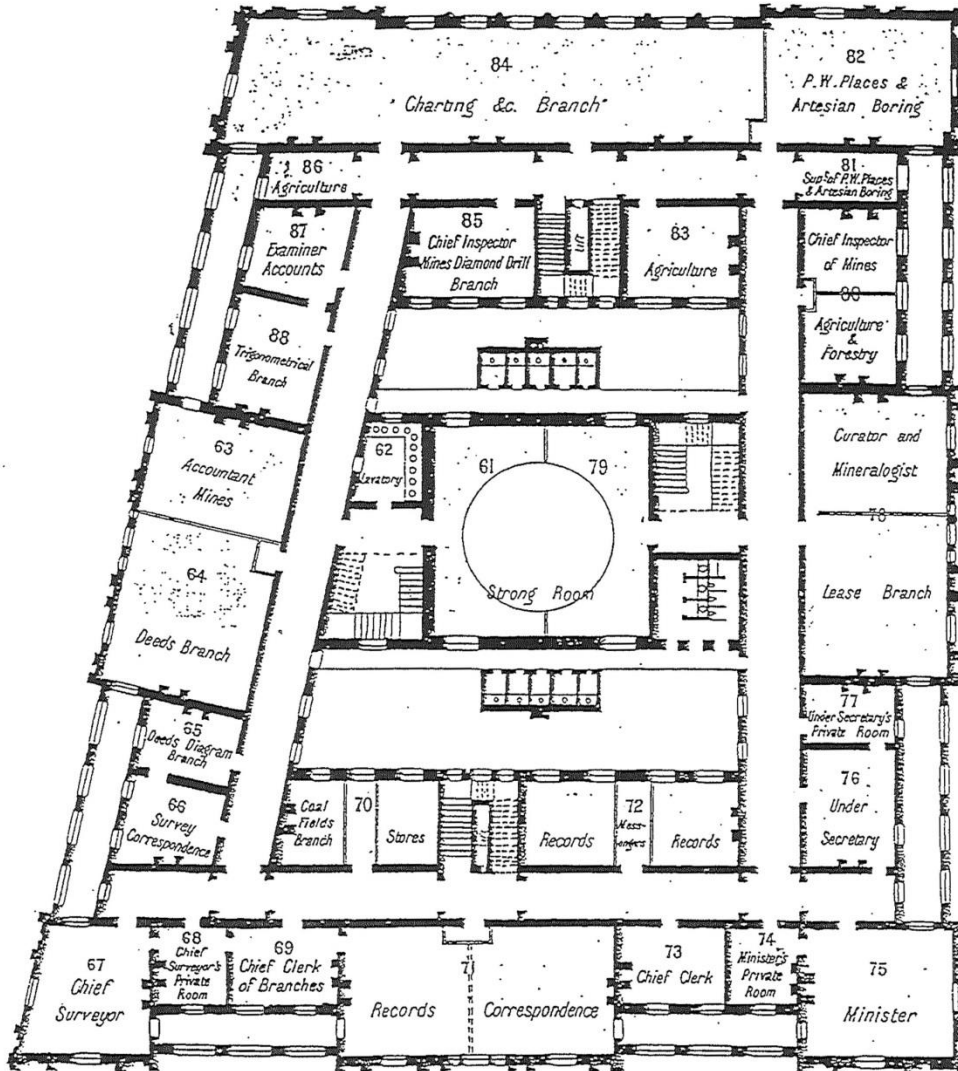


LANDS DEPARTMENT BUILDING
 FIRST FLOOR PLAN
 DLWC ARCHIVE OFFICE DATE UNKNOWN



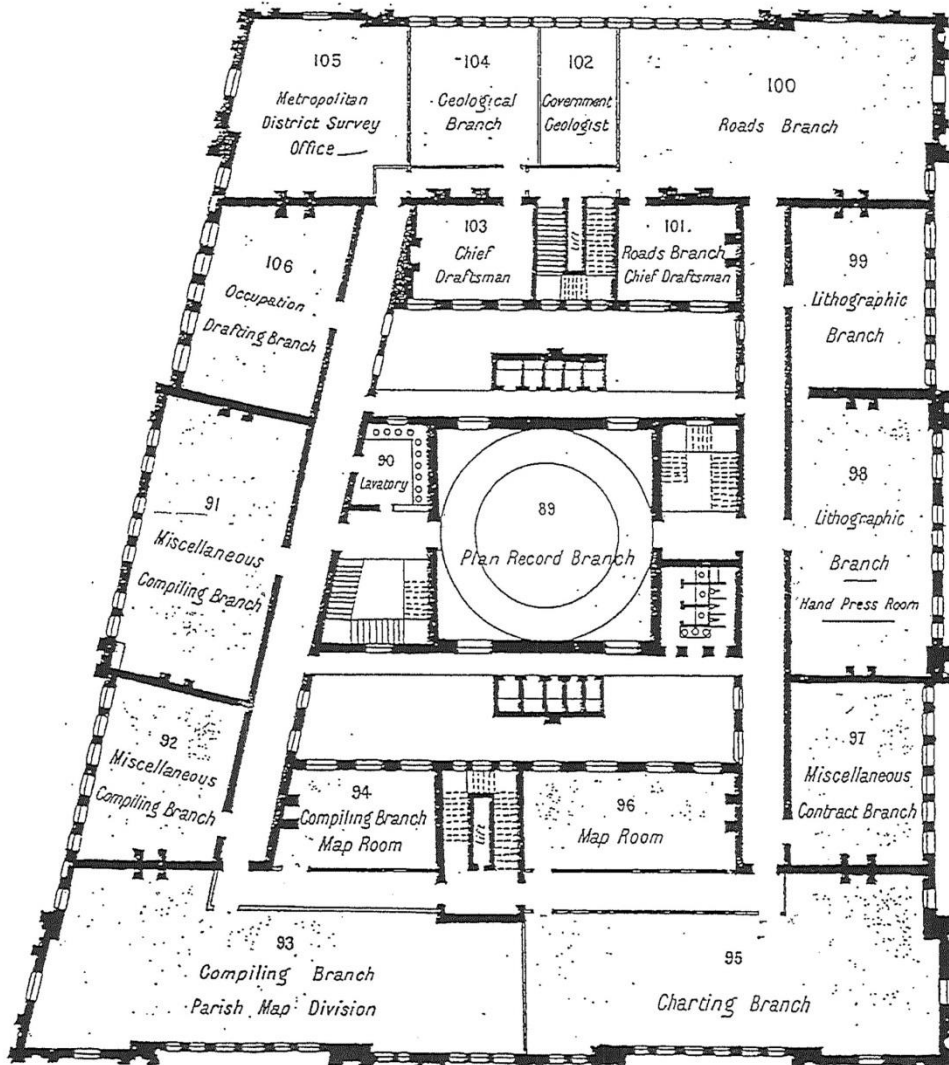
NOT TO SCALE



LANDS DEPARTMENT BUILDING
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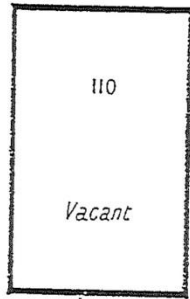
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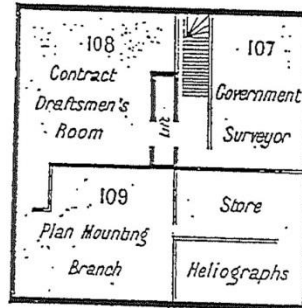
LANDS DEPARTMENT BUILDING
 THIRD FLOOR PLAN
 DLWC ARCHIVE OFFICE DATE UNKNOWN



NOT TO SCALE



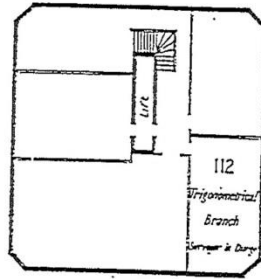
Western Gallery



Dome
(Lower floor)



Eastern Gallery

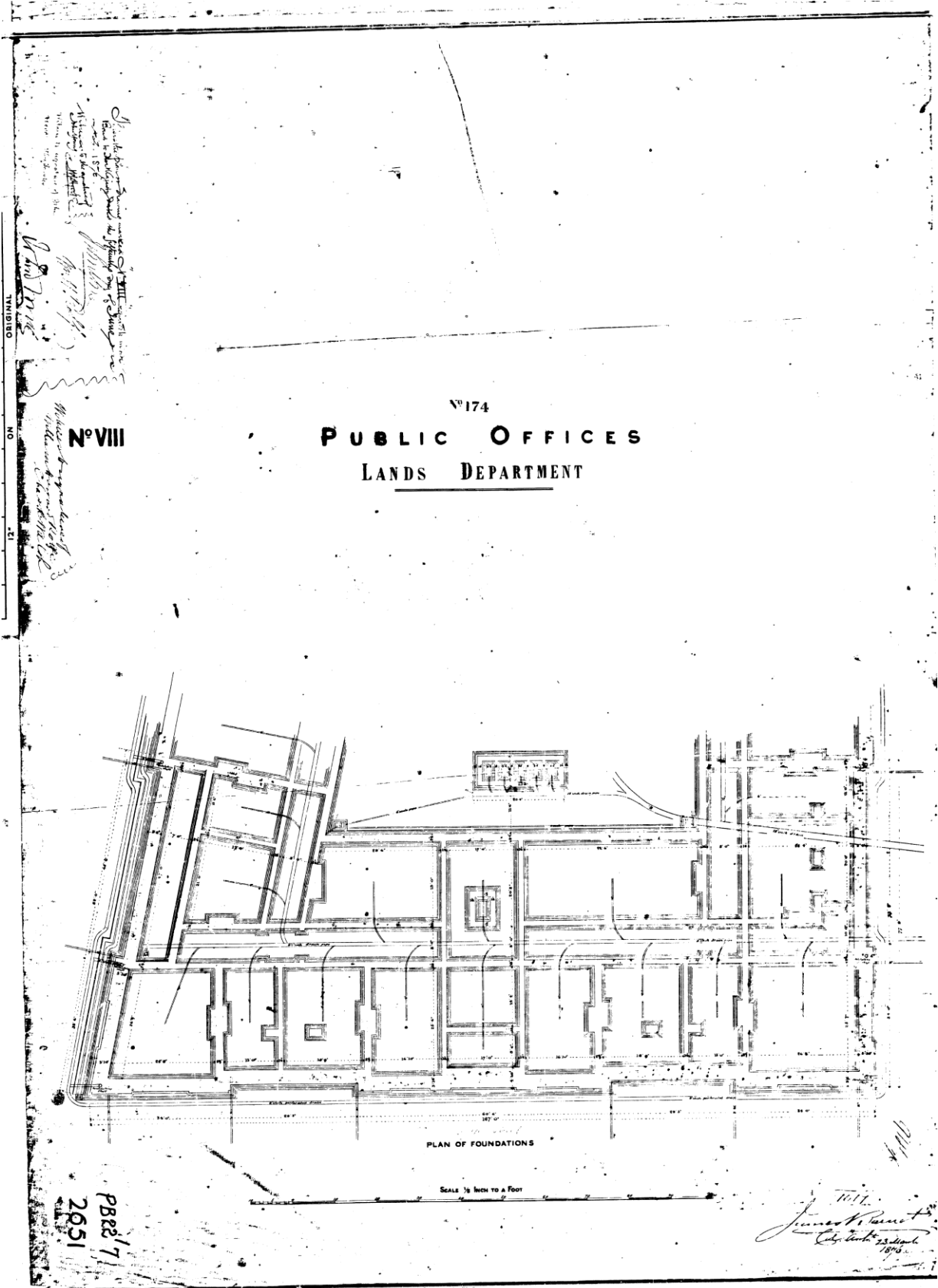


Dome
(Lower floor)

LANDS DEPARTMENT BUILDING
DOMES AND GALLERIES FLOOR PLANS
DLWC ARCHIVE OFFICE DATE UNKNOWN



NOT TO SCALE



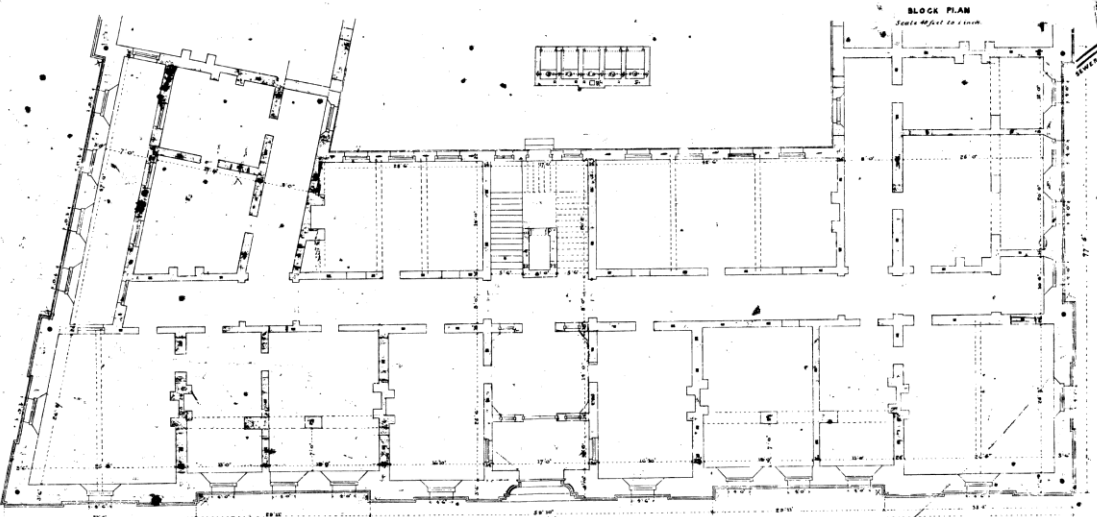
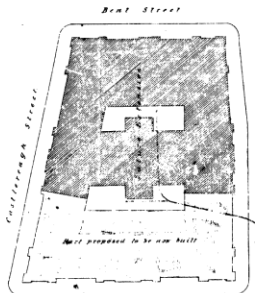
LANDS BUILDING 'PLAN OF FOUNDATIONS' SIGNED BY JOHN YOUNG IN 1876 (PUBLIC WORKS PLAN ROOM)

Taken from plan showing location of No. 171
 signed by John Young, 1876
 and the original plan of the
 Lands Department, 1876
 No. 171
 John Young
 1876
 Original
 127
 0N
 ORIGINAL
 127
 0N
 ORIGINAL

Nº VII

• Nº 171

**PUBLIC OFFICES
LANDS DEPARTMENT**



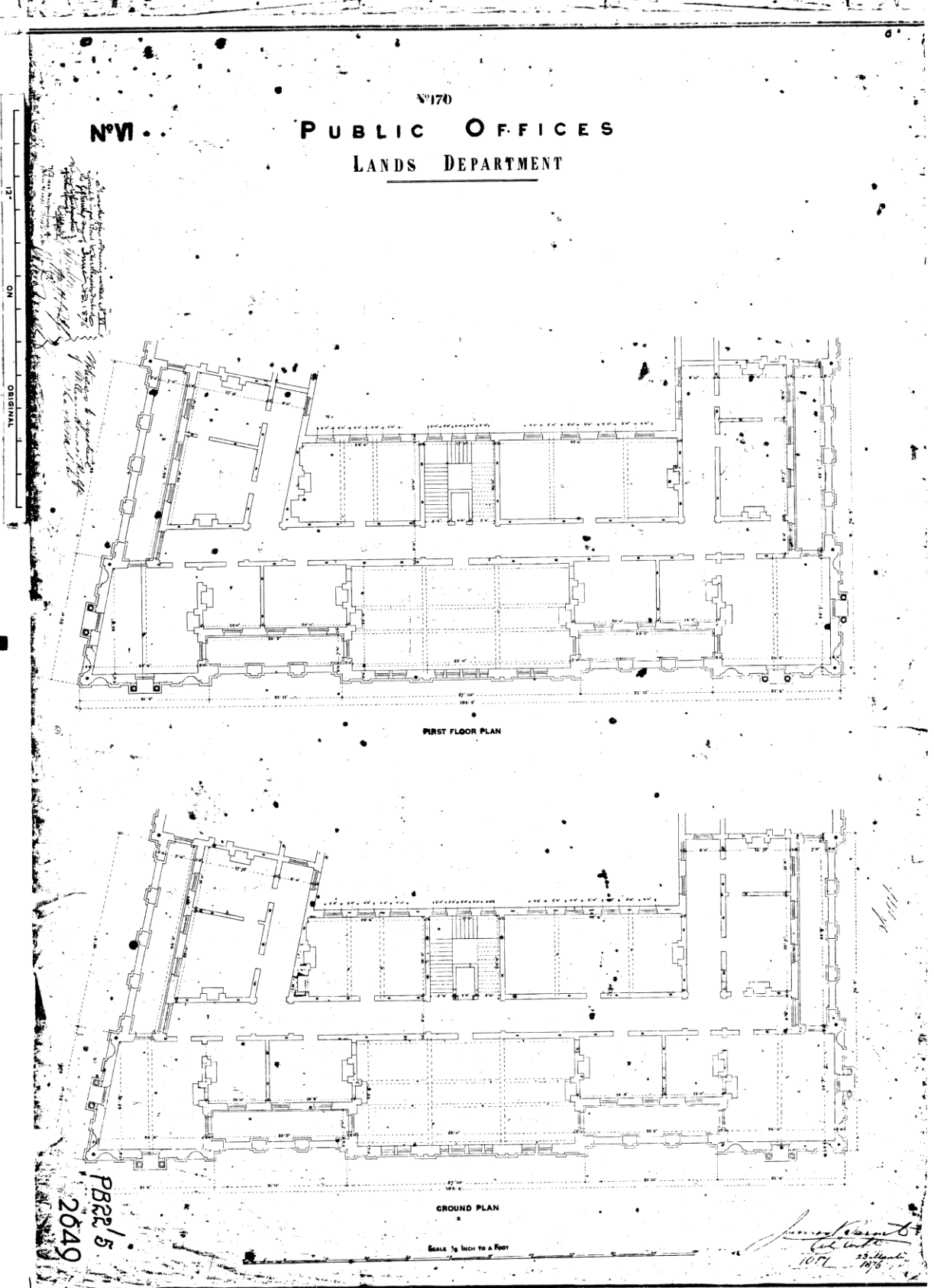
BASEMENT PLAN

SCALE 3/8 INCH TO A FOOT

PB 32
 2650

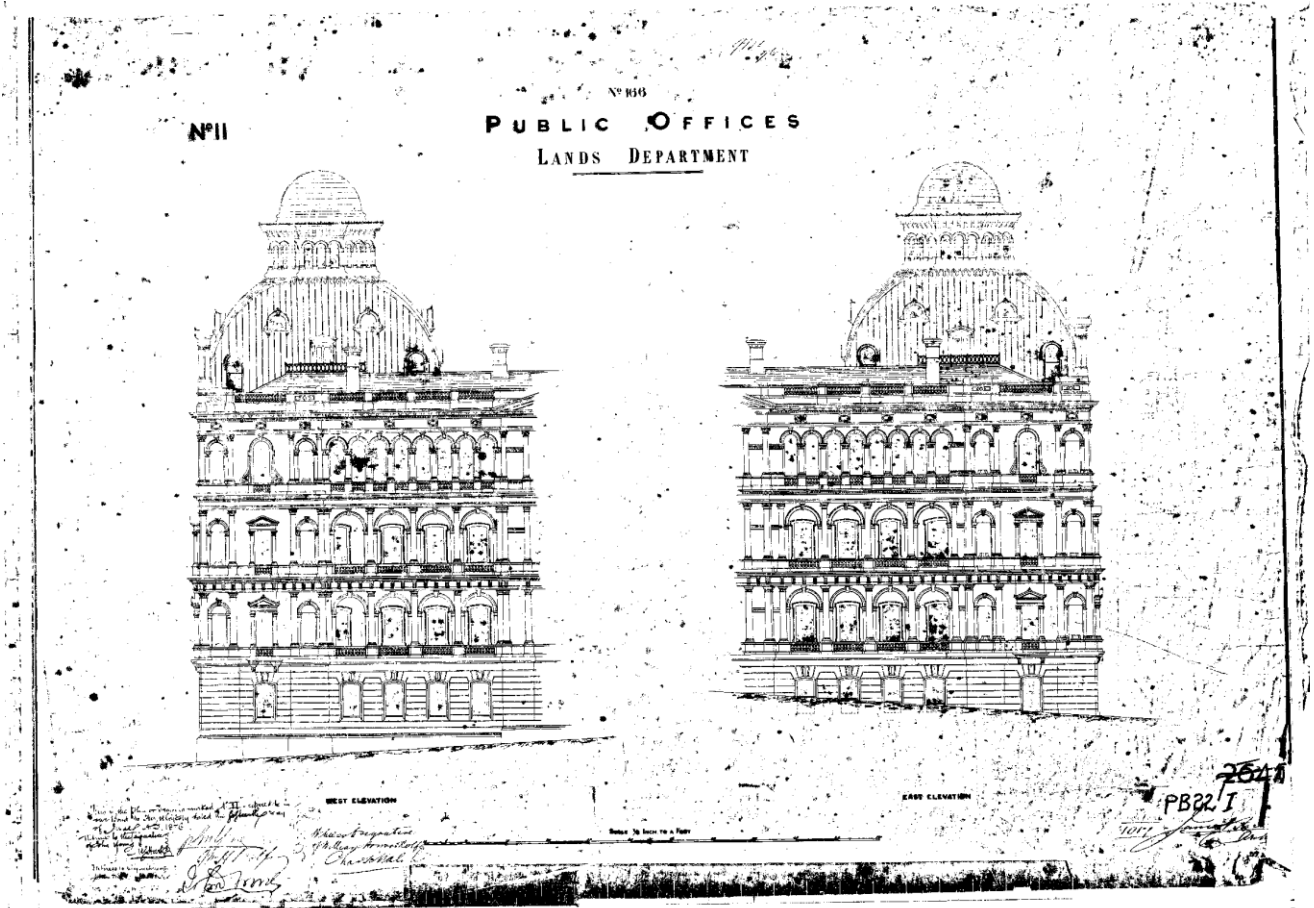
John Young
 1876
 1876

LANDS BUILDING 'BLOCK PLAN' AND 'BASEMENT PLAN' SIGNED BY JOHN YOUNG IN 1876 (PUBLIC WORKS PLAN ROOM)



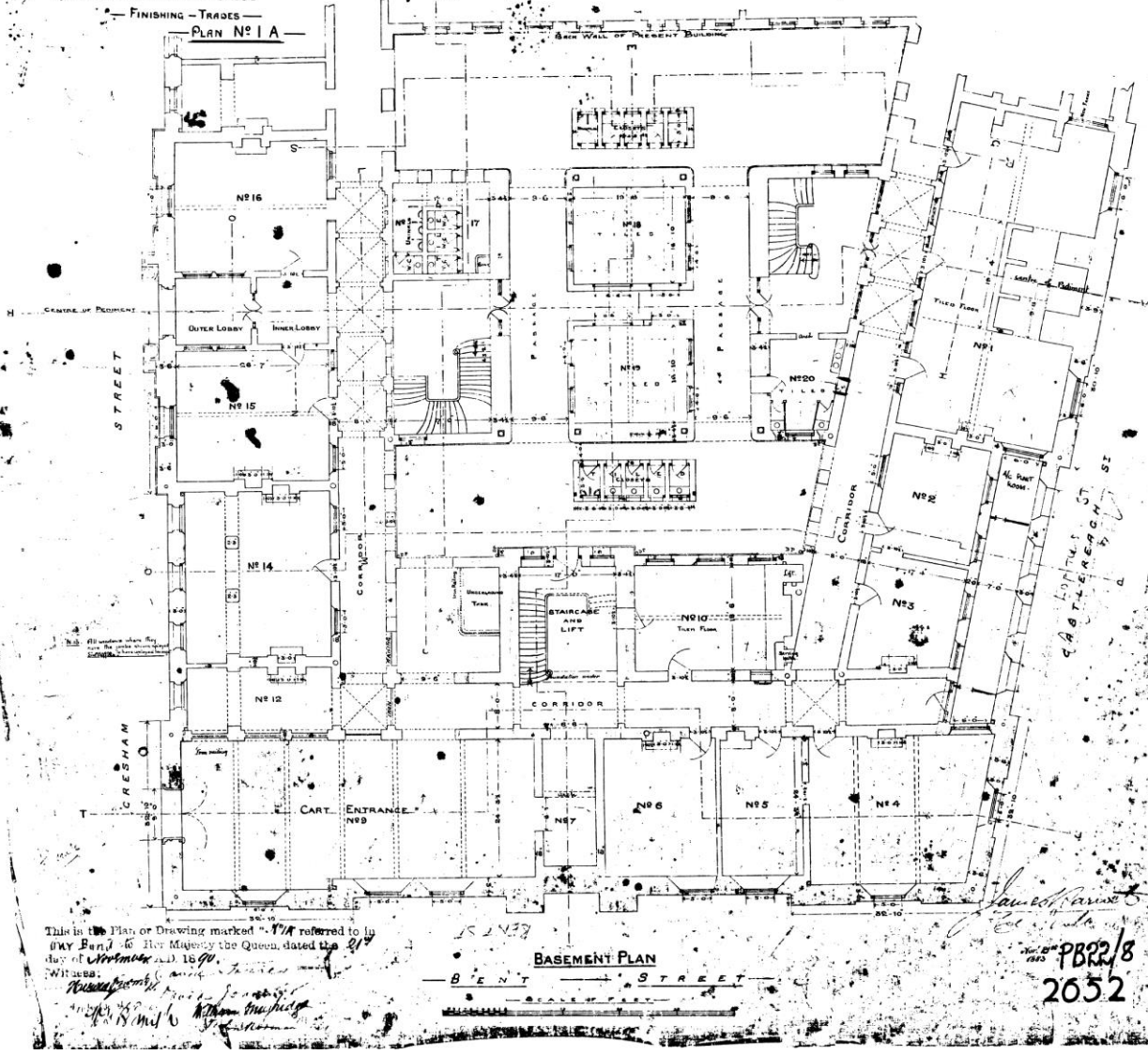
LANDS BUILDING 'FIRST FLOOR PLAN' AND 'GROUND PLAN' SIGNED BY JOHN YOUNG IN 1876

Note that the ground plan was changed at an early date to provide for the principal Bridge Street entrance.



LANDS BUILDING 'WEST ELEVATION' AND 'EAST ELEVATION' SIGNED BY JOHN YOUNG IN 1876 (PUBLIC WORKS PLAN ROOM)

PUBLIC OFFICES
LANDS DEPARTMENT
 FINISHING - TRADES
 PLAN N° 1 A



This is the Plan or Drawing marked "111" referred to in
 an Order of the Privy Council Her Majesty the Queen, dated the 21st
 day of ~~November~~ *March* 1883.
 Witness:
James G. ...
...

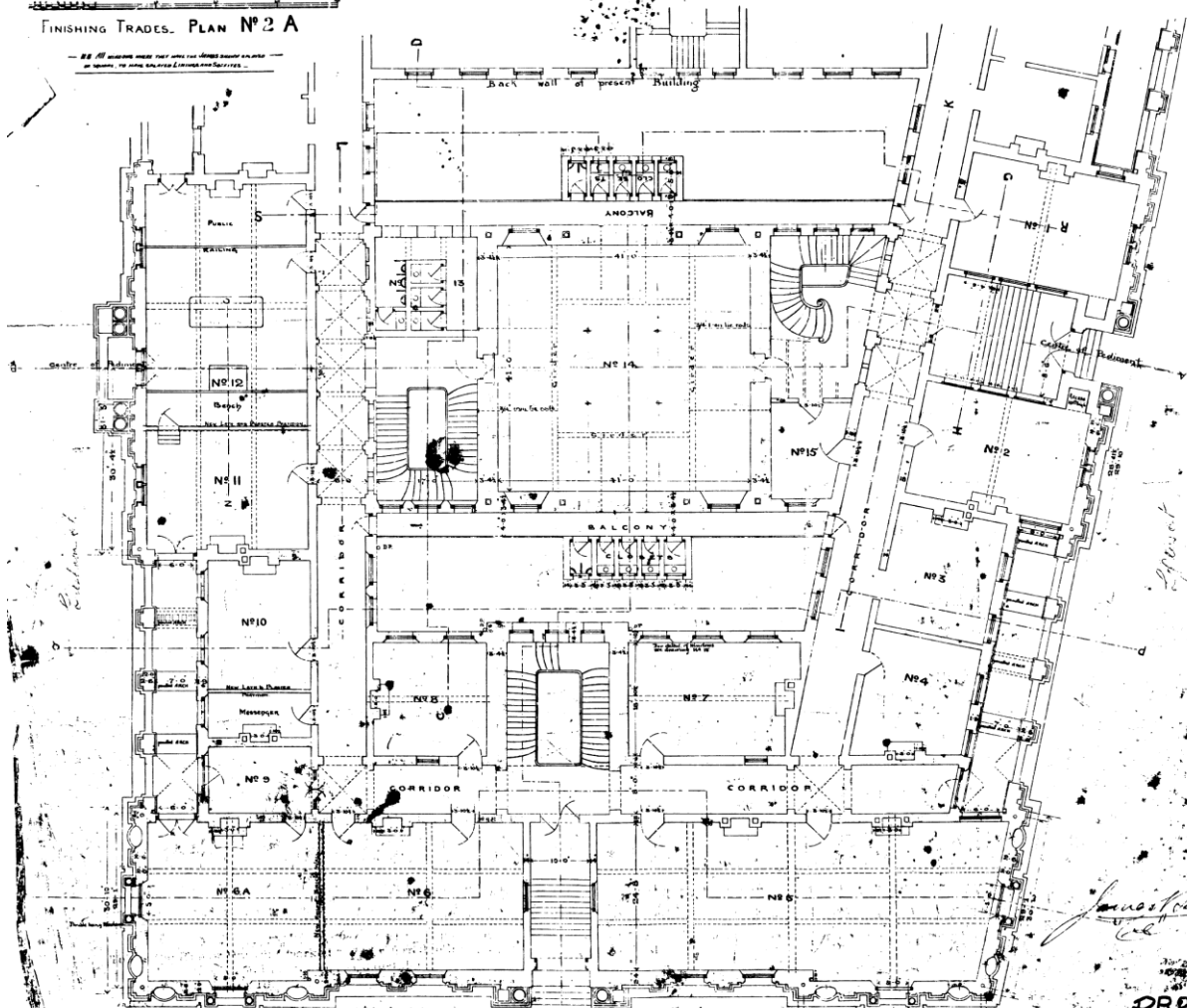
BASEMENT PLAN

James G. ...
 PBR2/8
 2652

LANDS BUILDING BASEMENT PLAN 1883

**PUBLIC OFFICES
LANDS DEPARTMENT**

FINISHING TRADES. PLAN N° 2 A



This is the Plan or Drawing marked "P.21" referred to in
 my Report to Her Majesty the Queen dated the 24th
 day of November A.D. 1890.
 Witness my hand and seal this 10th day of December 1890.

GROUND FLOOR PLAN

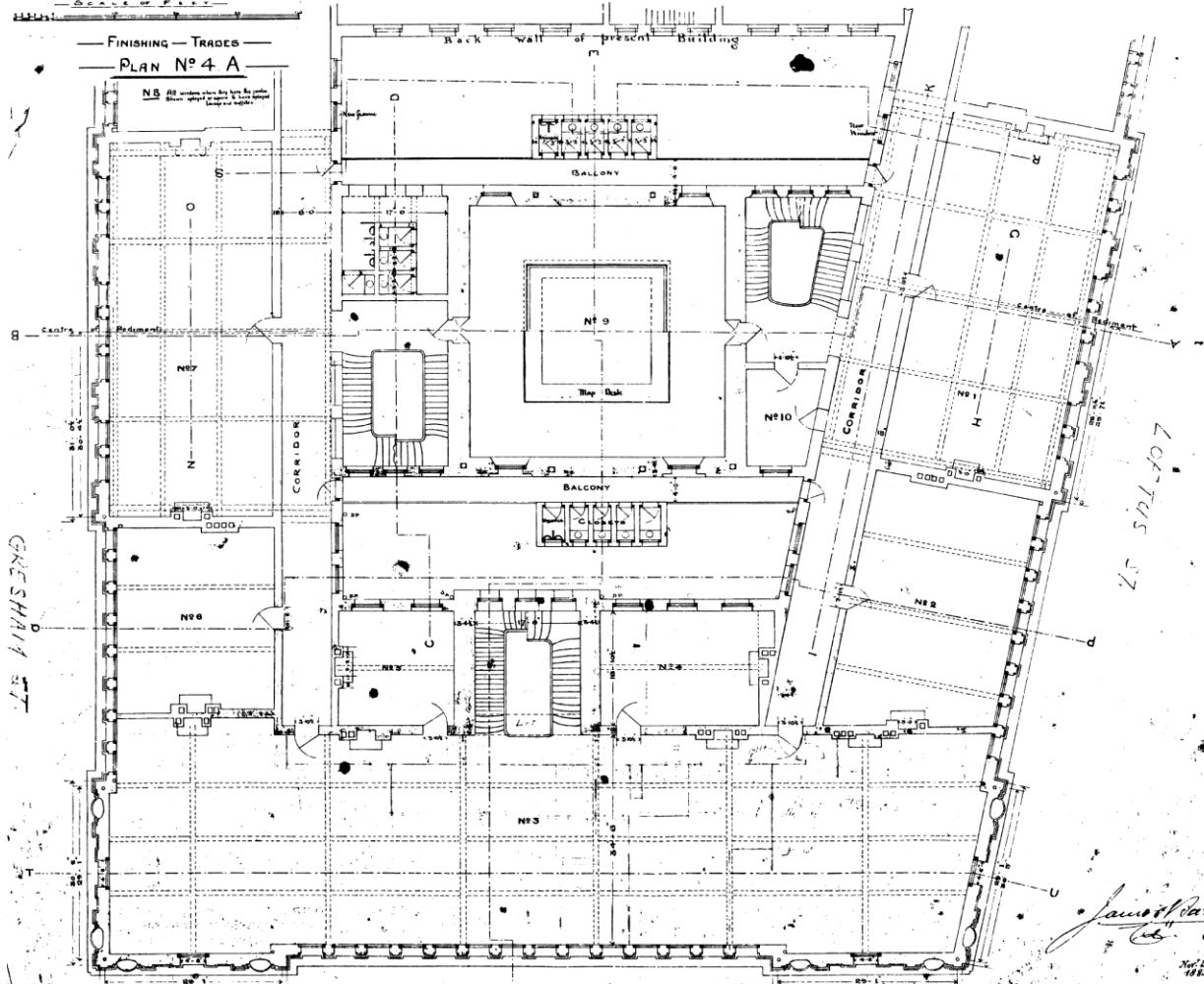
James Stewart
 PBR2-9
 2653

LANDS BUILDING GROUND PLAN 1883/1890

PUBLIC OFFICES
LANDS DEPARTMENT

SCALE OF FEET

FINISHING TRADES
PLAN N° 4 A



This is the plan or Drawing marked "A" referred to in
 an Order of Her Majesty the Queen, dated the 21st
 day of 31st March A.D. 1840. Witness my hand
 at the City of London the 15th day of June 1843.

SECOND FLOOR PLAN

James Smart
Architect

Nov 21st 1843
PB22/11
2655

LANDS BUILDING SECOND FLOOR PLAN 1883/1890

APPENDIX B: MOVABLE HERITAGE MANAGEMENT STRATEGY

MUSEcape 2013

Note: It is a recommendation of this CMP that this Movable Heritage Strategy be reviewed in conjunction with the preparation of an Interpretation Strategy when the future use of the Lands Building has been determined.

This document is formatted for double sided printing.



LANDS BUILDING

MOVABLE HERITAGE

MANAGEMENT STRATEGY

VOLUME 1



Prepared by Margaret Betteridge, Heritage Consultant on behalf of MUSEcape Pty Ltd for
the Heritage Group, Government Architect's Office, NSW Public Works

August 2013

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ooOoo

SPECIALISTS IN THE IDENTIFICATION, ASSESSMENT, MANAGEMENT & INTERPRETATION OF CULTURAL HERITAGE

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EXECUTIVE SUMMARY

This report has been prepared at the request of the Heritage Group, Government Architect's Office, NSW Public Works as part of the heritage and conservation documentation for the Lands Building, Bridge Street, Sydney. It is intended to inform the planning process associated with the future use of the building.

The movable heritage which remains in the Lands Building includes some of the items commissioned and acquired for its fit-out from 1880 and items associated with the work of the Lands Department.

Many of these items are of exceptional heritage significance because they remain in the context for which they were acquired and because they have been used continuously as functional items in the building. Their groupings reflect the hierarchy of the administrative functions they have continued to perform for over a century. They are associated with successive Ministers for Lands, Surveyors-General of NSW and senior public servants. Many items were made by, and are marked with the trade labels of significant colonial cabinetmakers and they demonstrate high quality workmanship in Australian red cedar.

Other items of significance document the high calibre of the work of the Lands Department and the contribution of its personnel to the community of NSW. The baseline and associated surveying items are of State heritage significance as evidence of the national standard for land surveying and measurement used in NSW.

Once these items are removed from the building and lose the context of their setting, their heritage values are significantly diminished. A covenant which protects these items in situ as significant State-owned assets is recommended.

This report documents the extant contents in the building as found in June 2013 and provides policies and strategies for their retention and management in situ where appropriate. This report has been prepared as part of the heritage conservation management planning for the building prepared by NSW Public Works in 2013 and should be read in conjunction with their documentation, policies and recommendations.

1. INTRODUCTION

The Lands Building, located on a block bounded by Bridge, Loftus, Gresham and Bent Streets, Sydney, was designed in the Italian Renaissance style by colonial architect James Barnet (1827-1904) and constructed in two stages, (John Young, contractor, 1876-1881) and (Wayne and Baldwin, contractor, 1888-1891) and completed in 1894.

Built on the site formerly occupied by the Surveyor-General's Office it was constructed to accommodate the Minister for Lands, the colony's Surveyor-General, their under-secretaries, technical, administrative staff and other support services. The building is tangible evidence of the importance of land management and surveying in the administration of NSW.

Work carried out in the building included the administration and management of Crown lands; the exploration and surveying of NSW; the management of natural environment and mineral resources; and associated drawing, photography and archiving of topographic and aerial mapping, together with the distribution of reports, maps and publications.

These offices were continuously occupied by the Department of Lands and the Surveyor-General's Office and their successors until the 1990s when departmental reorganisations occurred, including relocation of Lands offices to other locations including regional NSW and the consolidation of Ministerial offices in the government precinct in the Governor Phillip and Macquarie Tower development. The NSW Department of Planning now occupies most of the Building.

2. SCOPE OF THE REPORT

This report was commissioned in May 2013 by the Heritage Group, Government Architect's Office, NSW Public Works on behalf of Government Property NSW to inform the process of the future management of this significant government asset and its movable heritage contents. The brief was to undertake a survey by physical inspection of extant movable heritage in the Lands Building, to identify the significance of those items and to propose strategies for their future management. Part of the research included a survey of historical records and a review of documentation which recorded the state of the building in 1985.

The movable heritage in the Lands Building includes furniture, a noticeboard, plaques and wall-mounted items including photographs and a large relief map, items associated with the administration and surveying Crown lands, including baseline and measuring equipment, ballot boxes and volumes of statutes relating to land matters. Items currently in use and in storage were also surveyed.

3. LIMITATIONS

The only inventory of contents that could be located in the timeframe was the schedule of rooms prepared by H O Woodhouse and Danks in *The Lands Department Building Historical report and Conservation Plan* in January 1985. Images in this report confirm that by 1985, the interior of the Lands Building had been upgraded for modern office use, but that historical furniture remained in 3 principal offices – namely the Minister for Lands, the Under Secretary for Lands and the Surveyor-General. That report also identified significant items attached to the building fabric including plaques, a large relief map and a large timber notice board.

The survey for this report identified a number of movable items associated with work activities of the Department of Lands over the course of the 105 years occupation of the building, but does not address the paper-based archives which are in the process of being transferred to State Records NSW.

The images reproduced in this report have been reproduced for the purposes of research and historical analysis and have not been cleared with copyright owners for reproduction or publication.

4. ACKNOWLEDGEMENTS

The assistance of Caitlin Allen, Desmond Corby, Mary Knaggs and Amelia Parkins, Heritage Group, Government Architect's Office, NSW Public Works in the preparation of this report and Tony Sauchella, Building Manager, NSW Planning and Infrastructure for organising access and providing background information is gratefully acknowledged. Advice from Paul Harcombe and staff from Land and Property Information Services was particularly helpful in identifying and assessing the significance of surveying equipment.

5. REVIEW OF MOVABLE HERITAGE IN THE LANDS BUILDING

The First Ministry

The first Ministry in Responsible Government in 1856 comprised 5 ministerial positions, including the Auditor-General and Minister for Lands and Works (then held by G R Nichols). The work associated with the administration of land significantly increased with the passing of the Crown Lands Act 1861 (NSW) which was introduced in 1861 to reform land holdings and to break the squatter's domination of land tenure.



Figure 1: First Ministry under Responsible Government, May 22nd, 1856. Left to right: Thos. Holt, Colonial Treasurer; WM Manning, Attorney General; Stuart A Donaldson, Colonial Secretary and Premier; JB Darvall, Solicitor General; GR Nichols, Auditor General and Minister for Lands and Works. (Source sl.nsw.gov.au:8935)

Construction and fit-out

The construction of the Lands Department commenced during the third ministry of Sir Henry Parkes MLA (1878-1883) during a time of great expansion and prosperity in NSW. This is reflected in James Barnet's imposing sandstone buildings constructed as public offices including the Lands Building and the Colonial Secretary's Building and his grand additions to existing buildings including the General Post Office and King Street Courts. They set the tone for subsequent buildings to house the Treasury and the Department of Education and created a significant government precinct in Bridge Street, Sydney.



Figure 2: The Colonial Secretary's building, completed in 1894. (Source SPF, SLNSW)



Figure 3: The office occupied by the Colonial Secretary, Sir Henry Parkes was sumptuously decorated with an eclectic selection of furniture and artworks, some acquired from the 1879 Sydney International Exhibition, the furniture manufactured locally by significant colonial cabinetmakers. (Source SLNSW)



*Figure 4: The Lands Building, like the Colonial Secretary's building, was an imposing Italian Renaissance style edifice, commanding views to the harbour.
(Source State Records NSW)*

To demonstrate the political and administrative significance of the building, architectural ornament expressed its function. From the roof dome to the niches for statuary, the building expressed power and prestige.



Figure 5: Externally James Barnet adorned the Loftus Street façade with the heraldic insignia which would subsequently be adopted by the NSW government as its heraldic symbol on its coat of arms (left). Inside, sovereignty to Queen Victoria was expressed in the Royal coat of arms in tile work, embedded into the fabric of the building (right). (Photos C Betteridge 2013)

Furniture

Like the Colonial Secretary's Building, the construction used the finest materials available in the colony and no expense was spared in sourcing fine honey-coloured Pyrmont 'yellow block' sandstone and cedar from the banks of the northern rivers of NSW.



*Figure 6: Carved timber surmount, cedar noticeboard, Bridge Street foyer.
(Photos C Betteridge 2013)*

The same attention to quality was given to the furnishing of the offices inside the building. Suites of furniture reflecting the hierarchy of the offices and occupants were supplied from leading cabinetmakers for the new fit out. A large proportion of the furniture was manufactured to a government contract by colonial cabinetmaker, Alexander William Norton (c1827-1907). Norton operated his business in Hunter Street, Sydney, first at number 54, then expanding into the premises next door, at 52-54, between 1879-1899.

Henry Tucker Jones (c1831-1904) of Parramatta also supplied furniture for the Lands Department. His business at the Old Race Course was listed as operating around 1867 until 1885 when he relocated to Prospect and Sherwood.



Figure 7: Trade labels on furniture in the Lands Department building Alex W Norton (left) and H T Jones (right). (Photos C Betteridge 2013)

Several pieces of furniture in the building are stamped with government inventory registration marks, a system used during the late 19th century to identify government-owned assets.



Figure 8: Government inventory marks used on furniture included an Imperial (Tudor) styled crown stamp on vice-regal and some Ministerial items (left) and the St Edwards crown stamp, the initials V R (Victoria Regina), date May 1885 (right). (Photos C Betteridge 2013)

A number of pieces which pre-date the construction of the Lands Department building may have been made for, and used by, staff in the old Survey Building or other government premises. While the transfer of furniture between government offices cannot be discounted, it is much more likely that some furniture styles were repeated across government contracts and that certain styles of furniture were specified to reflected common functions and the hierarchical positions of staff. Alexander Norton's business supplied numerous government clients, tendering for work in the Sydney metropolitan area and regional NSW and his work is extant in the remaining heritage buildings which retain their original furniture.



Figure 9: Oak swivel chair, stamped VR, crown and the date, DEC 1878 (Photos C Betteridge 2013)

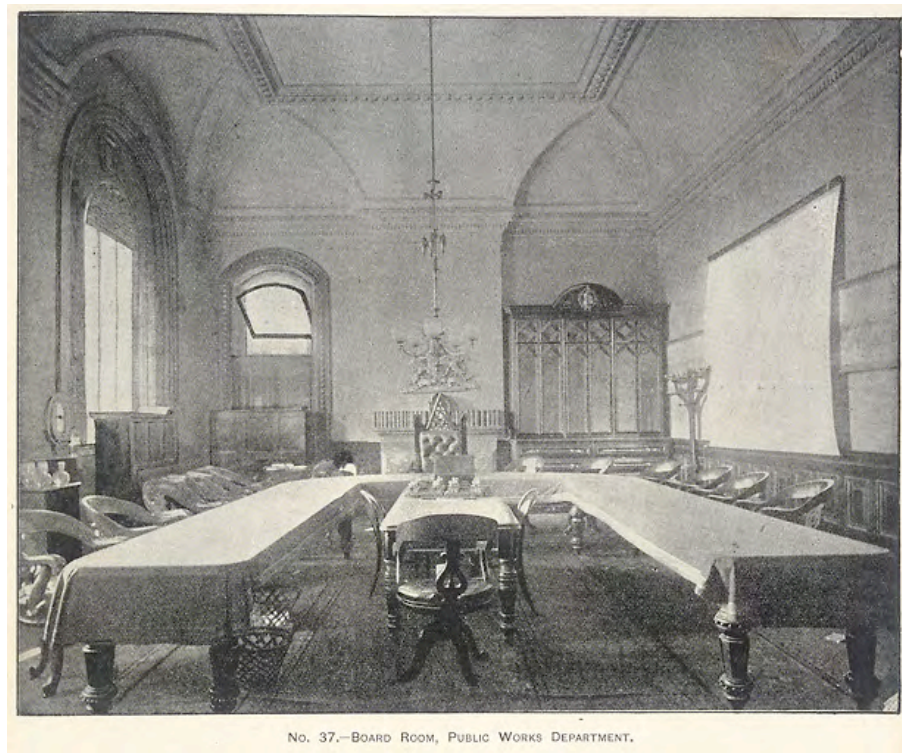


Figure 10: A similar swivel chair can be seen in the Board Room, Public Works Department, then located in the Colonial Secretary's Building, circa 1880 (Source SLNSW)



Figure 11: Another extant example of comparable furniture is the upholstered chair, currently in storage in the Lands Department which would most likely have been used in the Minister's office (left). The upholstered chair (right) is in King Street Courts and was part of the Chief Justice's suite of furniture. (Photos M Betteridge 2013)



Figure 12: Some of the most significant furniture in the NSW Government's collection is the work of Andrew Lenehan (one of whose apprentices was Alexander Norton). This upholstered chair, currently in storage within the Lands Building, is similar to the work of leading colonial cabinetmaker, Andrew Lenehan, found in Government House, Parliament House and the King Street Courts, Sydney. Further research may confirm that this chair is consistent with that furniture and an example of his work. (Photo C Betteridge 2013)