OF SIGNIFICANCE

The NSW Heritage Council recognises two levels of significance: State heritage significance and Local heritage significance. The first denotes significance to all the people of NSW, the second to a local community or group. Items listed on the State Heritage Register are managed by the NSW Heritage Division and Heritage Council; items of local significance are managed by local government through Local Environmental Plans.

The Department of Education building is of State level heritage significance. The following table indicates its levels of significance under each significance criteria:

NSW Heritage Assessment Criteria		Level of Significance
Criteria (a)	Historic	State
Criteria (b)	Historic Association	State
Criteria (c)	Aesthetic	State
Criteria (d)	Social	Local
Criteria (e)	Scientific / Archaeological	State
Criteria (f)	Rare	State
Criteria (g)	Representative	Local

8.5 CONDITION AND INTACTNESS

A Heritage building's significance descends, among other things, from its condition and intactness at the time of assessment.

The Department of Education building is structurally in good condition in general with little evidence of deterioration to its main structural elements. A small number of material exhaustion and areas that require repair have been observed during site inspections for the recent studies undertaken in 2013 and early 2014 including the update of the CMP as part of the preparation of the Heritage Asset Management Plan (HAMP) and fire upgrade works. Further maintenance works have been carried out to rectify any defects and water ingress. The exteriors of the building are remarkably intact while the overall interiors maintain their open plan office layout, sky lanterns, art galleries and most of the finishes of the ministerial offices and timber joinery largely survive. The sky lanterns have recently been repaired and restored so are the interiors of the Gallery, Annex room and the ministerial offices, which incorporated repainting minor repair works and like by like replacement with splicing as required. As documented in the Movable Heritage report (Appendix G) the items identified including war memorials, honour boards, student art collections, furniture and ephemera are generally in good condition and regularly maintained in their original finishes.

A detailed elements survey and summary has been provided in Appendix E providing information on the intactness, condition and integrity of the internal fabric.

8.6 GRADING OF SIGNIFICANCE

The site was inspected in January 2007 by the Government Architect's Office project team, and between April 2013 and June 2014 by the City Plan Heritage team. The following observations and assessment of significance of the elements was made by the Government Architect's office and concurred by the City Plan Heritage's observations. The inspections were conducted as visual inspections only, no fabric was opened up other than those were already opened up for repair and maintenance works including the services ducts within the Annex room on Level 7 and the sky lanterns on the roof, which have been recently repaired.

The various elements of the Department of Education Building were assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

- Relative age
- Original design quality
- Degree of intactness and general condition

- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

Grading reflects the contribution the element makes to the overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered).

EXCEPTIONAL SIGNIFICANCE	Includes the original extant fabric and spaces of particular historic and aesthetic value.
HIGH SIGNIFICANCE	Includes extant fabric from the early phases of construction.
MODERATE SIGNIFICANCE	Includes building fabric and relationships which were originally of higher significance, but have been compromised by later, less significant modifications or new sympathetic fabric which support and stabilises elements of high and exceptional value.
LITTLE SIGNIFICANCE	Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the place's significance.

Built Elements, Views and Spatial Qualities

The significance of the elements, which together comprise the site and its associated furniture, art collections and memorial boards, have been assessed and ranked to assist with the preparation and implementation of the conservation policies to establish priorities for the future conservation of the site.

Grading	Description	Recommendation	Element
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance.	Preservation, restoration or reconstruction only. Retain all fabric. Conserve all significant fabric.	Fabric original to the 1915 and the 1930 buildings specifically: the street facades; the fenestration and steel framed windows; the art galleries at Level 7 and the sky lanterns serving these galleries (except glazing); surviving original interior fit-out to entrance vestibules, staircases and ministerial suite at Level 2. William Watkins Memorial Art Collection.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations, which	Reservation, restoration, reconstruction or reversible addition. Aim to retain all fabric. If adaptation is necessary for the	Fabric original to the 1915 and the 1930 buildings specifically: the internal courtyard/service area; fenestration pattern and steel framed windows; the open plan steel framed structure of the building.

Grading	Description	Recommendation	Element
	do not detract from significance.	continued use of the place, minimise changes. Aim not to remove or obscure significant fabric and give preference to changes, which are reversible.	The bronze war memorials to the Bridge Street entrance vestibule. The students' art collection on Level 2. The book cabinet and buffet in Director General's boardroom;
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Preservation, restoration, reconstruction or limited adaptation. Aim to retain most of the fabric. If adaptation is necessary, more changes can be made than would be possible for fabric of considerable significance, but the same principles apply.	The original 1915 toilet block to the west wall of the courtyard, the 1930 additional floor of accommodation at Level 8 over southern section and the 1930 toilet block to the south wall of the courtyard; The 1996 alterations and additions generally. Later timber honour rolls. Surviving pavement lights along Young Street.
Little	Alteration, which detract from significance. Difficult to interpret.	Preservation, restoration or adaptation. Fabric of little significance may be retained or removed as required for the future use of the place, provided that its removal would cause no damage to adjacent significant fabric.	The lift installation to the north side of the courtyard installed 1974; the fit-out of the art galleries for audio-visual presentations and conferencing. Recent additions to the roof to screen the cooling towers on the southern range of the building. The 1970s demolition of the upper sections of the Bridge Street staircase and the lift motor room above the 1970s lift shaft on the northern range of the building. Unsympathetic fit out to interiors of high significance including reception desks to entrance lobbies; Victorian style pendant lighting to the 1915 ministerial rooms. Conspicuous roof plant at the southern end of the building. The 1990s alterations to pavement lights in Young Street and Farrer Place, removing the steel framed prismatic glass blocks and infilling with concrete.

8.7 SIGNIFICANCE AND GRADING PLANS



Figure 8.1: Areas of Exceptional, High, Moderate and Little significance for Levels 1 to 7

(Source: Government Architect's Office, 2007 with City Plan Heritage additions – Note: all office areas are considered *Moderate* level of significance with the office fit-out being *Little* level of significance)

KEY:	
Exceptional:	
High:	
Moderate:	
Little:	

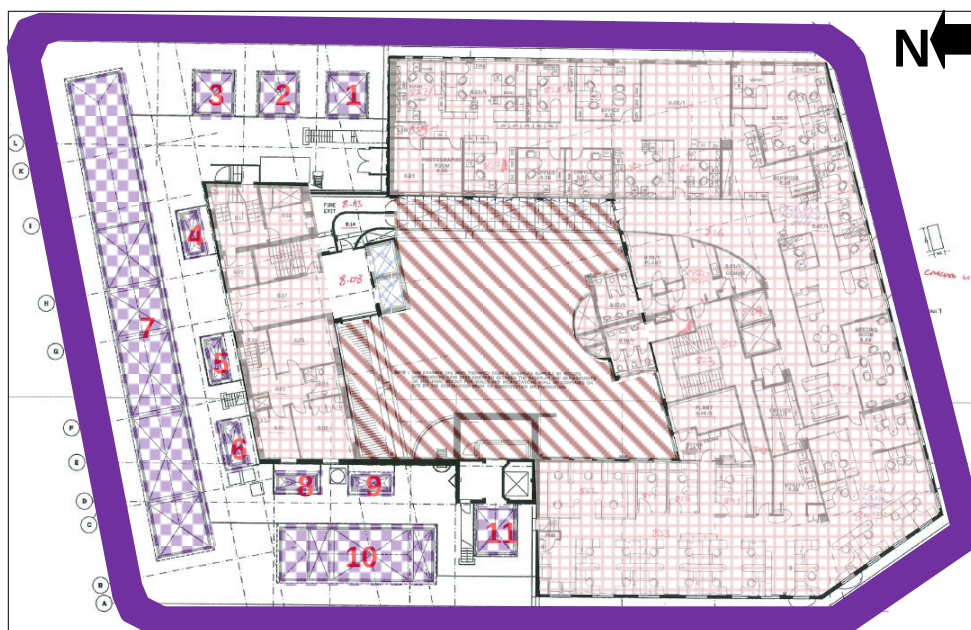


Figure 8.2: Areas of Exceptional, High, Moderate and Little significance for Level 8.

(Source: Government Architect's Office, 2007 with City Plan Heritage additions – Note: all office areas are considered Moderate level of significance with the office fit-out being Little level of significance.

KEY:	
Exceptional:	
High:	
Moderate:	
Little:	

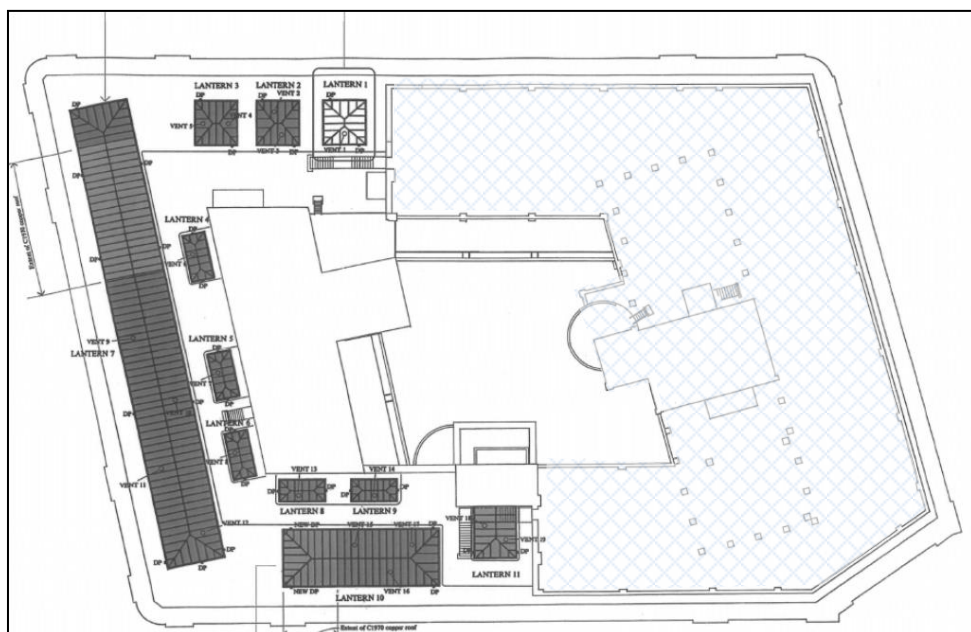


Figure 8.3: Areas of Little significance for Level 9. The ranking comprises of Level 9 at southern section of the building. Level 8 (the northern half of this figure) is addressed in Figure 7.2

KEY:	
Exceptional:	
High:	
Moderate:	
Little:	

8.8 CURTILAGE, VIEWS & SETTING

The subject site is situated within Bridge Street south streetscape, Bent Street north streetscape, Young and Loftus Streets streetscape. The existing physical curtilage of the site is defined by its allotment boundaries as described in the NSW Land Titles as Lot 56 of Deposited Plan 729620. The visual curtilage of the site, however, extends beyond its property boundaries through views and vistas to and from the surrounding streets. The most notable views, which are also historical views, are views from Bridge Street west and east approaches, along Loftus and Young Streets, Macquarie Place, O'Connell Street, corner of Bligh and Bent Streets and west approach of Bent Street. The Farrer Place forecourt is also considered to be an important visual setting to for the Education Building as it is associated with the building's original subdivision block.

The following aerial photograph of the site (Figure 8.4) indicates its physical and visual setting that should be maintained and preserved for the appreciation of the building's exceptional heritage significance.

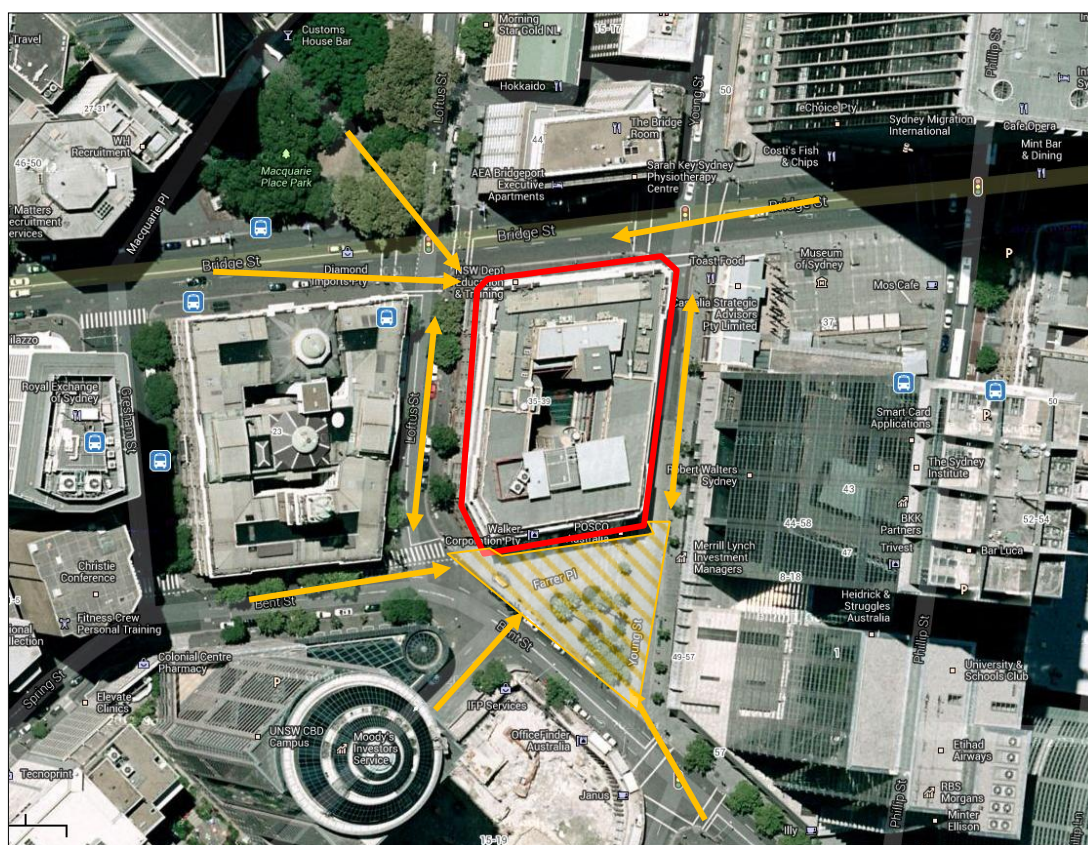


Figure 8.4: Aerial view of Department of Education Building - red outline defines the physical curtilage - the lot boundaries, and the orange arrows indicates the views and vistas while the orange hatched area indicates the historically associated physical and visual setting to the Building.

(Source: Google maps with City Plan Heritage mark-ups)

9.0 CONSTRAINTS, ISSUES AND OPPORTUNITIES

9.1 PREAMBLE

The development of a conservation policy is an essential requirement for making decisions about the future of the site.¹⁹⁸ Future development of the place is dependent upon government policy, permissible uses and changes as determined by statutory regulations and current heritage management principals, in consultation with stakeholders. Policies should provide practical guidelines for the future management and conservation of the site for the short and long term. The policies are set out in Section 9.0 of this CMP while this section summarises the constraints and opportunities relating to the Department of Education Building site that influence and underscore the conservation policies. This section contains summaries of:

- Constraints and opportunities arising out of the assessed heritage Significance.
- Constraints and opportunities arising out of ownership and management.
- Constraints and opportunities relating to the physical condition of the building.

9.2 CONSTRAINTS AND OPPORTUNITIES ARISING FROM SIGNIFICANCE

The following constraints and opportunities arise out of the assessment of significance for the building (refer to Section 7.0 for the Assessment of Significance):

- The external facades of exceptional significance permit no physical intervention except for conservation purposes in accordance with this Conservation Management Plan.
- The building has some nominated interior spaces graded as of Exceptional and High Significance (refer to Figures 7.1 and 7.2) where the level of significance permits no physical intervention except for conservation purposes in accordance with this Conservation Management Plan.
- Areas of moderate and little significance have a greater tolerance for change to provide for any approved future use.
- It is preferable that building contents of significance including furniture and other items of moveable heritage with a long association with the building shall be retained within the building.

¹⁹⁸ Australia ICOMOS, Guidelines to the Burra Charter: Conservation Policy, 1999, section 1.3.

- The building's art collection, which is part of the Department of Education collections, is preferably be retained and displayed within the building. However, as they are associated directly with the Department of Education and not the Building itself if the Department moves out of the Education Building then the movable heritage items as detailed in the Movable Heritage register & Report (Appendix G) should be retained with the Department. If the Department wishes to leave some of the movable collections within the Education Building then future proponent should update and utilise them as part of their Heritage Interpretation.
- The relationship of the building to the surrounding streets shall not be altered.
- The history of the building and the place of the Department of Agriculture in that history should be presented to the general public in the form of an interpretative display in one or both of the public entrance vestibules.
- Areas and elements of little significance may provide opportunities for the recovery of significance in any future building works programme.
- Opportunity exists for adaptive reuse of the building for other competitive purposes that would not diminish the identified heritage significance of the building.

Decisions about future work at the Department of Education Building, whether it be repairs or conservation works, maintenance work or more extensive refurbishment or adaptation, should always take into consideration the significance of the place, both as a whole and in terms of the separate parts affected. The conservation policies in the following section provide a set of guidelines to inform future decisions; they do not impose a blanket prohibition on modifications to the building. It is critical; however, that future decisions are made on an informed basis.

Generally, proposed works that impact on the heritage significance of the place should only be considered if:

- They result in the recovery of areas or elements of greater significance.
- Absolute care is taken to minimise the adverse effect and there is some effort made to negate the impact and enhance significance in some other way.
- The work helps to maintain or advance the security / protection of the building.

9.3 STATUTORY OBLIGATIONS

9.3.1 BACKGROUND, OPPORTUNITIES & CONSTRAINTS

Depending on the type and scale of development proposed to the Education Building, there are a number of statutory approval pathways that may be followed. Advice should be sought from a planning consultant with experience in heritage projects. The consent process for the initial adaptive re-use of the building will be subject to the advice of the NSW Government.

Subject to the advice from an expert planner in relation to future proposed alterations, some of development works on a heritage building can be classified as either major works or minor works. This classification can determine the appropriate approvals process required to be followed. A preliminary guidance concerning some of the approval processes relating to the statutory heritage listings are discussed below.

9.3.2 APPROVALS UNDER SECTION 60 APPLICATION OF THE *NSW HERITAGE ACT, 1977*

The Education Building is listed on the NSW State Heritage Register (SHR No.00726). In most cases major work cannot be undertaken without the approval of the Heritage Council of NSW pursuant to Section 60 application of the *NSW Heritage Act 1977*. Heritage Council approval must be obtained prior to any other consent or approval. Most major development approval processes will be managed under an Integrated Development Process under the Environmental Planning & Assessment (*EPA*) Act 1979.

Activities requiring Heritage Council consent for items listed on the SHR include (but is not limited to):

- Change of use;
- Any proposed demolition;
- Intentional damage to any part of the item;
- Movement of a moveable object or archaeological relic;
- Excavation for the purpose of exposing or moving a relic;
- Development of land on which the building, work or relic is situated;
- Alteration to the building, work, relic or moveable object;
- Display of any notice or advertisement on the place, building, work, relic, moveable object or land, or in the precinct;
- Proposed damage, destruction or removal of any tree or other vegetation from the place, precinct or land.

9.3.3 EXEMPTIONS UNDER THE NSW HERITAGE ACT 1977

Certain maintenance activities and minor works that will have no or minimal impact on the heritage significance of a place may be exempted from the formal approval process in accordance with Section 57(2) of the *NSW Heritage Act*. However, a number of exemptions require approval from the Director of the Heritage Division in the Office of Environment and Heritage.

The *Act* also requires that owners of listed buildings maintain the buildings they own at a minimum standard of repair and maintenance (Section 118 of the *NSW Heritage Act*, *Minimum Standards of Maintenance and Repair*). The regulations of the *Act* may impose minimum standards with respect to the maintenance and repair of a building, work or relic that is listed or within a precinct that is listed on the State Heritage Register, but those standards can only relate to the following matters:

- a) the protection of the building, work or relic from damage or deterioration due to weather (including such matters as the weatherproofing of roof, doors and windows),
- b) the prevention of and the protection of the building, work or relic from damage or destruction by fire,
- c) security (including fencing and surveillance measures to prevent vandalism), and
- d) essential maintenance and repair (being maintenance and repair necessary to prevent serious or irreparable damage or deterioration).

There are also provisions for exemptions in the *Act* which enables certain works to be carried out without the requirement of the approval from the NSW Heritage Council. These exemptions include minor repair and maintenance works and painting to an approved colour scheme.

Standard Exemption No. 6 allows for carrying out a minor development that has specifically identified as exempt development, which does not materially impact on heritage significance, by a conservation policy or strategy within a conservation management plan which has been endorsed by the Heritage Council of NSW or by a conservation management strategy endorsed by the Director-General. This CMP has not identified any specific conservation works or new development works that could be exempted from further *Heritage Act* approvals under Standard Exemption No. 6.

9.3.4 SECTION 170 OF THE NSW HERITAGE ACT 1977

The *NSW Heritage Act* stipulates that all Government instrumentalities, including the GPNSW, must give the Heritage Council at least 14 days notice before;

- removing any item from the Section 170 Heritage and Conservation Register (s.170 Register);

- changing ownership (disposal) of an asset listed in the s.170 Register;
- ceasing to occupy or demolishing any place or building listed in the s.170 Register.

The 14 day advance notification provides the Heritage Council with an opportunity to consider the proposed disposal or vacation and make comments, recommendations or impose conditions.

Under Section 170 of the Act, all government instrumentalities are required to establish and maintain a Heritage and Conservation Register that details each item of environmental heritage that the agency owns or occupies. The Register should include cultural and natural heritage places. This Register comprises individual inventory entries for each item or place that has been identified to be of heritage significance.

The property owners have responsibilities under this Section of the *Act* to maintain and manage the site with due diligence in accordance with *State Owned Heritage Management Principles* and comply with guidelines issued by the Heritage Council from time to time. An annual report with respect to the condition of the heritage items is required to be provided to the Heritage Council. The property owner is responsible for retaining the heritage significance of each place as well as their operational use.

The provisions of the Section 170 of the *Heritage Act* will remain in force even after a long term lease as the GPNSW remains as the owner of the Education Building.

9.3.5 DEVELOPMENT APPROVALS UNDER THE NSW EPA ACT 1979

The Education Building is listed in the heritage schedule (Schedule 5) of the *Sydney City Local Environmental Plan 2012* (LEP).

Section 5.10 of the LEP contains heritage conservation clauses that require development consent to be obtained for a range of work to listed places including demolition, alterations, subdivision and excavation.

Because the Education Building is on the State Heritage Register development consent will usually become an Integrated Development process. Consent from the City of Sydney Council may not be required for minor works, but Council must be notified and provide a written response before any work commences.

Any works impacting on the exterior of the Education Building should address the Locality Statement for the Bridge Street/Macquarie Place/Bulletin Place Special Character Area and other objectives and provisions of the Sydney DCP 2012 Development which may impact on

the heritage values of a place should address the objectives and provisions of the *City of Sydney Heritage DCP 2006*.

The Palm trees in Farrer Place, which is identified as being part of the physical and visual setting of the Education Building, are listed as a heritage item on Schedule 5 of the LEP (item 1759). Therefore, changes to the exterior of the building along Farrer Place frontage should consider impacts on these Palm trees.

9.4 IMPLICATIONS OF POSSIBLE FUTURE NATIONAL HERITAGE LISTING OF “COLONIAL SYDNEY” UNDER THE *EPBC Act 1999*

As stated in Section 2.4 Heritage Listings, a nomination for inclusion on the National Heritage List, is currently under consideration by the Australian Heritage Council for an area of Sydney currently called “Colonial Sydney”. The area includes many sites fronting Macquarie and Bridge Streets and beyond, including the Education Building.

Should the “Colonial Sydney” Listing be approved by the Federal Minister for the Environment, then the listing would be gazetted and the relevant sections of the *EPBC Act 1999* would apply, including the need for statutory referrals when the proposed development impacts on the National Heritage Values of the “Colonial Sydney Listing”. The emphasis of the proposed National Heritage Listing is likely to be on the townscape contribution of the exterior of the Education Building. In the case of the realisation of the National listing of the “Colonial Sydney” then the CMP will need to be amended to reflect the implications of such listing.

9.5 OBLIGATIONS ARISING FROM NON-STATUTORY AUTHORITIES

9.5.1.1 NATIONAL TRUST OF AUSTRALIA (NSW)

The National Trust of Australia is a non-government community organisation, established in 1945 and incorporated by an Act of Parliament in 1960, dedicated to the conservation of Australia’s heritage. The National Trust compiles and maintains a register of places of heritage significance in NSW, known as the Register of the National Trust of Australia.

Although the National Trust has no statutory power, it has a strong influence on community support, particularly in regard to the possible threat to a structure or place from insensitive development or the destruction of items of cultural significance.

The subject building is included on the Register of the National Trust (NSW) as Education Department Building (ID C6097). Listing on the Trust’s Register does not hold any statutory control but indicates building’s heritage value.

9.5.1.2 REGISTER OF THE NATIONAL ESTATE

The Register of the National Estate is a list of natural, Indigenous and historic heritage places throughout Australia. This was originally established under the Australian Heritage Commission Act 1975 (repealed). It was closed in 2007 and is maintained on a non-statutory basis as a publicly available archive and educational resource. Therefore, the Register of the National Estate (RNE) is now an archive of information about more than 13,000 places throughout Australia.

The subject building is listed on the Register of the National Estate as Education Department Building (Listing ID 1793). A copy of the listing is provided in Appendix B.

9.5.1.3 AIA REGISTER OF BUILDINGS OF SIGNIFICANT ARCHITECTURE IN NSW

The NSW Chapter of the Australian Institute of Architects (AIA) has maintained a register of notable NSW Architecture since October 1949. The Register of Significant Architecture in NSW is a non-statutory register, presented in an abbreviated version of entries held at the Chapter Office on a State Heritage Inventory Database and card index, and is available on the AIA website NSW Chapter section.

The subject site is listed on this register as *Education Department Building* (Number 4700597).

9.6 CONSTRAINTS AND OPPORTUNITIES RELATING TO THE PHYSICAL CONDITION OF THE BUILDING

9.6.1 EXTERNAL FABRIC

Given the exceptional heritage significance of the external fabric and its intactness, this fabric should be conserved. As the result of an ongoing maintenance programme for the street facades and roof of the building, the external fabric can generally be considered to be in good condition with the exception of the following areas:

- The Young Street and Loftus Street cornices, strings and balcony balustrades, where defective stonework was replaced in the 1980s using unsuitably coloured Wondabyne Grey sandstone.
- Some localised damage to the trachyte columns and plinths at the Bridge Street entrance portico.
- Inappropriate screening to air conditioning plant on southern end of the roof.
- The 1970s lift motor room to the northern section of the roof.

- Infill of pavement lights with concrete slabs and granite paving (1990s) which effectively restricts maintenance access to the steel framed windows at the southern half of the site.
- Steel framed windows to both the external (street) facades and courtyard facades require some repairs and maintenance due to rusting especially those along open courtyard walkway at Level 7.

Notwithstanding these exceptions, the replacement of any external fabric of the major historic stone facades to all street frontages up to and including the top parapet (but not including the facades of Level 8) should only be considered as a last resort. Particularly significant elements such as the carved tympana and Coat of Arms should be preserved and not replaced in any account.

9.6.2 INTERNAL FABRIC

Generally internal fabric has been extensively modified and in many cases removed during the course of the many alterations the building has undergone. Only those areas noted below maintain original and early configuration and finishes.

The building underwent a complete refurbishment in 1995-96 (without the benefit of a Conservation Management Plan) in which all floors were refitted with new partitions, ceilings, services, floor coverings and toilet facilities. Recent works included fire services upgrade throughout the building in particular Levels 7 to 9.

Only those spaces and elements identified as being of exceptional heritage significance were conserved. Some restoration was carried out in these areas as well as some conjectural reconstruction. The identified conservation areas were:

- The entrance vestibules from Bridge and Loftus Streets and Farrer Place.
- The corridor connecting the Bridge and Loftus Streets entrance vestibules.
- The Bridge Street staircase Levels 1-2.
- The Loftus Street staircase Levels 1-7.
- The Ministerial Suite on the Bridge Street range at Level 2 (currently rooms 2.33, 2.36 - 2.41 inclusive).
- The Level 7 art galleries and adjoining storerooms and staircase to the roof.

9.7 CONSTRAINTS AND OPPORTUNITIES ARISING FROM OWNERSHIP AND MANAGEMENT

Land title documents show that the Department of Education building at 35-39 Bridge Street Sydney is owned by the NSW Treasury. The building is currently managed by the

Government Property NSW and occupied under lease by the Department of Education and Communities.

This Conservation Management Plan has been prepared for the Government Property NSW.

At the time of writing, GPNSW is in the process of preparing the Education Building for a long-term lease and reuse for tourism purposes, most notably for hotel accommodation. While this is not a preferred outcome, it is acknowledged that commercial realities may necessitate such an arrangement. This Conservation Management Plan has been adapted to facilitate adaptive reuse in the event that the Education Building is no longer occupied by any NSW Government agency.

9.7.1 LEASING

The Education Building is considered to be of such significance that it will remain in government ownership and the change of use for the building accommodated through a long term lease. In accordance with the *State Agency Heritage Guide 2005*, the transfer of ownership or control of a heritage asset should be carefully considered in order to conserve the cultural significance of the heritage item. In accordance with this guide, this CMP management plan forms part of the “appropriate heritage management information” that must be provided to the new managing agency or the lessee.

Following the lease of the Education Building, the Holder of the Ground Lease and Sub-lessees will be required to seek the landowner's consent (State Government) prior to lodging any application to undertake works.

9.7.2 BUILDING CODE OF AUSTRALIA

The Building Code of Australia (BCA) sets out minimum construction standards for all new building work undertaken in Australia and specifies the requirements for building constructions issued under the Local Government Act.

An assessment of compliance of the Department of Education Building and its site with the BCA has been carried out by AE&D (dated 8th January 2013). The subject BCA Compliance Audit & Upgrade Assessment was peer reviewed by City Plan Services in July 2013 confirming the findings of the recommendations of the AE&D report being acceptable. A number of non-compliances have been identified in relation to fire resistance, access and egress (including provisions for people with disabilities), services and equipment and health and amenities.

The Building as noted earlier is currently undergoing extensive investigation for BCA and Disability Access requirements and will be upgraded in an appropriate way as much possible as the significance of the fabric and areas allows. In general, when considering the BCA for

new works within the heritage buildings, proposals must ensure that significant fabric and spatial qualities are not compromised while full BCA compliance is achieved and users' safety is assured. The building will require changes for compliance with the requirements of the BCA 2011 and the Disability Discrimination Act. The significant fabric of the building is generally exterior, entrance lobbies, stairs, main entrances, and spaces as identified in the Significance Grading in Section 7.0 of this CMP, and therefore maintaining the significant fabric will pose some constraints to implement in upgrading the building to the current BCA standards and alternative solutions will need to be investigated.

9.7.3 ACCESS

The Department of Education Building currently has two main public entrances from Bridge Street and Farrer Place with a vehicular access from Loftus Street. An audit in relation to Access to buildings – Premises Standard was carried out by One Group ID in February 2013. Key outstanding Accessibility issues that need to be addressed are listed below. Specific recommendations associated with these areas are located within the body of the One Group ID's report.

- Car parking for people with disabilities
- Accessible entry at the principal entry
- Visual indicators on glazing
- Stairways to be provided with accessible features
- Accessible Unisex sanitary facilities and ambulant toilets
- Vertical access

9.7.4 LIFTS

There are currently 4 lifts installed in the building, these date from different phases of development. These were all extensively upgraded in 1999 with new controllers, drives, and door operator and locks.

These lifts were inspected by Thomson Elevator Consultancy Services in May 2013. This inspection found that the machinery operating all lifts was in some instances old, but all remained serviceable and effective. Recommendations were made regarding general maintenance, including the need to monitor hoisting ropes for breaks and splits, in particular in lift 3, as well oil leaks from the hoisting machine gearbox requiring repair and refilling.

Other findings included the need for air conditioning in the lift machine room in order to prevent high temperatures building up. Compliance with the Lift code, and Building Code of Australia were both found to be up to date as of the date of their installation; however they have not kept up with revisions since this time. These requirements consist of mechanical requirements and standards regarding the floor space within lifts and accessibility. All lifts

require upgrades in order to comply with codes regarding accessibility for people with disabilities.

9.7.5 SERVICES

The building's condition assessment, in relation to mechanical, electrical and hydraulic and fire services, was recently carried out by Medland Metropolis who has concluded that:-

... the services and equipment to be in good condition and consistent with the age for a commercial office building. The ten year capital expenditure planning will bring the installation life of a considerable portion of the services (1996 refurbishment) to approximately 27 years of age. This is an age where some plant replacement (equipment with 30 year design life), would be expected to require replacement. Other items of plant which have already been replaced (such as HV&C plant), would not be expected to be replaced within the next 10 years providing a robust preventative maintenance plan is in place. Capital expenditure over the next three years will be considerable. Medland Metropolis recommends contingencies for equipment failure and capital preventative maintenance in years three to five of the CAPEX plan.

The findings of this report has been attached to this CMP at Appendix D for future reference.

9.7.6 SECURITY

Currently, the building is open to any visitors every business day with accesses from Bridge and Loftus Streets and Farrer Place. Each entry is staffed by security guards with necessary protocols in place. Lifts are also accessed by swipe cards for certain levels with only public levels being accessible without swipe cards after signing in with the security guards. The building has a Building Manager representing Five D and is responsible from the management of building's operation, maintenance and security matters on behalf the Government Property NSW. Loftus Street vehicular entry, which also serves as the disabled access, is secured by metal gates and accessible via intercom contacting the security guards. Therefore, no additional actions are required.

9.8 OTHER ISSUES

9.8.1 CURTILAGE, VIEWS & SETTING

The curtilage, views and setting of the Department of Education building have been identified in Section 8.8 and defined in Figure 8.4. The existing physical curtilage of the site is defined by its allotment boundaries together with its visual curtilage, which extends beyond its property boundaries through views and vistas to and from the surrounding streets. The most

notable views, which are also historical views, are views from Bridge Street west and east approaches, along Loftus and Young Streets, Macquarie Place, O'Connell Street, corner of Bligh and Bent Streets and west approach of Bent Street. The Farrer Place forecourt is also considered to be an important visual setting for the Education Building. Figure 8.4 indicates site's physical and visual setting that should be maintained and preserved for the appreciation of the building's exceptional heritage significance.

9.8.2 ARCHAEOLOGY

As detailed in Section 4.0 the site has varying degrees of archaeological potential across the site according to the original contours of the site and the requisite excavation. A section at the western edge of the site at the Loftus Street vehicle entry features high potential for archaeological remains from the Judge-Advocates residence phase. The north-western portion of the site, primarily beneath the present building, features high potential for archaeological remains in the form of gardens, boundaries and settings for the residences of the Judge- Advocate and the Colonial Secretary. Furthermore this area of the building was constructed on fill which may have been derived from the demolition of the surrounding buildings, and subsequently, may contain archaeological relics. An intermediate area running north-east to south-west features some potential for the survival of archaeological remains relating to gardens, boundaries and settings for the residences; however this area is located between the area of fill and that part of the site which has been excavated to a depth considered to be below the anticipated level of archaeological remains, with the exception of wells and other deep features. All other remnants of the previous occupation across the south eastern portion of the site have been removed during the construction of the present building.

There is still the possibility that extant remains relating to the construction phases of the subject building are located, as 'above ground' archaeological items in some areas of the building.

An Archaeological Assessment should be prepared prior to any excavation works under the Education Building.

9.8.3 INTERPRETATION

There is currently no active interpretation of the history or heritage of the subject site. There is an opportunity, using the information provided in this Plan and other studies available in the archives, to provide interpretative signs or displays at key locations throughout the site with the main focus for the interpretive media being in the Bridge Street and Farrer Place entrance lobbies as well as public spaces within the building such as Level 2 atrium and Art Gallery foyer..

The selected locations need to be easily accessible, well frequented, and relate visually to components of heritage significance.

Interpretation themes which might effectively be included in the interpretation include:

- earlier landforms and occupation;
- historical use of the building by both the Education and Agriculture Departments as well as its subsequent long term use by the Education Department;
- development of the building over the years including its two phases of construction past and later refurbishment and alterations to the building; and
- significant features such as art galleries, moveable heritage and ministerial refurbishments etc.

Interpretation activities should be coordinated by an interpretation policy or plan, which would determine which stories are told where, how the interpretation themes are identified and cross referenced, and the range of most appropriate presentation approaches to use, such as signage, photo-and text display panels or topic-based brochures. Localities for signage/display panel presentation should be carefully chosen to prevent any interruption to the tenants' operations and activities.

9.9 OTHER STAKEHOLDERS – COMMUNITY EXPECTATIONS

Interviews with the wider community were not seen as a necessary component to complete this Conservation Management Plan. As a general the community would expect ongoing conservation and maintenance of the building to protect its identified heritage significance.

9.10 FURTHER RESEARCH

The building's historical development and fabric is well researched and studied with limited unknown areas of interest remain. The main areas of further research would be the potential surviving archaeological remains of earlier structures identified in the Archaeological assessment in Section 4.0 of this Plan. This research is only required whenever a deep subsurface disturbance is proposed.

10.0 CONSERVATION POLICIES

10.1 PREAMBLE

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

This section contains the general conservation policies. Determining appropriate conservation policies requires resolution of the constraints and issues that bear on the site married with the site's assessed value. Good decision making, either as part of on-going day to day management of the site or in the context of the future of the site, relies on a clear understanding of the values embodied in the site's recognizable physical elements as well as the more elusive meanings and associations. Good outcomes for the site will arise from the implementation of best-practice heritage management principles and procedures. In implementing the conservation policies recommended in this Plan, it is recognised that there are constraints, which bear on the operational requirements of the building.

10.1.1 PURPOSE OF THE POLICIES

The NSW Government has determined that the building will be utilised by the private sector (namely office, commercial or tourism uses) in the near future. As details regarding any potential lessee, nature of works or specific use is not known it is not possible to provide specific policies for its conversion. Although the future use has been identified as tourism by the Government as the owner, the following policies seek to guide the adaptive reuse of the building regardless of the proposed use itself.

The conservation policies are intended to assist and guide the building owner, site managers, consultants, contractors and occupants through the processes of conserving, repairing, maintaining and using the site. The conservation policies provide a set of guidelines to inform future decisions, including the adaptive reuse of the building. Decisions about future work including repair, conservation, maintenance works or future additions and development should take into consideration the significance of the place as a whole as well as of the affected separate parts and their interrelationship. The conservation policies are not intended to prohibit change at the site. Use of the policies will ensure that future decisions are made on an informed basis enabling the significance of the place to be retained and enhanced. The policies target the issues that are relevant to the site but also are intended to be flexible in recognising the site and owner's constraints and requirements.

10.1.2 STRUCTURE OF THE POLICIES

The policies in this report commence with the **general policies** to provide guidance to deal with the key implications for retaining the significance of the site, including:

- Recognise and retain heritage values;
- Conserve the place as a whole;
- Recognise all periods of the building's history;
- Facilitate the adaptation to and long term operation of the building by private sector;
- Conserve and maintain significant building features and their functional and spatial relationships; and
- Conserve in accordance with significance;

Policies are then provided to address **physical conservation issues** such as identifying, managing and undertaking conservation and maintenance works as well as employing consultants and contractors with appropriate expertise, including:

- Adopt best-practice guidelines and procedures;
- Provide effective management; and
- Manage operational and security issues;

Polices are provided to identify and **manage future change**, accepting that change is inevitable with most occupied and functioning heritage sites including:

- Manage change as an overall strategy implementing these policies;
- Guide change and new development within the site; and
- Identify and assess potential impacts.

Policies are then recommended for:

- Managing the site's potential archaeological resources;
- Involving associated people and communities;
- Keeping proper records and managing archive collections and records;
- Regular review and update of these policies;
- Presenting and interpreting the site and its story;
- Further research.

10.1.3 DEFINITIONS

The *Burra Charter* identifies and defines a number of terms and concepts crucial to the development of policies for the conservation of a place. The following are some of the important terms used in the following conservation policy section.

Conservation	All the process of looking after a place so as to retain its significance.
Maintenance:	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:	Maintain the fabric of a place in its existing state and retard deterioration.
Restoration:	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:	Returning a place to a known earlier state – distinguished from restoration by the introduction of new material into the fabric.
Adaptation:	Modifying a place to suit the existing use or a proposed use.
Interpretation:	All the ways of presenting the cultural significance of a place.

10.2

10.3 GENERAL POLICIES

10.3.1 BUILDING OWNERSHIP, MANAGEMENT AND TENANCY

The Department of Education Building has been in the ownership of the NSW State Government since its construction. The Government Property NSW is the nominated current owner on behalf of the NSW Government. It is leased to the NSW Department of Education and Communities (formerly Department of Education and Training).

This Conservation Management Plan recognises that the building has recently undergone major refurbishments in 1994-96 and 2009-2011, and is currently in good condition. Repair and restoration works to the sky lanterns and the associated rooms below have recently been completed. Audits for BCA and Disability & Discrimination Act (DDA) have also been undertaken. Second glazing frames have also been inserted inside of the office windows on Level 6 similar to those completed at other levels of the building. The building was brought up

to Building Code of Australia standards in the 1990s refurbishment but the standards were changed since then in particular requirements of the BCA 2011 is necessary to be complied with. Findings of the current BCA and Accessibility audits will need to be implemented with utmost care to the significant fabric. A routine re-painting and refitting of office furniture and carpets will also need to be carried out as necessary in a near future. It is also noted that the last major stone facade restoration works were undertaken in 1997 and is long overdue for inspection and potential restoration works.

The aim of this Plan is to set in place a framework for the future management of the building to protect and where possible to recover its heritage significance. The following recommend lease structure is envisaged by GPNSW:

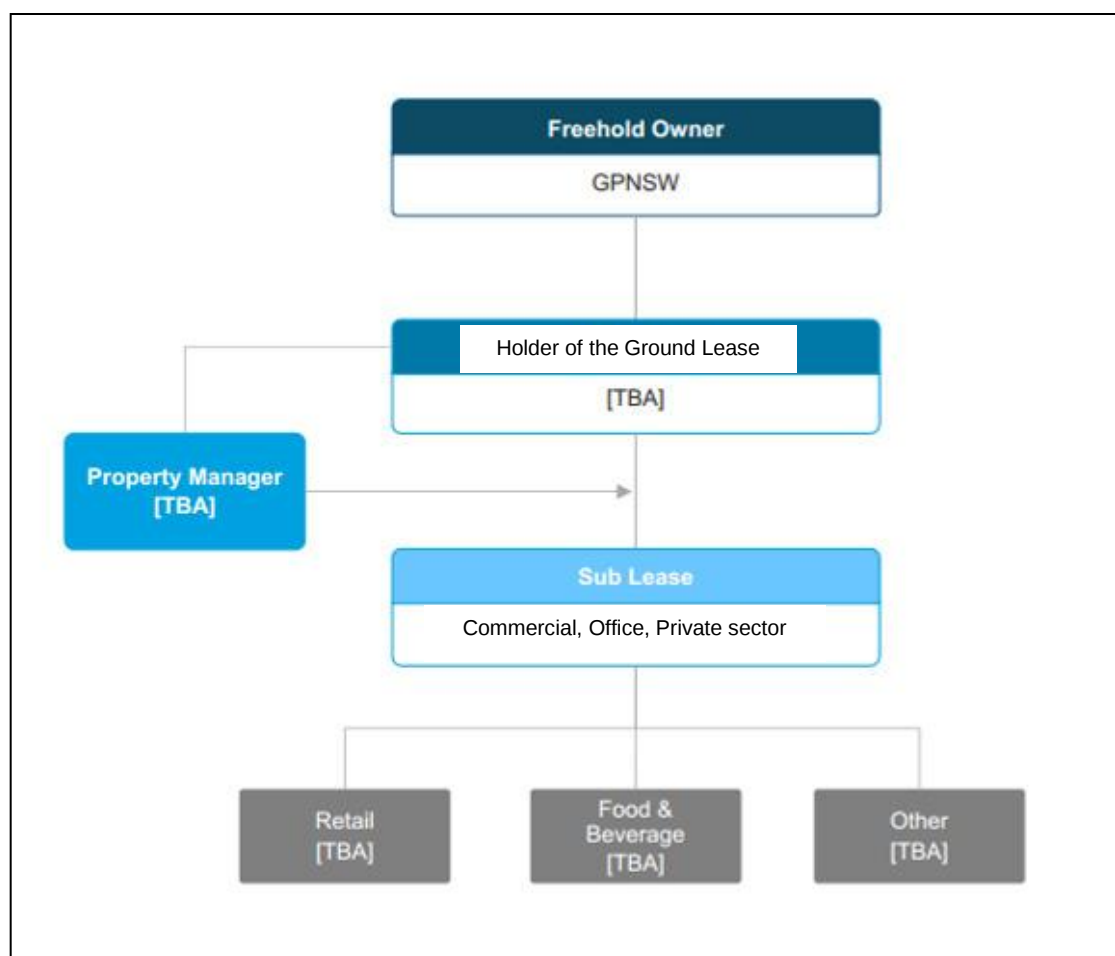


Figure 10.1: Recommended Lease Structure model for the Education Building is envisaged by GPNSW

(Source: Macquarie Bank with City Plan Heritage notes)

Policy 1.1 Ownership

Ownership of the building should remain as one lot with the NSW Government to ensure that the NSW Government continues to monitor appropriate use and change to the Education Building.

Policy 1.2 Leasing

Leasing of the Education Building is considered acceptable. However, any lease should be to a single entity (the Head Lessee) to ensure continuity of use within the building. Any sublease would need to be approved by the Holder of the Ground Lease and must take into consideration any heritage impact.

Ground Lease should be on the basis for a long term 'whole of building' lease, and not multiple leases for parts of the building. Strata subdivision is not appropriate.

The Section 170 obligations under the NSW Heritage Act still remain as the GPNSW retains the ownership of the Education Building.

Policy 1.3 Responsibility for ongoing care

The responsibility for the ongoing care and maintenance of the Department of Education Building should be incorporated into Head Lease obligations. This responsibility involves the employment of a strategy for the protection and ongoing care of significant fabric and spaces and the architectural integrity of the building.

Policy 1.4 Management Programme

Establish and maintain a Management Programme that:

- Integrates conservation and maintenance into the overall management of the Department of Education Building*
- Disseminates the aims and objectives of this Conservation Management Plan to the appropriate building managers*
- Outlines the responsibilities at each staff level for implementing this Conservation Management Plan*

Policy 1.5 Ongoing Commitment

There shall be an ongoing commitment from the lessee and manager of the building to make adequate financial provision for the engagement of persons able to provide relevant and experienced conservation and management advice (also refer to Policy 14.20).

10.3.2 USE OF THE BUILDING

The Department of Education Building was purpose built as government offices in c.1915 - c.1930. Despite extensive modifications, particularly during the 1994-96 refurbishment, with the exception of refurbished internal office areas, the building remains substantially intact and the 1990s alterations do not materially detract from its significance. The building is representative of the importance and authority of government in NSW at a time of rapid expansion, and forms an exceptionally significant contribution to the Bridge Street government precinct. The building contains the two art galleries at the northern end of Level 7 that were designed specifically for the Department of Public Instruction and have been used for their intended purpose for much of their history.

Should parts of or whole of the building be leased to tenants unrelated to the Department of Education and Communities, the type of occupant(s) should be selected to suit the building's spaces and modes of accommodation, rather than alter the building fabric to suit the needs of the occupants. The building was designed on the open office plan system, with lightweight and flexible timber and glass partitions, which have all since been demolished. This plan form affords the flexibility required for a variety of contemporary office fit outs. Notwithstanding appropriately partitioned plan layouts that consider the significant aspects of the building's internal spaces and fabric may be acceptable provided that the established heritage significance of the building is not detrimentally affected. Rooms and spaces that are graded as Exceptional and High significance, including the Gallery and Annex room, should not be partitioned to ensure the significance of these spaces is not diminished. Lightweight partitions with upper sections glazed where possible may be considered appropriate for spaces that are permitted to be partitioned.

As noted previously, the Government has determined that the Education Building will be leased to facilitate the adaptive reuse of the building for use in the tourism sector. This CMP specifically updated to guide the future adaptive reuse of the building by private sector. There are a number of compatible uses that would easily be accommodated within the existing layout and finishes of the building with minimal intervention and without compromising the established heritage significance of the building. Such as commercial office uses and library uses will not require changes to the layout of the building including its partitioned spaces as the building is currently used as administration offices. Combination of uses also can be considered such as commercial offices and library on the upper Gallery and Annex room level. The majority of the building's offices are open plan with the ministerial offices being in a smaller individual room form. Any future use that retains the existing layout will be compatible.

Policy 2.1 Compatible Uses

Future uses for the building would be considered compatible if the following criteria are met:

- *The symbolic significance of the building is not compromised.*
- *The new use is sympathetic to the original use and does not detract from that use, particularly in relation to the art galleries at Level 7.*
- *Fabric and spaces are not to be altered except in accordance with Section 10.2.8: Treatment of Areas and Elements of Various Levels of Significance.*
- *The nature of any new use would not result in an unacceptable level of wear and tear on the fabric.*
- *Any fixtures or fittings required for the new use would not damage or compromise significant fabric.*
- *Future compatible uses may include commercial offices, reception rooms with galleries, private sector and libraries.*
- *Residential apartment use is not considered as a compatible use for the Education Building.*

Policy 2.2 Building Name

Where the name of the building, the Department of Education Building, is inscribed in the historic fabric of the building, these inscriptions shall be retained and conserved. Any historic references to the Department of Public Instruction (including logo on the joinery glazing) or the Department of Agriculture that remain in the fabric of the building should be retained and conserved.

Policy 2.3 Signage

New external signage opportunities are extremely limited on this building. New signage should be designed, detailed and located in consultation with a conservation architect, in order that impact on heritage is minimised.

A Signage Strategy should be prepared in accordance with Sections 3.16.15 and 3.16.19.3 of the Sydney Development Control Plan (DCP) 2012 to guide the new signage to the Education Building keeping in mind the likely impacts on the fabric, architectural characteristics and landmark qualities of the building.

All existing signage associated with the building's original uses indicating the names of the Department of Education and the department of Agriculture as well as the carved tympana and Coat of Arms should be preserved and not replaced in any account.

Policy 2.4 Incompatible Uses

Considering the significance of Department of Education Building as identified in the Statement of Significance, incompatible uses of the buildings include uses of the building which:

- Require major alteration of the highly significant original spaces;
- Require the removal of the highly significant elements; or
- Do not complement the government administrative nature of the neighbourhood or do not reflect the design and construction methodology of the building as identified in the Statement of Significance; or
- Require the removal of, or the loss of significant features of the highly significant fabric;

Policy 2.5 Uses to be Encouraged

Considering the significance of the Department of Education Building as identified in the Statement of Significance, uses of the buildings to be encouraged include:

- Uses, which are compatible with historical use of the building.

Policy 2.6 Inappropriate Activities in the setting

Considering the significance of the Department of Education Building as identified in the Statement of Cultural Significance, inappropriate activities in the place and its setting include:

- Activities that unnecessarily destroy significant original fabric.
- Activities that obscure the views of the building from Bridge Street west and east approaches, along Loftus and Young Streets, Macquarie Place, O'Connell Street, corner of Bligh and Bent Streets and west approach of Bent Street.
- Activities that impact on the existing physical and visual setting of the building on Farrer Place forecourt. This visual setting should be maintained and preserved.
- Activities or uses that remove and obscure the significant rooftop sky lanterns.

10.3.3 CONSERVATION MANAGEMENT PLAN

The effectiveness of this Conservation Management Plan depends upon it being implemented. It should be adopted and endorsed by the building owner and manager.

It should be made available to and read by all relevant staff, contractors, consultants, and property managers engaged in the management of the building.

It is essential that all staff are made aware of the process, which is to be followed when proposing maintenance, repairs or other work affecting significant fabric.

A regular review of the policies contained in this Conservation Management Plan should be undertaken to ensure that appropriate conservation approaches and methodologies are incorporated not only with the planning of new works of conservation or otherwise, but also in the day to day maintenance of the place.

Policy 3.1 Adoption of Conservation Management Plan

This Conservation Management Plan should be adopted by the owners, head lessee and sub-lessees as one of the bases for the ongoing management of the Department of Education Building. The intention at all times should be to protect and enhance the cultural significance of the place.

Policy 3.2 Document Review

Review this Conservation Management Plan regularly (within five years), or earlier if critical new information comes to light, or changes in use or management are proposed, and following any major works undertaken to the building. Seek endorsement of the CMP by the NSW Heritage Council after every review.

10.3.4 DISTRIBUTION OF THE CONSERVATION MANAGEMENT PLAN

The plan should ideally be a publicly accessible document. Copies of the final and completed Plan should be distributed for reference as follows:

- The Council of the City of Sydney,
- The Heritage Division, Office of Environment and Heritage, and
- The State Library of NSW.

Policy 4.1 Distribution

Ensure that the Conservation Management Plan is appropriately distributed and becomes a publicly accessible document.

10.3.5 WORK METHODOLOGY

The *Australian ICOMOS Charter for the Conservation of Cultural Significance*, known as the *Burra Charter*, has been widely accepted across Australia as the underlying methodology by which all works to buildings and built structures of national, state or regional significance should be undertaken.

The *Burra Charter* has been used as the basis for the general and detailed policies regarding the conservation of heritage significance. The terms used in the *Burra Charter* are defined in the introduction to this report.

Policy 5.1 Methodology for works

Ensure that all conservation works, maintenance programmes and new works:

- *Are undertaken in accordance with the aims and intentions of the Australian ICOMOS Charter for the Conservation of Cultural Significance, The Burra Charter.*
- *Are undertaken in accordance with the aims and intentions of this Conservation Management Plan, i.e. the statement of cultural significance and the assessment of significant spaces and fabric should be accepted as the basis for future planning and works.*
- *Are aimed at ensuring the retention and enhancement of the cultural significance of the Education Department Building generally.*
- *Are co-ordinated by a project manager familiar with the philosophy, methodology and practice of heritage conservation.*

10.3.6 CONSERVATION PRACTICE

It is appropriate to engage a conservation architect in any proposed work involving alteration to significant fabric. Technical advice and building work should only be undertaken by consultants and contractors with proven experience and expertise in their relevant fields.

Policy 6.1 Involvement of Conservation Architect

Where alterations, additions demolition or new work to the Education Department Building is proposed, these works should be reviewed and supervised by a qualified and experienced Conservation Architect.

Policy 6.2 Qualified and experienced consultants and contractors to be utilised

Technical advice and building work should only be undertaken by qualified and experienced consultants and contractors, with an understanding of the principles of heritage conservation.

10.3.7 CONSERVATION WORKS

The aim of any conservation works should be to ensure that the existing fabric is stable, and to retard further deterioration without detracting from the cultural significance of the place. An

understanding of the historical development and cultural significance of the place should be prerequisites for all those involved in conservation works to the place.

It is essential that conservation works be undertaken in accordance with current conservation principles and methodologies. The current methodology stresses the need to document the reasoning behind the selection of a particular approach, either conservation or intervention, to enable those undertaking work in the future to understand the aims and intentions of a particular project.

Current conservation philosophy also stresses the importance of physical or documentary evidence when restoring or reconstructing significant places. Sufficient evidence must be available to ensure the accuracy and authenticity of the work proposed. Where such evidence is not available, and new work must be undertaken, such work should be complementary to the existing but contemporary in nature (refer to *Burra Charter* Article 20).

Policy 7.1 Documentation of works

Ensure that a record of the underlying methodology for each conservation or adaptive re-use project is maintained including:

- *Documentation of the reasoning behind major decisions*
- *Records of any testing or additional research undertaken*
- *Ensure that this record is properly archived*

Policy 7.2 Reconstruction to be informed by historical research

Reconstruction should only be undertaken where there is sufficient documentary or physical evidence to ensure accuracy and authenticity.

Policy 7.3 Conservation Works to be documented prior to commencement of works

Prior to undertaking any conservation, maintenance or upgrading work, a Schedule of Conservation Works shall be prepared. This schedule should be a document that:

- *Augments the assessment of cultural significance, by undertaking a more detailed investigation, recording and assessment of the documentary and physical evidence.*
- *Contains a detailed assessment of the physical condition of the fabric.*
- *Determines the appropriate conservation policies.*
- *Sets out a comprehensive schedule of conservation actions, based on the conservation policies.*

10.3.8 TREATMENT OF SITE AREAS AND FABRIC

The following section provides policies relating to areas and elements of different levels of heritage significance, as set out in Section 7.0. It is important to note that the grading of significance relate to the building areas and identifiable building elements at a general level only.

TREATMENT OF SITE AREAS AND ELEMENTS OF DIFFERENT LEVELS OF SIGNIFICANCE	
A: EXCEPTIONAL	<u>Preservation, restoration or reconstruction only.</u> Retain fabric. Conserve all significant fabric.
B: HIGH	<u>Preservation, restoration or reconstruction or reversible addition.</u> Aim to retain all fabric. If adaptation is necessary for the continued use of the place, minimise changes. Aim not to remove or obscure significant fabric. Give preference to changes that are reversible.
C: MODERATE	<u>Preservation, restoration, reconstruction or limited adaptation.</u> Aim to retain all most of the fabric. If adaptation is necessary, more changes can be made than would be possible for fabric of considerable significance, but the same principles apply.
D: LITTLE	<u>Preservation, restoration or adaptation.</u> Fabric of little significance may be retained or removed as required for future use of the place, provided that its removal would cause no damage to adjacent significant fabric.

Policy 8.1 Grading of individual elements

The grading of individual elements within the spaces may vary greatly and hence each space or element should be considered in detail on a case-by-case or room-by-room basis. This assessment should be made by a qualified and experienced conservation architect.

Policy 8.2 General policy for removal of fabric

In the event of removal of fabric of high and moderate significance (as noted in sections 10.2.10 and 10.2.11 below and identified in Section 8.6) such fabric should be catalogued and securely stored on site for possible future reinstatement.

10.3.9 SPACES OR ELEMENTS OF EXCEPTIONAL SIGNIFICANCE

These spaces exhibit a high degree of intactness, retaining much of their original fabric and character and are key factors in demonstrating the building's significance. Spaces and elements of exceptional significance include:

- All street façade elements from basement level to top of sandstone parapet, including the entrance porticos; sandstone elements generally (with the exception of later unsympathetic Wondabyne grey sandstone replacement elements); wrought iron window and door grilles; steel framed windows; timber and bronze doors and any other fabric original to the 1915 or 1929 period construction.
- Interior spaces and fabric original to the 1915 period construction including the entrance vestibules and staircases to Bridge and Loftus Streets (excluding the 1970s constructed Bridge Street staircase above Level 2); the corridor connecting the Bridge and Loftus Street vestibules on Level 2; the level of Ministerial Suite including the Board Room

- Interior spaces and fabric original to the 1929 period construction including the Farrer place entrance vestibule
- Two art galleries at Level 7 including sky lanterns and related stair to roof level.
- Original wall, ceiling and floor finishes to Bridge and Loftus Streets lobbies and the corridor connecting these lobbies on Level 2 as well as the level of Ministerial Suite.

Policy 9.1 Adaptation of Significant fabric (Exceptional significance)

In areas of exceptional significance, all original or early fabric and quality of the spaces shall be retained. Preservation, restoration or reconstruction only shall be used. Where evidence of missing original fabric does not exist, conjectural reconstruction is not appropriate.

Policy 9.2 Penetrations

Re-use existing penetrations wherever possible. New openings where necessary are to be kept to a minimum and restricted to areas of lesser significance.

Policy 9.3 Repair of significant fabric

Repair and maintenance of significant fabric shall employ only traditional materials and methodologies.

10.3.10 SPACES OR ELEMENTS OF HIGH SIGNIFICANCE

These spaces are substantially intact, have a high degree of original fabric and are still able to demonstrate key aspects of the buildings significance. They may have been subject to later alterations that do not detract from significance.

Spaces and elements of high significance include:

- The 1915 and 1929 periods internal courtyard / light well including fenestration pattern, steel framed windows; and open plan, steel framed structural grid of the typical office floors, signage associated with the original uses of the building as noted in the Signage policy above and the sky lanterns on the rooftop.

Fabric identified as having high significance should be preserved, restored or reconstructed. Reversible additions may be undertaken in these areas provided impacts on significant fabric are kept to a minimum.

Policy 10.1 Policy for adaptation of significant fabric (high significance)

In area of high significance, aim to retain all fabric. If adaptation is necessary for the continued use of the place, keep changes to a minimum. Aim not to remove or obscure significant fabric and give preference to changes that are reversible.

10.3.11 SPACES OR ELEMENTS OF MODERATE SIGNIFICANCE

These spaces or elements have generally been previously modified or are a later addition. Areas of moderate significance should be preserved, restored or reconstructed. Limited adaptation only is permissible in these areas. Any changes made must be carefully considered so as not to detract from significance and should be reversible.

Spaces and fabric of moderate significance include:

- The remnant 1915 toilet block to the west wall of the light well. (The toilet fittings were removed along with the mezzanine floors and open tread steel stairways during the 1994-96 refurbishment.)
- The 1929 toilet block to the south wall of the light well (refitted in 1994-96).
- The remnant caretakers flat, rooftop (level 8) northern area.
- The 1994-96 additions generally
- Later honour rolls, now in the Level 2 atrium.

Policy 11.1 Policy for adaptation of significant fabric (moderate significance)

In areas of moderate significance, aim to retain most of the fabric. Adaptation of these areas may be acceptable where such changes are necessary for the continued use of the place.

10.3.12 SPACES OR ELEMENTS OF LITTLE SIGNIFICANCE

These spaces have undergone varying degrees of alteration, adaptation, intrusion or recent conservation work. The character and quality of such spaces and their finishes is generally inconsistent and contrasts unfavourably with similar spaces of exceptional or considerable significance. Changes of use and facilities upgrading may be undertaken provided there is no loss of heritage significance to the spaces under consideration. Any changes made should be simple, unambiguous and reversible and should not compromise the significance of adjacent spaces/fabric of greater significance.

Spaces and fabric of little significance include:

- The 1974 lift installation to the northern part of the courtyard.
- The c.2000 fit out of the art galleries for audio- visual presentations and conferencing.
- The 1990s Pendant light fittings to the Bridge Street and Farrer Place entrance vestibules.
- Eco glass to the sky lanterns.
- Internal secondary metal window frames installed in 2011-13.
- The 1970s alterations to the Bridge Street staircase above level 2.
- Inappropriate fit out to areas of high significance such as the reception desk to Farrer Place vestibule and Victorian style reproduction light fittings to Ministerial Board room.

- The 1994-96 concrete infill of pavement lights to Young Street and Farrer Place. These deny natural light to basement windows and make maintenance access to basement steel windows problematic.

Policy 12.1 Policy for adaptation of significant fabric (little significance)

Fabric of little significance may be retained or removed as required for the future use of the place, provided that its removal would cause no damage to adjacent significant fabric.

10.4 SITE CONTEXT

10.4.1 SETTING

The Department of Education Building is a landmark that occupies an entire city block in the historic heart of the Sydney CBD. It is part of a highly significant group of 19th and early 20th century government buildings on Bridge Street that includes the Chief Secretary's Building, former Treasury Building and Lands Department Building. It is an important visual element in the streetscapes of Bridge Street, Farrer Place, Bent Street, O'Connell Street and Macquarie Place.

Policy 13.1 Site Context & Setting

Any proposals for alterations to the external facades or roof of the building must take into account the impact on the aspect of the building as seen from key viewpoints, principally from Bridge Street (east and west ends) and Bent Street (high view from the south-east, and west), and O'Connell Street (refer to Section 8.8 Curtilage, Views & Setting and associated Figure 8.4). The physical and visual setting of the building on Farrer Place forecourt should be maintained and preserved.

10.5 THE BUILDING FORM

10.5.1 BUILDING EXTERIOR

All external (street) facades of the building to the top of the sandstone parapet are of exceptional heritage significance. In recent times some intrusive modifications have been done to the facades of Loftus and Young Streets, with the replacement of certain original sandstone elements with unsuitable Wondabyne grey sandstone.

Similarly modifications to the roof including the 1970s lift motor room and 1990s cooling towers are also considered to be of little significance.

It is anticipated that some additions may be necessary to facilitate the adaptive reuse of the Education Building. Should any new works be required, these must be carefully managed and not involve any intervention with highly significant fabric at the roof level (such as the Sky

Lanterns). Any vertical additions should be designed to retain and protect the sky lanterns, and be setback from the stone parapet in a manner that respects and compliments the building's significant architectural style, features and form.

Policy 14.1 Building Exterior

The building exteriors and roof areas shall be conserved maintained and managed in accordance with Section 10.2.8 Treatment of Site Areas and Elements.

Policy 14.2 Building Form

Retain the existing form of the building. There is an opportunity to incorporate some new work in areas of moderate and little significance including the Level 8 additional 1930s accommodation, Level 9 plant room, in the 1970s lift and fire stair upgrade or in the 1990s refurbishment areas. Any such work should be closely guided by the recommendations and policies of this Conservation Management Plan, in order that impacts on heritage significance can be positive rather than negative.

Policy 14.3 Works to exterior facade

In general, any proposed works involving the exterior facades of the building to top of the sandstone parapet should be guided by the following principles:

- *Retain and conserve the existing window and door openings and the steel framed windows and timber/brass framed doors.*
- *Do not cut or chase into stonework*
- *Existing colour schemes for window and door elements should be retained and matched in any conservation work. Any proposal to alter existing colour schemes should be referred to and managed by an experienced Conservation Architect.*
- *Conservation work to the exterior facades shall be of the best quality craftsmanship, commensurate with the level of skills and quality of materials used in the original construction of the building.*

Policy 14.4 New work and vertical additions

- *Additions to the Education Building should be kept to a minimum. New works and vertical additions must be limited to areas where elements of little significance have been identified such as the plant rooms.*
- *Any roof top additions must be designed, scaled and sited such that they do not challenge the architectural scale, power and dominance of the main building volume.*
- *Additions involving any intervention with highly significant fabric, including but not limited to the Sky Lanterns, should not be permitted.*
- *Any vertical additions should be designed to retain and protect the sky lanterns, and be setback from the stone parapet in a manner that respects and compliments the building's significant architectural style, features and form.*

- *The current highest point of the Education Building is RL 58.69, which is the top of the existing lift motor room on Level 9. Maximum height of any future vertical addition should not exceed the RL 58.69 and be designed in a well-articulated manner to avoid a box-like bulk at the top of the building.*

10.5.2 COURTYARD/LIGHT WELL

The form of the building with its central courtyard is a highly significant and integral feature of the design of the building. It was once critical to the amenity of the building in terms of natural lighting and ventilation. Despite the introduction of full air-conditioning, improved artificial lighting and the installation of the glazed-in galleries of the 1990s, it may yet play a key role in the building's environmental management, in an age of more efficient energy consumption and maintaining ecological sustainability.

The northwest corner of the courtyard and the vehicular entrance from Loftus Street are identified as areas of potential archaeological sensitivity.

Policy 14.5 Courtyard/Light well – consideration of heritage significance

Retain the courtyard / light well as a significant element of the building. Any proposed alterations to the courtyard / light well must take into consideration the heritage significance of that area, and its potential archaeological sensitivity.

Policy 14.6 Courtyard/Light well – guiding principles

In general, any proposed works involving the courtyard / light well facades should be guided by the following principles:

- *Retain and conserve the existing fenestration including window and door openings.*
- *Existing colour schemes for external elements that are identified as being of exceptional or high heritage significance should be retained and matched in any conservation work. Any proposal to alter existing colour schemes should be referred to and managed by an experienced Conservation Architect.*

10.5.3 BUILDING STRUCTURE

The building structure, from both phases of its original construction, is of exceptional heritage significance. Some, but not all, subsequent structural changes are also of heritage significance. Some structural changes made in relation to the 1970s lift installation are considered to be of little significance.

Policy 14.7 Conservation of building structure

Retain, conserve and maintain all structural elements of the original c.1915 and c.1929 building phases and the subsequent 1990s additions and alterations.

Policy 14.8 Utilisation of specialists for repair of structural elements

Advice regarding the repair of structural elements in-situ should be sought from an engineer and architect with specialist knowledge of the construction of early 20th century buildings.

10.5.4 INTERIOR PLANNING

The building, in both phases of construction, was designed on the open plan principle with lightweight timber and glass partitions or “borrowed lights” used for flexibility of fit-out and to facilitate natural lighting and ventilation. Subsequent changes have seen almost all of the original partitions removed. Notwithstanding, with the exception of the Gallery, Annex room and spaces of *Exceptional* and *High* significance; the spaces with lesser significance including *Moderate* and *Little* significance are capable of further lightweight partitions.

Policy 14.9 Retention of open planning

The open planning facilitated by the steel frame structure of the original building(s), should be retained in areas of exceptional and high significance, including the Gallery and Annex room.

Policy 14.10 Colour schemes

Existing interior colour schemes to spaces identified as being of exceptional or high heritage significance including the entrance vestibules and certain corridors, stairways, ministerial suite and art galleries, should be retained. Any proposed repainting of such areas should be referred to and managed by an experienced Conservation Architect.

Policy 14.11 Paint scrapings

Investigation of earlier painted decorative schemes should involve minimum removal of physical fabric and where required paint scrapings should be undertaken under the supervision of an experienced Conservation Architect.

Policy 14.12 Retention of interior features and fixtures

All interior features and fixtures in areas of heritage significance should be retained and conserved in-situ.

Policy 14.13 Moveable heritage

It is desirable that items of furniture and other moveable heritage identified in Section 6.0 should be retained and conserved in-situ.

Policy 14.14 New work

New work to areas of heritage significance should respect the existing character of such spaces. It should aim to employ a palette of materials complimentary to the existing space, but be clearly identifiable as new work

Policy 14.15 Reconstruction

Any reconstruction work proposed to interior spaces of heritage significance should be limited to elements for which there is clear documentary or physical evidence to support such works. Conjectural reconstructions or “period” detailing is not permissible.

Policy 14.16 Subdivision of Internal Spaces

Subdivision and installation of partitions may be acceptable in the modified office areas of little significance. There should be no partitions installed abutting window glazing. The Gallery and Annex should remain in their current layout.

10.5.5 BUILDING SERVICES

The buildings services (electrical, mechanical, hydraulic and lifts) have undergone (and continuing to be upgraded to meet the applicable standards of the day) many upgrades since the completion of the Department of Agriculture extension in 1929. No elements of the original or early services remains. It is important that any future services upgrades be done in a manner that does not compromise the heritage significance of the building.

Policy 14.17 Upgrade of services

Ensure that the upgrading of services and/or planning for new services:

- *Minimises the impact on significant fabric,*
- *Locates services in areas of lesser significance or areas already containing services,*
- *Uses the existing penetrations as much as possible, and*
- *Avoids areas of potential archaeological sensitivity.*

Policy 14.18 Recording of original or early services

Retain and conserve or record evidence of any original or early services if uncovered in the course of maintenance or proposed modifications to services installations.

Policy 14.19 Involvement of Conservation Architect in service upgrades

All proposed modifications and related penetrations should be approved by a Conservation Architect on site and must not be left to the tradesperson to decide.

10.5.6 MAINTENANCE

Maintenance is the single most important process in the conservation of heritage items. To ensure the conservation of the cultural significance of the building it is essential that maintenance be undertaken in accordance with recognised conservation principles. It is recommended that a programme of regular maintenance for the building be formally established, aimed at the prevention of deterioration of fabric. The ongoing maintenance programme should be closely co-ordinated with the policies of this Conservation Management Plan. It should be guided by the recommendations of various condition reports commissioned in recent years into specific elements such as steel windows, stonework etc.

Policy 14.20 Financial Resources

The Holder of the Ground Lease will be responsible to make adequate financial resources available for the development and implementation of a planned cyclical maintenance programme, to involve regular inspections and testing of all significant fabric and services relevant to such fabric, with prompt follow-up and repairs if needed.

Policy 14.21 Responsibility for Maintenance Programme

The person(s) responsible for the implementation of the maintenance programme for the site should be familiar with good maintenance practices and the appropriate conservation methodology relevant to any proposed maintenance works.

Policy 14.22 Engagement of appropriate specialists for all works

All works, including regular inspections and maintenance, shall be undertaken and supervised by persons qualified and experienced in dealing with works of a specialist heritage nature and the particular materials involved.

Policy 14.23 Stonework

Maintenance of exterior stonework ideally could continue to be done under the Minister's Stonework Programme while the building is under Government ownership.¹⁹⁹ Any future Holder of the Ground Lease should undertake a commitment to the aforementioned programme or a comparable program of stonework conservation by a competent organisation with proven ability, capacity and resources.

The condition of the stonework should be reviewed at least every 10 years (The last major programme of conservation work was completed in 1997). The Holder of the Ground Lease will be responsible from undertaking the necessary regular restoration and conservation of any damaged stone to ensure the building's stonework is preserved.

Policy 14.24 External Steel Windows

Maintenance of external steel windows should be based on the findings and recommendations of the Condition Survey (October 2006) by Arup Façade Engineering for Five-D. Proper conservation practices should be followed in the maintenance and repair of the original steel windows.

Policy 14.25 Condition Survey

The Condition Survey (October 2006) by Arup Façade Engineering for Five-D and the Elements Summary + Survey (September 2013) provided in Attachment D should be updated prior to any major work to the building as a condition of the sale or lease of the building. Both surveys should be regularly updated every 5 years in order to allow for preparation of specifications for appropriate conservation, maintenance and repair of the building's significant fabric.

¹⁹⁹ Only properties owned by the NSW Government are eligible for The Minister's Stonework Program. See the Department of Public Works website, Minister's Stonework Program at <<http://www.publicworks.nsw.gov.au/architecture-heritage/ministers-stonework>>

10.5.7 INTERPRETATION AND PUBLIC ACCESS

Certain areas of the Department of Education building have the potential for some limited form of public access to allow a wider appreciation of the cultural heritage of the place. These include the entrance vestibules (Bridge Street and Farrer Place), the Level 2 atrium area where the war memorial honour boards are located and from where an understanding of the inner form of the building can be observed; the former ministerial suite at Level 2 and the associated staircase and landing and the art galleries at Level 7, which were designed to be publicly accessible.

The entrance vestibules and the publicly accessible areas of future hotel use will present more opportunities for interpretation that would explore an effective communication of the building's history to its future users.

Policy 14.26 Preparation of Heritage Interpretation Strategy

It is strongly recommended that an interpretation strategy for the building, setting out where and how the cultural significance of the building can be presented to the public is prepared as part of any future redevelopment and reuse. Implement the strategy as part of any major works or adaptive reuse of the building.

The interpretation strategy should incorporate an oral history interviews in accordance with the guidelines of the Oral History Association of Australia in order to inform the social significance of the Education Building. The Statement of Cultural Significance of the Education Building (section 8.3) should be updated to incorporate the social significance of the building.

Policy 14.27 Provision of public access

Make provision for public access on a regular basis to areas of interest including the Level 2 atrium, the former ministerial suite and the art galleries.

Policy 14.27

Maintain the intent and tradition of the building by encouraging the use of the art galleries for the public exhibition of student artworks as possible.

10.6 ARCHAEOLOGY

Policy 15.1 Archaeological assessment

Aboriginal and Historic archaeological assessments should be prepared by suitable qualified archaeologists prior to any excavation works under the Education Building.

Policy 15.2 Management of archaeological resource

Any development proposal requiring excavation must be informed by the archaeological assessments as recommended by Policy 15.1.

10.7 MOVABLE HERITAGE

Movable heritage within the Education Building has been assessed in Section 6.0 of this CMP and a number of significant items have been identified. The Statement of Significance for the movable heritage defines the movable heritage as having an ongoing and continuous association with the government function demonstrating the building's association with public service. The collections of furniture and fixtures associated with public service and government administration demonstrate superior quality in local design, manufacturing and materials. The war memorials are also found socially significant for their commemoration of the role of Department of Education employees in war. The Department of education owns a substantial art collection dating from the 1950s and was augmented since the late 1960s by the purchase of the selective student works from the Higher School Certificate examination entries. The art collection, which was named as the William Wilkins Memorial Art Collection, was put in public display annually since 1967 in a variety of venues including the Art Gallery of NSW, commercial premises and educational institutions. It has been managed as ARTEXPRESS since 1983 exhibiting in metropolitan and regional NSW as well as overseas tours. The Art Gallery of NSW became the main venue for ARTEXPRESS.

As noted in Section 6 the movable heritage will need to be adequately recorded and managed in line with the *State Agency Heritage Principles* to ensure its significant values are not diminished during the future relocation of the Department of education from the Education Building.

Policy 16.1 Movable Heritage

Implement recommendations of Section 6.0 Movable Heritage including preparation of a Collections Management Plan to provide detailed recommendations on the future display options, conditions, conservation management, security and location of each of the identified movable heritage items. Ensure at a minimum, a movable heritage asset register is developed in which heritage items be identified, documented and labelled, and any particular documentation of movable heritage held by the Heritage Officer is recorded before his retirement.

Policy 16.2 Relocation of Movable Heritage

The building's art collection, which is part of the Department of Education collections, is preferably be retained and displayed within the building. However, as they are associated directly with and owned by the Department of Education and not the Building itself, if the Department moves out of the Education Building then the movable heritage items as detailed in the Movable Heritage register (Section 6) should be retained with the Department. If the Department wishes to leave some of the movable collections within the Education Building then future proponent should update and utilise them as part of their Heritage Interpretation.

Policy 16.3 Custodians of Movable Heritage

The Department of Education and GPNSW should continue educate asset custodians and users about the heritage value and sound management of the assets they are responsible.

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12.0 APPENDICES

Appendix A – Heritage Inventory Forms

Appendix B – AHIMS Search

Appendix C – Register of the National Estate

Appendix D – Elements Summary & Survey

Appendix E – Cyclic Maintenance Plan

Appendix F - Locations & Photographs of Movable Heritage

Appendix G - Early Floor Plans of the Building

APPENDIX A – HERITAGE INVENTORY FORMS



[Home](#) > [Heritage sites](#) > [Searches and directories](#) > NSW heritage search

Department of Education Building

Item details

Name of item: Department of Education Building
Other name/s: Education Building
Type of item: Built
Group/Collection: Government and Administration
Category: Office building
Location: Lat: -33.8638549136 Long: 151.2106685670
Primary address: 35-39 Bridge Street, Sydney, NSW 2000
Parish: St James
County: Cumberland
Local govt. area: Sydney

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	56		DP	729620

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
35-39 Bridge Street	Sydney	Sydney	St James	Cumberland	Primary Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
NSW Treasury	State Government	03 May 99

Statement of significance:

The Department of Education Building demonstrates Edwardian architectural style and planning concepts; its historic features reveal Edwardian taste and customs - for example, the grand sequence from entry porch to Ministerial Board Room. The Building, especially where it remains in original condition, a particularly fine example of an early 20th century government office building, featuring an innovative internal steel frame that allowed for future re-use.

It is an important example of the architecture of the period 1915-1930. While the original design determined the overall external effect, it is interesting to see purer Beaux Arts neo-classical details occurring in the 1929 Farrer Place porch and foyer, and simplified stonework details in this portion of the building. How much they reflect taste rather than economy is unclear.

The importance of education to NSW c.1915 is manifest in this building and its original budget. Various important figures such as Peter Board and Sir Harold Wyndham are also associated with it. The building as conceived and built, has a considerable degree of unity in its use of materials, form and scale. The external design is highly disciplined, and uses a limited palette of materials: Sydney sandstone, metal framed windows, copper-clad skylights. It makes a major contribution to this part of Sydney, visually linking with other imposing sandstone government buildings and enhancing a number of important city vistas. It clearly has townscape value.

(Department of Education Building, Howard Tanner & Associates in association with Terry Kass and Hughes Trueman Ludlow, 1989)

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker: George McRae

Construction years: 1912-1914

Physical description: The Department of Education Building occupies a complete city block, its four handsomely detailed sandstone elevations being designed to dominate this area. The northern elevation makes an important contribution to Bridge Street, the monumental simplicity being articulated by the central porch with its broken pediment, a sequence of arched openings and judiciously ornamented balconies and friezes, which are topped by a lofty parapet. The other three elevations generally repeat this formula in a more restrained way.

In addition to the important Bridge Street presentation, there are other important views from the First Government House site, from Macquarie Place and along Bent Street, as well as the axial view from O'Connell Street.

The northern half of the building was designed and construction c.1912-1915 for the Department of Public Instruction, now the Department of Education. The design can be attributed to the Government Architect of the day, George McRae, who as a young man was responsible for the Queen Victoria Building. His later work is characterised by imposing sandstone structures in what may be termed an Edwardian Baroque style, similar to major government buildings being erected in Britain at that time. Central Railway Station (c.1924) and the Department of Public Instruction (c.1914) are prime examples of his later work.

McRae intended that the completed buildings would form a quadrangle around a formal garden, and the second, or southern portion, was designed and constructed c.1928-30 to plans prepared by architects John Reid and Son. These largely followed the formula devised by McRae, but with additional openings to the parapet, and a set back top floor, whose rendered finish somewhat compromised the original intent. This section of the building was constructed for the Department of Agriculture, but since 1967 has been occupied by the Department of Education.

There is no doubt that the formation by successive colonial governments of an administrative enclave in this area to designs by Government Architects such as Lewis, Barnet, Bemon and McRae sought to establish a special precinct, a kind of Antipodean Whitehall.

That the Department of Education Building had British prototypes is quite clear. Its style was in what has come to be termed Edwardian Baroque featuring robust stonework broken by a regular rhythm of quasi-Georgian windows, and a strong play of shallow arches and segmental or broken pediments.

A very obvious prototype is William Young's War Office, Whitehall of 1898-1906, or in a more general sense the vast civic group at Cardiff, Wales (1897-1906).

The interiors of the Department of Education Building

were generally functional, a series of simply partitioned offices and corridors now generally altered to form open plan office space. The exceptions were the imposing entry lobbies and related stairs, the finely wrought Minister's office, (or Board Room), and the top floor exhibition galleries. Here the external language of pillars and pilasters, was combined with deeply coffered ceilings and panelled doors and some exuberant detail: plaster, timber and marble were used to enrich these special areas.

The existing building has been constructed in two sections with several later additions.

The first part being the northern section built c.1912. The structure is steel framed with concrete floor slabs supported on a network of secondary RSJ's spanning between primary RSJ's which span from perimeter walls to internal columns. Internal concrete encased. From available drawings it cannot be confirmed whether the external walls to the street and the internal walls to the courtyard are steel framed or whether they are of load bearing masonry construction. Most likely they are load bearing masonry.

The later southern section was originally the Department of Agriculture built c.1928. The structure consists of ribbed one way spanning reinforced concrete floor slabs supported by concrete encased steel plated RSJ's spanning from internal columns to columns within the external walls. The available drawings indicate that the perimeter walls and courtyard walls are steel framed.

Both buildings are stoned clad to perimeter walls and have flat roof construction similar to the floor constructions except that the earlier building has the steel framing and slabs so arranged as to accommodate raised roof lights.

(Department of Education Building, Howard Tanner & Associates in association with Terry Kass and Hughes Trueman Ludlow, 1989)

Current use: office building, accommodation, scientific facility

Former use: Department of Education Administration

History

Historical notes:

In 1810, Governor Lachlan Macquarie arrived in Australia. During his leadership he required the assistance of his Secretary John Thomas Campbell who he worked with consistently until 1813. On 24 December 1813, Governor Macquarie approved the plans of building a house and offices for Secretary Campbell designed by architect Daniel Dering Matthew. Campbell moved into the site in 1816 which offered him accommodation, clerical rooms and storage space for record functions of government. This move marked a growing maturity of governmental and administrative duties which for many decades, this building was the real nerve centre of the Colony's administration. Almost all enquiries of government, particularly written ones went to the Colonial Secretary's Office serving as a clearing house and the hub of the administrative functions of the State.

In 1875, the Colonial Secretarial Office moved into a new location and was taken over by the Department of Public Instruction in 1881. A variety of minor additions and repairs were made to the building however, it was too small and cramped for the offices of the Department of Public Instruction.

To house the officers of the Department a new building was erected on September 1912. The style followed James Barnet's construction of imposing masonry offices and Edwardian institutional architecture. The Department