

**HERITAGE  
INTERPRETATION PLAN  
HAYMARKET LIBRARY  
744-744B GEORGE  
STREET, HAYMARKET  
NSW 2000**

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# EXECUTIVE SUMMARY

Urbis has been engaged by the City of Sydney to prepare a Conservation Management Plan with an accompanying Heritage Interpretation Plan for the site located at 744-744B George Street, Haymarket. The site is currently known as Haymarket Library and is one of nine library branches operated by the City of Sydney. The subject site is listed as a heritage item the *Former "Haymarket Chambers"* (Item 841) under Schedule 5 Environmental heritage, of the *Sydney Local Environmental Plan 2012*.

The purpose of this Heritage Interpretation Plan (HIP) is to conceptualise the vision for 'interpretation' and highlight opportunities for interpretation based on the current use of the site and any future use. The formalisation of the final Heritage Interpretation will be developed in consultation with City of Sydney. Due to the planned relocation of the Library in 2019 it is expected that works to the building will take place. This means the opportunities for Interpretation outlined in this Strategy could be altered and new opportunities identified. The final design of the interpretation will be subject to detailed design development in conjunction with the consultant and technical team as well as specialist designers (graphic, web design etc.) to integrate interpretation within any potential future development of the site.

For this reason, Urbis recommends that some heritage interpretation is implemented prior to the relocation of the library and new tenants take occupancy. This will ensure the themes and narratives outlined below are represented within the building prior to the occupation of a new tenant. Recommendations for further interpretation should also be part of a brief for a new tenant.

This HIP highlights the historical and cultural significance of the subject site while also recommending interpretation themes and media. The historical themes and narratives that have been outlined in section 5 has been informed by the historical research and summary provided in Conservation Management Plan (CMP) prepared by Urbis in 2018. This history has been included in section 3 of this HIP.

Below is a summary of the key themes and narratives recommended for interpretation;

- Commercial and Theatre District – highlighting the setting for the subject site on a prominent corner of Haymarket.
- Historic use – highlighting the three key phases of the building: as a branch of the Commercial Banking of Sydney, Haymarket branch; the Haymarket Chambers phase; and Haymarket Library.
- Architecture – highlighting the quality design and built form of the building. Narratives associated with this theme include the original architect, The Mansfield Brothers; the alterations made to the building to accommodate changes in use and finally the restoration of the building in the 1990s.

This HIP also recommends a number of interpretation media including:

- Built form interpretation.
- Signage and historic markers.
- Printed and digital media.
- Events.

Detailed information has been included in section 5.3 that links the media with particular themes and suggests potential locations. This information is subject to change dependent on the new occupant of the building after the relocation of the Library. For this reason, this document should be consulted by the newly appointed tenant should any redevelopment works be required.



# 1. INTRODUCTION

## 1.1. BACKGROUND

Urbis has been engaged by City of Sydney to prepare the following Heritage Interpretation Plan to form part of an application for Heritage Floor Space for Haymarket Library, located at 744-744B George Street, Haymarket (herein referred to as the 'subject site' on Lot 1, DP 1002966).

The subject site is identified as an item of Local significance as 'Former "Haymarket Chambers" including interior' (item I841\*) under Schedule 5 of the *Sydney Local Environmental Plan 2012*. The subject site is not located within a heritage conservation area". See Figure 1 and Figure 80 for the location of the heritage item and the relevant conservation areas.

## 1.2. SITE LOCATION

The subject site, known as the Haymarket Library, is located at 744-744B George Street, Haymarket (see Figure 1). The subject site is located on the eastern side of George Street at the southern end of the Sydney CBD, near the area known as Chinatown. The subject building is located on the south-eastern corner of the intersection of George and Hay Streets. The site is located within a city block bounded by George Street to the west, Hay Street to the north, Parker Lane to east and Barlow Street to the south.

Figure 1 - Location Plan showing the subject site circled in red



Source: NSW Land and Property, Six Maps

## 1.3. METHODOLOGY

This Heritage Interpretation Plan is intended to inform and guide collaborative interpretation planning with stakeholders and relevant parties. The Heritage Interpretation Plan has been prepared in accordance with relevant guidelines and relevant policy as outlined below.

### 1.3.1. Heritage Guidelines and the Burra Charter

Heritage conservation seeks to sustain the values of heritage landscapes, places and objects, individually and collectively, so that the community and visitors can continue to appreciate, experience and learn from them and about them, and so that they can be passed on to future generations.<sup>1</sup> Interpretation is an integral part of the experience of significant heritage places and the conservation and management of heritage items and is relevant to other aspects of environmental and cultural management and policy. Interpretation also incorporates and provides broad access to historical research and analysis.<sup>2</sup>

This Interpretation Plan has been prepared in accordance with the *NSW Heritage Manual*, the NSW Heritage Branch *Interpreting Heritage Places and Items: Guidelines* (August 2005) and the NSW Heritage Branch's *Heritage Interpretation Policy* (endorsed by the Heritage Council August 2005). The general philosophy and process adopted is guided by the Australia ICOMOS *Burra Charter 2013*.

*The Burra Charter* defines interpretation as "all the ways of presenting the *cultural significance of a place*" (Article 1.17) and it may be a combination of the treatment of the fabric, the use of and activities of the place, and the use of introduced explanatory material. Interpretation should provide and enhance understanding of the history, significance and meaning of the place. Interpretation should respect and be appropriate to the cultural significance of the building (Article 25).

The NSW Heritage Branch *Interpreting Heritage Places and Items: Guidelines* lists the following best practice "ingredients" for interpretation:

- 1) Interpretation, People and Culture – Respect for the special connections between people and items;
- 2) Heritage Significance and Site Analysis – Understand the item and convey its significance;
- 3) Records and Research – Use existing records of the item, research additional information and make these publicly available (subject to security and cultural protocols);
- 4) Audiences – Explore, respect and respond to the identified audience;
- 5) Themes – Make reasoned choices about themes, stories and strategies;
- 6) Engaging the Audience – Stimulate thought and dialogue, provoke response and enhance understanding;
- 7) Context – Research the physical, historical, spiritual and contemporary context of the item, including related items, and respect local amenity and culture;
- 8) Authenticity, Ambience and Sustainability – Develop interpretation methods and media which sustain the significance of the items, its character and authenticity;
- 9) Conservation Planning and Works – Integrate interpretation in conservation planning and in all stages of a conservation project;
- 10) Maintenance, Evaluation and Review – Include interpretation in the ongoing management of an item; provide for regular maintenance, evaluation and review;
- 11) Skills and Knowledge – Involve people with relevant skills, knowledge and experience; and
- 12) Collaboration – Collaborate with organisations and the local community.

## 1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Alexandria Barnier (Senior Heritage Consultant), Bernice Phillips (Heritage Consultant), Kate Long (Heritage Assistant) and Leonie Masson (Senior Consultant, Historian). Lynette Gurr (Associate Director, Heritage) has reviewed and endorsed its content.

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<sup>1</sup> NSW Heritage Branch, Department of Planning, Heritage Information Series, Heritage Interpretation Policy August 2005, p2.

<sup>2</sup> Ibid 3

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## **1.5. LIMITATIONS**

It is noted that the suggested content of this Interpretation Plan is indicative only and is subject to amendment prior to the implementation of the plan and graphic design.

Use of images is also contingent upon copyright permission and right of reproduction which is subject to confirmation prior to the implementation of the plan.

## **1.6. RESOURCES**

This Heritage Interpretation Plan has been prepared with reference to the Conservation Management Plan (2018) prepared for by Urbis and primary research undertaken in the following repositories;

- City of Sydney Archives;
- State Archives and Records;
- Sydney Water/Water NSW Historical Research Facility;
- State Library of NSW (Mitchell Library);
- NSW Land Registry Services;
- National Library of Australia (Trove databases); and
- NAB Archives.

## **1.7. AIMS OF THE INTERPRETATION STRATEGY**

Heritage interpretation is the art of explaining the significance of a place to the people who visit it, with the objectives of promoting an understanding of its heritage values and the need to conserve it. Interpretation also involves conveying messages including the presentation of particular points of view about places and history. Interpretive methods might include, but not limited to, conservation, signage, public programs, publications, heritage trails and web sites on the internet.

This HIP will outline opportunities and recommendations for the interpretation of site and history. The historic themes and narratives have been informed by the historical research and history prepared for the Conservation Management Plan (2018), prepared for by Urbis in conjunction with this document.

This HIP will also recommend interpretation media and potential locations within the subject site. It should be noted that due to the planned relocation of the Library in 2019, the details that have been outlined in section 5.3 are subject to changed dependant on future development works that may be required to accommodate a new tenant.

## 2. SITE DESCRIPTION

### 2.1. SITE LOCATION, CURTILAGE, ACCESS AND SETTING

The subject site is located on the eastern side of George Street at the southern end of the Sydney CBD, near the area known as Chinatown. The subject building is located on the south-eastern corner of the intersection of George and Hay Streets. The site is located within a city block bounded by George Street to the west, Hay Street to the north, Parker Lane to east and Barlow Street to the south.

The intersection of George and Hay Streets and the setting of the subject site generally retain their early and fine grain character despite some high density commercial developments in the broader vicinity. All corners of the intersection are occupied by three storey heritage items listed on the Sydney LEP 2012. The items include the Westpac Bank (671–675 George Street), Bank of China (681 George Street) and the Palace Hotel Complex (730–742 George Street).

The subject building is constructed to the lot boundaries and abuts the neighbouring building at 746–748 George Street (to the south). There is no landscaping within the curtilage of the item. However, mature trees are planted along George Street and one is located within the George Street footpath. The building has a larger northern setback from Hay Street. This setback constitutes council land and is occupied by a tram stop and street lights.

There are three access points to the building. The main entry is to the centre of the western façade and directly off George Street. There is also one entrance each to the northern and eastern facades.

Figure 2 – View north east showing the setting of the subject site.



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## 2.2. EXTERNAL

The building represents a fine example of Victorian Italianate/Palazzo and Free Gothic style building. The overall principal building form, is three storeys. There is a single storey projection from the eastern wall of the principal form surmounted by an enclosed timber framed veranda which has been restored. A later single storey addition (c1925) abuts the east façade.

The parapet obscures the hipped roof which is in a “U” form, creating a central valley and terminating in two hips to the east. The building has 3 chimneys projecting from the principal roof form. The chimneys each have multiple chimney pots. The chimneys are sandstone and have decorative copings.

The rectangular building has Pyrmont sandstone, to the primary facades (north and west) with a narrow basecourse of bluestone. There are also load bearing inner brick walls. The northern and western facades have sandstone parapet details including a dentilled cornice. There is also dentilled cornices at the Ground Floor ceiling height and a simple cornice at the Level 1 ceiling height. Protective lead weatherings cover some sills and cornice details. The southern façade is largely obscured by the adjacent development. The northern and eastern facades have remnant awning tie fixing points from the early 20<sup>th</sup> century retail redevelopment. The western façade also has a remnant tramline rosette.

Figure 3 – Northern façade of the subject building showing original three storey principal form, original Ground Floor single storey projection with surmounting enclosed timber framed balcony. Later extension to the east discernible by painted render (left of image).



*Urbis 2018*

The Ground Floor facades of the building (northern and western) were almost entirely removed c1925 to allow for the construction of tenable Ground Floor spaces (the pilasters flanking the Hay Street entry appear to have been retained). The facades were reconstructed in 1991 to their original configuration. Detailing has been reinstated based on documentary evidence to match the original. The main entry to the building to George Street has been reinstated on the western façade. Recycled timber double doors (from Architectural Heritage, Glebe)<sup>3</sup> were used with a reinstated ornate opening flanked by colonettes. Historic

<sup>3</sup> Refer Howard Tanner and Associates drawing Elevations (room 1) dated Feb 1991.

images indicate that the sandstone decoration over the opening and dentilled cornice at Ground Floor ceiling height was retained despite the demolition works in the 1920s. The entry from Hay Street has the original fanlight over which reads 'Haymarket Chambers'.

The reconstructed Ground Floor windows to the principal form (northern and western facades) have arched heads and semicircular sandstone window hoods over their openings. Each window is separated by a pilaster with decorative capitols and fleur-de-lis carving. The window frames on this level are simple however they have substantial proportions.

The middle three Level 1 windows on the northern façade and the three Level 1 windows on the western facade have arched window heads. The windows have a Lancet arch form, each with a small fleur-de-lis carving below the apex. The window frames on Level 2 are timber and they have an external Gothic detailing. The three arched windows on the northern façade are flanked by shorter rectangular windows. Each window opening on this level is flanked by sandstone colonettes set into the line of the façade. It appears that the window frames were replaced c1991.

The Level 2 windows constitute a series of small arched head windows with no hoods. Two on each the northern and western façades are blind window openings. Each window opening on this level is flanked by sandstone colonettes set into the line of the façade.

The Level 1 timber structure abutting the eastern façade of the principal building form was an original feature of the building however it appears to have been originally unenclosed. It has been reconstructed after various infill elements throughout the 20<sup>th</sup> century including those which enclosed its balustrade. The timber infill windows were replaced in the 1990s. The timber infill is now set back from the decorative timber balustrade and Doric timber columns.

The c1925 single storey addition to the east has a metal deck roof and a cornice detail which matches the original section adjacent. The section is rendered and painted. The render has ashlar course scribing however the dimensions of the 'blocks' are smaller than the proportions of the sandstone blocks adjacent. It has no windows to the north façade but four small rectangular window openings with ventilation grilles to the eastern façade. Rainwater goods to the eastern façade are copper and are at varying stages of tarnish.

Figure 4 – View of the reconstructed original timber framed balcony with later infill setback from balustrade (left image). The eastern façade of the principal building form is only exposed at level 2. This façade is rendered brick with Ashlar course scribing. 3 copper downpipes are visible to this elevation. The northernmost downpipe is substantially tarnished (right image).



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Figure 5 – View of the c1925 eastern addition showing the continuous cornice moulding from the original section returning partway along the eastern façade and ashlar render scribing (left image). View of the c1925 east addition showing the rear access to the building modified in 1991 (right image).



*Urbis 2018*



*Urbis 2018*

Figure 6 – Northern façade of the subject building showing original three storey form and decorative public entry.



*Urbis 2018*

## 2.3. INTERNAL

The internal spaces of the building are set over three levels and a circulation and services core comprising a lift and stairwell extends to all three floors. The internal spaces are highly modified in terms of room configuration, details and finishes.

### 2.3.1. Ground Floor

The western half of the Ground Floor constitutes an open library space and reception area. An access ramp extends south from the later entry vestibule from George Street and connects to an area for library self check out. Public space with freestanding furniture extends along the northern half of the Ground Floor terminating in a reading room to the east.

The eastern reading room occupies an area within the Ground Floor extension to the building (c1925). Five sets of book stacks extend from the reading room and comprise all later fabric. There is a short access corridor extending south from the alignment of the Hay Street entrance along the eastern side of the lift to the main stairwell. The main stair is accessed from Parker Lane via a later hall extending partway along the southern boundary of the floor.

The Ground Floor has a number of later features constructed c1991 which are either reconstructions of the original detailing on the floor before the 1920s works or are referential to the style of the building. The Ground Floor has coffered ceilings with decorative cornices introduced in the 1990s. The 1990s restoration works to the Ground Floor specified the following: window architraves to match the existing profiles of Level 1 windows; painted stencil above the timber dado; and timber panelling to arch to east wing. The plaster ceilings cornices to this level are highly decorative, however, also the result of later works.<sup>4</sup>

Figure 7 – View northeast across library showing a high degree of later fabric including, wall and floor finishes, dado line, vestibule area, architraves, ceiling cornices, light fittings (left image). Later accessible ramp from main entrance extending along southern wall (right image).



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<sup>4</sup> Refer Howard Tanner and Associates drawing set for The Sydney City Library, Haymarket cnr George and Hay Streets Interior Fitout dated Feb 1991.

Figure 8 – View south across space to Ground Floor showing a high degree of later fabric including, wall and floor finishes, dado line, vestibule area, architraves, ceiling cornices, light fittings and furniture reconstructed with 1870s detailing.



Source: Urbis 2018

Figure 9 – View north across library showing a high degree of later fabric including Ground Floor facades and windows which were reinstated in the 1990s (left image). View south towards the stacks that extend from the eastern reading room. All joinery in this image was installed in the 1990s. The walls in this image were also installed in the 1990s however it appears that a bulkhead of the eastern wall of the original building has been retained as seen in the top left of the image (right image).



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Figure 10 – View along the hall extending down the eastern side of the lift core. All joinery in this image is later except for that directly associated with the stair (including balustrade and adjacent skirting). However, the wall extending down the left side of the image towards the stair is an original wall (original east wall of principal building form) (left image). View along the rear access from the stair hall to Parker Lane. This space does not indicate the original configuration of the building. This space was previously part of the rear of the two stores facing Hay Street the former shops (right image).



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### 2.3.2. Level 1 – The Asia Library Collection

The eastern space of Level 1 is a public reading room. There are four rows of stacks which extend south from this space. The floor has been heavily altered and it does not appear that any of the original architraves remain. All appear to relate to new openings. Two original chimney breasts are evident on the southern wall of this space however the original fireplaces have either been removed or are concealed behind the joinery.

The opening between the two front rooms of Level 1 is a later opening in what appears to be an original wall. The opening has referential architraves and panelling. The second room on Level 1, adjacent to the north face of the lift core, is used as a reading room and has a high degree of referential, but later, joinery including cupboards and book shelves.

The eastern extent of this level is occupied by the timber framed space which is an original balcony that was previously enclosed and subject to extensive reconstruction works in the 1990s. The space is currently used for study. The space has operable timber casement windows which are set back from the original balustrades. It has timber ceilings with air conditionings registers and contemporary downlights.

Bathrooms are located on Level 1 along the rear hall which extends along the southern wall of the main stairwell. The bathrooms have a referential fitout undertaken in the 1990s. Two are accessed from the rear hall and a disabled toilet is accessed from the timber framed study space.

Figure 11 – View across open western room on Level 1 showing later architraves and ceilings (left image). View of new openings to bookshelf alcoves showing later architraves and cabinets display window. The wall to the left of the image appears to be an original wall with later openings (right image).

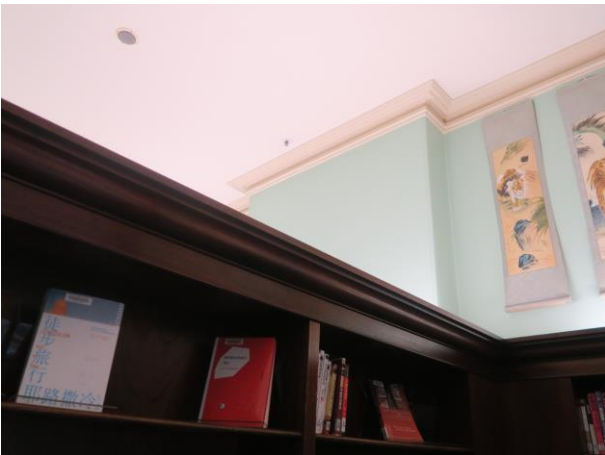


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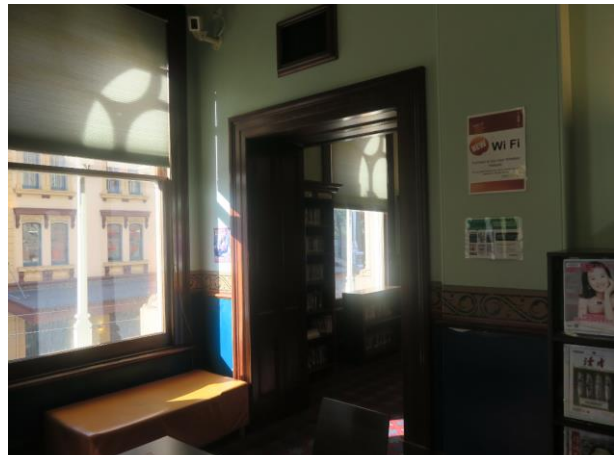


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Figure 12 – View over the joinery associated with the book stacks showing an original chimney breast to the southern wall of Level 1. Further investigation may reveal original fireplaces behind later joinery (left image). View east towards later opening in original wall between front room and adjoining reading room on Level 1 with referential joinery. Later air conditioning register is visible above opening (right image).



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Figure 13 – View east across Level 1 reading room showing later referential timber joinery (architraves, cupboards and bookshelves) to the right of the image. The wall on which this joinery is located is a later wall. The wall to the left of the image is an original wall (southern wall of the principal building form) and the remnant of a chimney breast is legible (left image). View west across Level 1 reading room showing later referential timber joinery (fire hose reel, architraves and bookshelf) the wall directly in front appears to be an original wall with later openings (right image).



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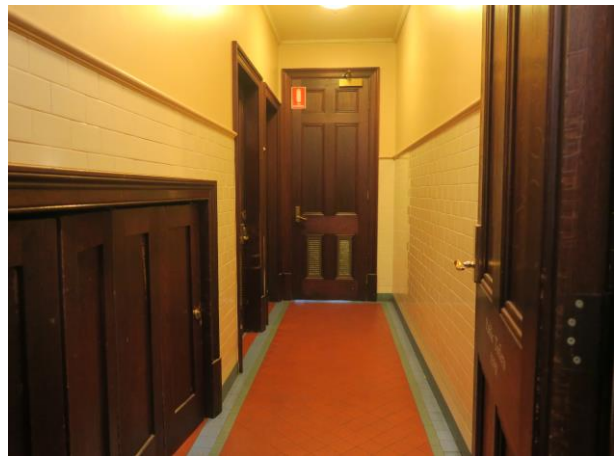


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Figure 14 – View across the rear timber framed space showing timber ceilings with multiple penetrations. The double doors to access this space are timber with glass infill panels (left image). View along the rear hallway from the stair hall at level 1. This space does not indicate the original configuration of the building. Two bathrooms are now accessed from this hallway which were installed as part of the 1990s restoration works (right image).



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### 2.3.3. Level 2

Level 2 has a public reading room to the west. The space to the north of the lift is occupied by an office for library staff. The ceilings in this space are contemporary suspended types. The ceilings have plaster cornices and a number of penetrations for services including light fittings and air conditioning ducts. An original chimney breast is extent on the southern wall of the western space. However, there is no fireplace.

The office space on this floor has a high degree of referential joinery constructed in the 1990s. There is a timber door between the office space and the public space which is currently blocked off by furniture. This opening is later, however, the wall appears to be original. The office space has the only visible fireplace in the building. The surrounds of the fireplace are marble.

There is a bathroom off the office space with a contemporary fit out. The door and architraves appear to be later.

Figure 15 – View across open eastern room on Level 2 (left image). View of ceiling to Level 2 space showing suspended ceilings, cornices, contemporary light fittings and air conditioning duct. An original chimney breast is also visible on the southern wall (right image).

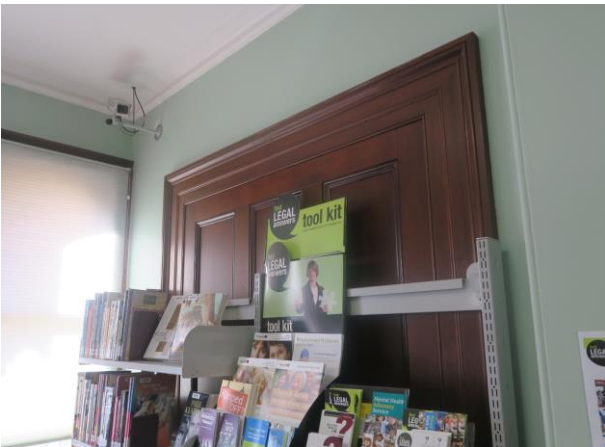


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Figure 16 – View of opening between library reading room and office. This opening appears to be a later opening with referential joinery in an original wall (left image). View of original fireplace and hearth to eastern office space (right image).



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Figure 17 – Later bathroom fit-out to space off office at Level 2 (left image). Later joinery to bathroom off office space (right image).



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### 2.3.4. Circulation

There is one lift in the building servicing all levels (Ground – Level 2). It is located to the centre of the floor plate. The lift is a recent addition to the building. However, at Ground Floor it is located within what was the original strong room. The small hall at Levels 1 and 2 which access the lift has little detailing, the ceilings are contemporary with a number of penetrations for services.

The stairwell is located adjacent to, and south of, the lift well and services all floors. The stairwell is original, and the space appears to comprise the highest degree of original fabric in the building. The stairs (including the balustrade) appear to be original in terms of both fabric and configuration. However, some balusters appear to have been replaced. The timber skirtings in the stairwell also appear to be original.

At both Level 1 and 2 an arch is visible to the western wall of the stairwell. Both arches have been infilled with lightweight fabric. The arches appear to be remnant of the original construction of the stairwell as openings on both levels are seen in early plans. Both arches have deep timber architraves however the arch at Level 1 is more expressed than the other. The reveal of this arch features painted timber panelling.

The doors to the stairwell are timber doors which have been significantly modified for the purpose of fire rating. The door frames now have a steel core which is visible when the door is open.

There is an arch at Ground Floor near the termination of the main stairs. The arch extends from the rear (eastern) face of the original strong room across the hall and frames the axis which extends from the bottom of the stairs to the Hay Street entry. The arch appears to be original.



Figure 18 – Ceiling to hall adjacent to lift at Level 2 (left image). Arch to western wall of stairwell at Level 2 (right image).



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Figure 19 – Lift doors from Level 2 showing all later joinery (left image). Flight of stairs between Levels 1 and 2. The stairs appear to be original in terms of both fabric and configuration. However, some balusters appear to have been replaced (right image).



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Figure 20 – Arch to western wall of stairwell at Level 1 (left image). View of original infilled arch from reading room at Level 2 (right image).



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Figure 21 – View of base of original infilled arch from reading room at Level 2 (left image). Fire door constructed in 19<sup>th</sup> century referential style with timber outer and steel core (right image).



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Figure 22 – Arch to stairwell at Ground Floor (left image).



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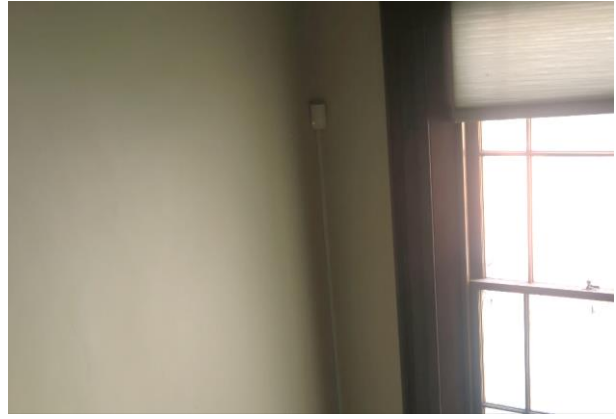
### 2.3.5. Services

Services throughout the building date to 1990s. Services have generally been installed in a sympathetic way i.e. surface mounted rather than chased into original walls. Services are run along the floor through later ducted skirtings. Later air conditioning registers on walls are visible throughout. The air conditioning registers have referential timber surrounds and metal grilles over the openings. Light switches throughout are contemporary however have the detailing of earlier switches. Light fittings throughout are later.

Figure 23 – Surface mounted services to Level 1 (left image) Surface mounted services to stair well (right image).



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Figure 24 – Ducted skirtings (left image) Air conditioning register in wall on Level 1 (right image).

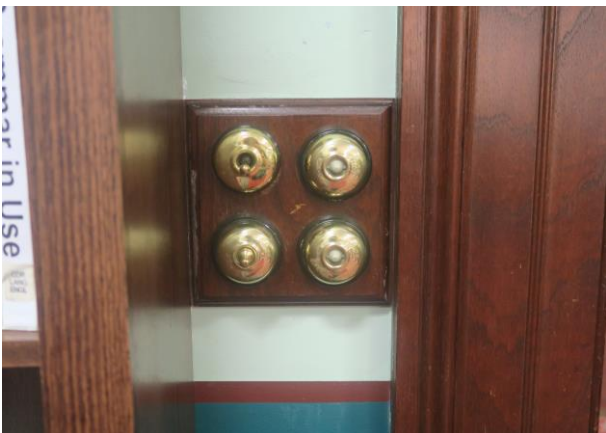


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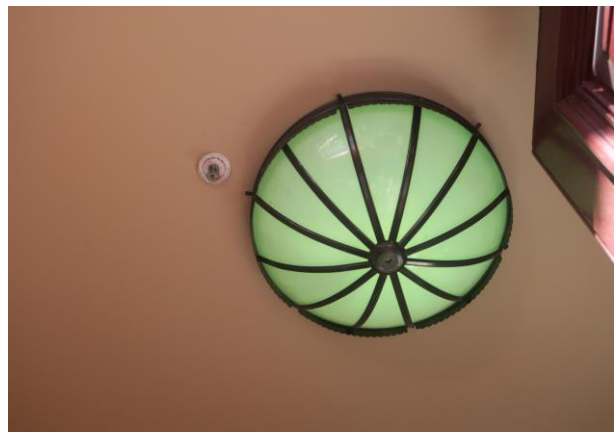


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Figure 25 – Referential light switch (left image). Later light fittings on Level 1 (right image).



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## 3. HISTORICAL OVERVIEW

### 3.1. AREA HISTORY

#### 3.1.1. Indigenous History

There has been no research on the Aboriginal use of the vicinity. One of the few explicit historic references is provided by David Collins. In November 1796, he noted that "Bennillong" had complained to the Governor that the Aboriginals were assembling "in a considerable body near the Brickfields to lie in wait for him [Bennillong] and where, if possible, they intended to kill him".<sup>5</sup> According to Collins, this eventuality was averted by the governor's provision of an armed escort for "Bennillong" while he warned those assembled that they would be driven from the area if his life was taken.

Those assembled would have been the Guringai people who no doubt used the creek area for subsistence. However, because of its swampy character, it is unlikely that they camped there. Andrew Wilson suggests that, judging by the results of other archaeological excavations in Sydney, occupational remains are unlikely on the site.<sup>6</sup>

#### 3.1.2. Brickfield Hill

The Haymarket site occupied the low swampy land at the southern foot of Brickfield Hill about a mile south of Sydney Cove. It was drained, somewhat inadequately, by a creek which rose in the Surry Hills to the south-east and crossed what is now Belmore Park to the alignment of Hay Street near the Capitol Theatre.

According to Assistant Surveyor Meehan's map of 1807, the creek passed under a small bridge on the track which connected the Sydney High (George) Street to Parramatta (Figure 26). This bridge was approximately on the present intersection of George and Hay Streets and, at the time, the sand and mud flats of Cockle Bay (Darling Harbour) extended right up to its western side. If this seems hard to credit, it must be remembered that the vicinity of the creek has been extensively filled and levelled.

Figure 26 – Plan of the Town of Sydney in New South Wales by James Meehan Assistant Surveyor of Lands by Order of His Excellency Governor Bligh 31<sup>st</sup> October 1807. Photolithographed at the Government Printing Office Sydney, New South Wales. [1850-1899?]



Source: NLA, <http://nla.gov.au/nla.obj-229911438>

<sup>5</sup> Collins, II, 5

<sup>6</sup> Blackmore, Capitol, Wilson, mdix

Meehan's map suggests that, before the bridge was built, the track turned south-east and followed the bank of the creek until a convenient crossing place was reached. The present frontage of Mick Simmons and the Hong Kong Bank on the corner of George and Campbell Streets (724-728), derives its splayed alignment from the 45 degree turn of the original track.

Europeans used the north bank of the creek right from the beginnings of settlement. In March 1788, Collins reported that "a gang of convicts was employed ... making bricks at a spot about a mile from the settlement, at the head of Long Cove" (Cockle Bay, later Darling Harbour). In addition, two acres of ground were marked off for "such officers as were willing to cultivate them". The agricultural result, if any, is unknown, but the industrial activity came to identify the place.<sup>7</sup>

The clay pits, kilns and convict huts were scattered over the area immediately north-east of the creek and on the lower slopes of what became known as Brickfield Hill. In July 1790, the unskilled convicts were employed in "forming a road from the town to the brick-kilns, for the greater ease and expedition in bringing bricks to the different buildings".<sup>8</sup> By 1793, the bricks were conveyed by three brick carts, each drawn by twelve men under the direction of an overseer.<sup>9</sup>

In 1811, following the arrival of that orderly and entrepreneurial Scot, His Excellency Governor Lachlan Macquarie, Sydney was divided into five districts each with a watch-house and police-force:

*for the protection of the inhabitants from night robberies, and for the more effectually securing the peace and tranquillity of the town, and apprehending all disorderly and ill-disposed persons committing nightly depredations ...*

*As a necessary preparatory step to the proposed arrangements, His Excellency deems it expedient to give regular and permanent names to all the streets and ways ...*

*The principal street in the town, and leading through the middle of it from Dawes' Point to the place near the Brickfields, where it is intended to erect the first toll bar, being upwards of a mile in length, and hither-to known alternately by the names of High-street, Spring-row and Serjeant-Major's-row, is now named "George-street", in honour of our revered and gracious Sovereign.<sup>10</sup>*

The boundaries of the 5th District, served by George Street, extended:

*from Park-street and the burying-ground on the north to the southern extremity of the Brickfields on the south, and extending from Hyde Park and Surry Hills Farm on the east to Cockle Bay on the west.<sup>11</sup>*

Thus, the future site of the Haymarket became the southernmost part of the 5th District.

His Excellency was not one to miss the opportunity of raising funds for "the ornament and regularity" of the town of Sydney and lost no time in commanding and directing:

*that all bricks, pottery and other articles of whatever nature which may be sent from the Brickfields to Sydney, or from Sydney to the Brickfields, shall be passed through the turn-pike-gate, and pay the same toll as if going to or coming from Parramatta, and any article which may be sent to or from the Brickfields by any circuitous or different road from the public turnpike is to be seized, the cattle drawing or carrying them impounded for trespass, and the person so endeavouring to evade the regular toll to be severely fined and punished.<sup>12</sup>*

The turnpike gate can be seen across George Street as a later addition to Meehan's 1807 map. It was not a popular measure and probably resulted in a variety of evasions including the transacting of business outside the town whenever possible. Such activities may have contributed in some measure to Macquarie's ultimate removal of the gate to its 1820 location further south to what is now Railway Square (Figure 27). In any case,

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<sup>7</sup> Collins, I, 17

<sup>8</sup> Collins, I, 103

<sup>9</sup> Collins, I, 277-8

<sup>10</sup> HRNSW, VII, 427-8

<sup>11</sup> Ibid., 479

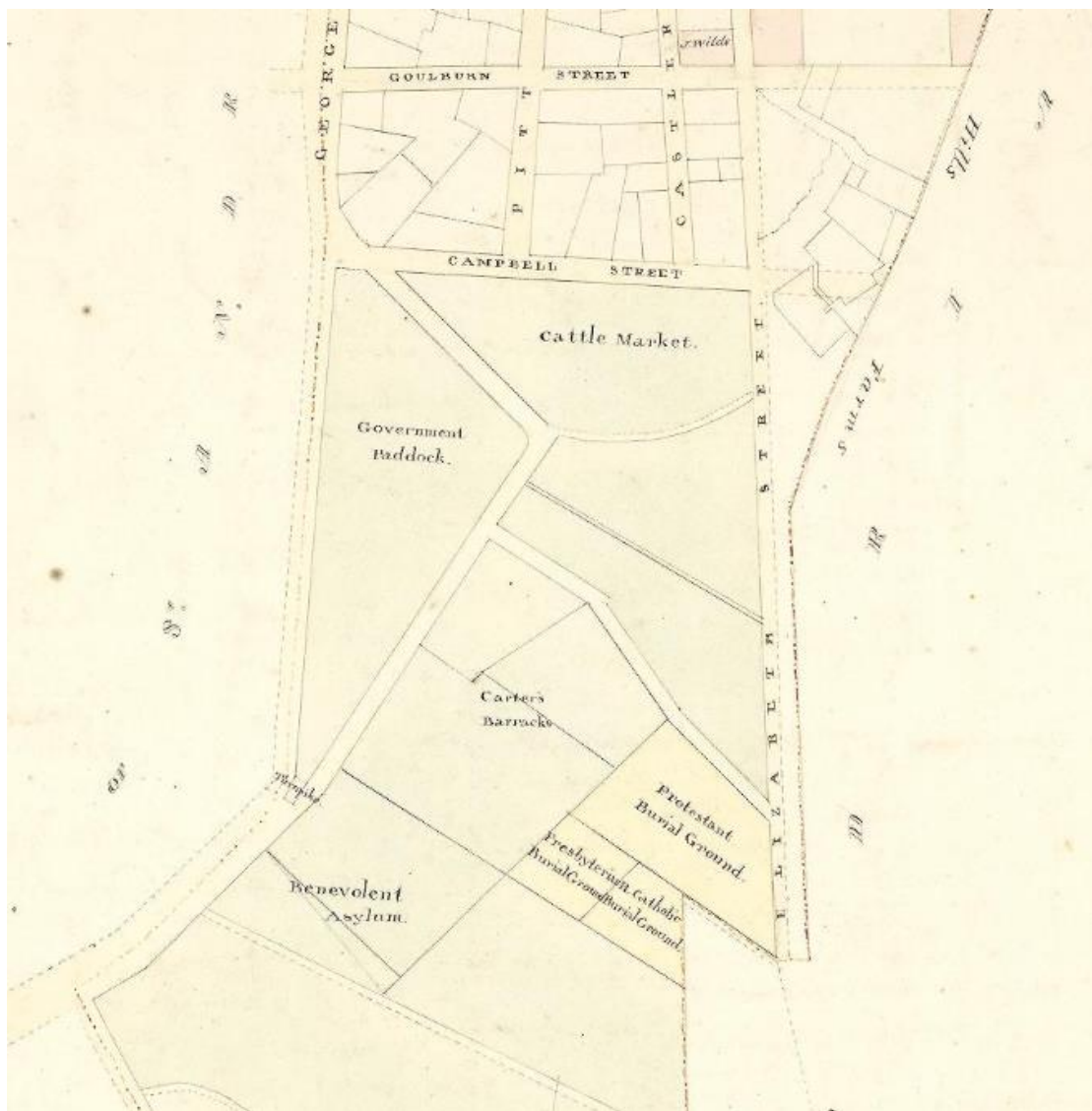
<sup>12</sup> HRNSW, VII, 594

with the establishment of large barracks for convict carters with their bullocks, horses and carts where Eddy Avenue now joins Pitt Street, much of the traffic up Brickfield Hill involved government public works.

By June 1829, the area at the foot of Brickfield Hill was officially operating as a "New Cattle Market."<sup>13</sup> Such use was probably little more than the legitimisation of a de facto situation. The terrain was swampy and unsuitable for other development and, as Michael Christie points out, it was the usual halting place before the steep ascent into the town. Moreover, on the northern side of the George Street Bridge lay the Peacock Inn, a watering hole for wagoners, while close by lay semi-permanent fresh water for stock. Cattle landed at the Market Wharf in Cockle Bay, formerly destined for the town market, were now driven down the alignment of Sussex Street round Brickfield Hill to "the flat area south of Campbell St".<sup>14</sup>

According to James Macle hose, the ascent of Brickfield Hill in 1837 was still steep, difficult and even dangerous. The following year, in a major undertaking, over a million cubic feet of material, much of it rock, was cut by convict labour from the upper parts of the hill and removed to the lower to create a gradually inclined plane, thus making it safe "for all kinds of drays, waggons and carriages".<sup>15</sup>

Figure 27 – Detail from Parish Saint Lawrence, pre-1840.



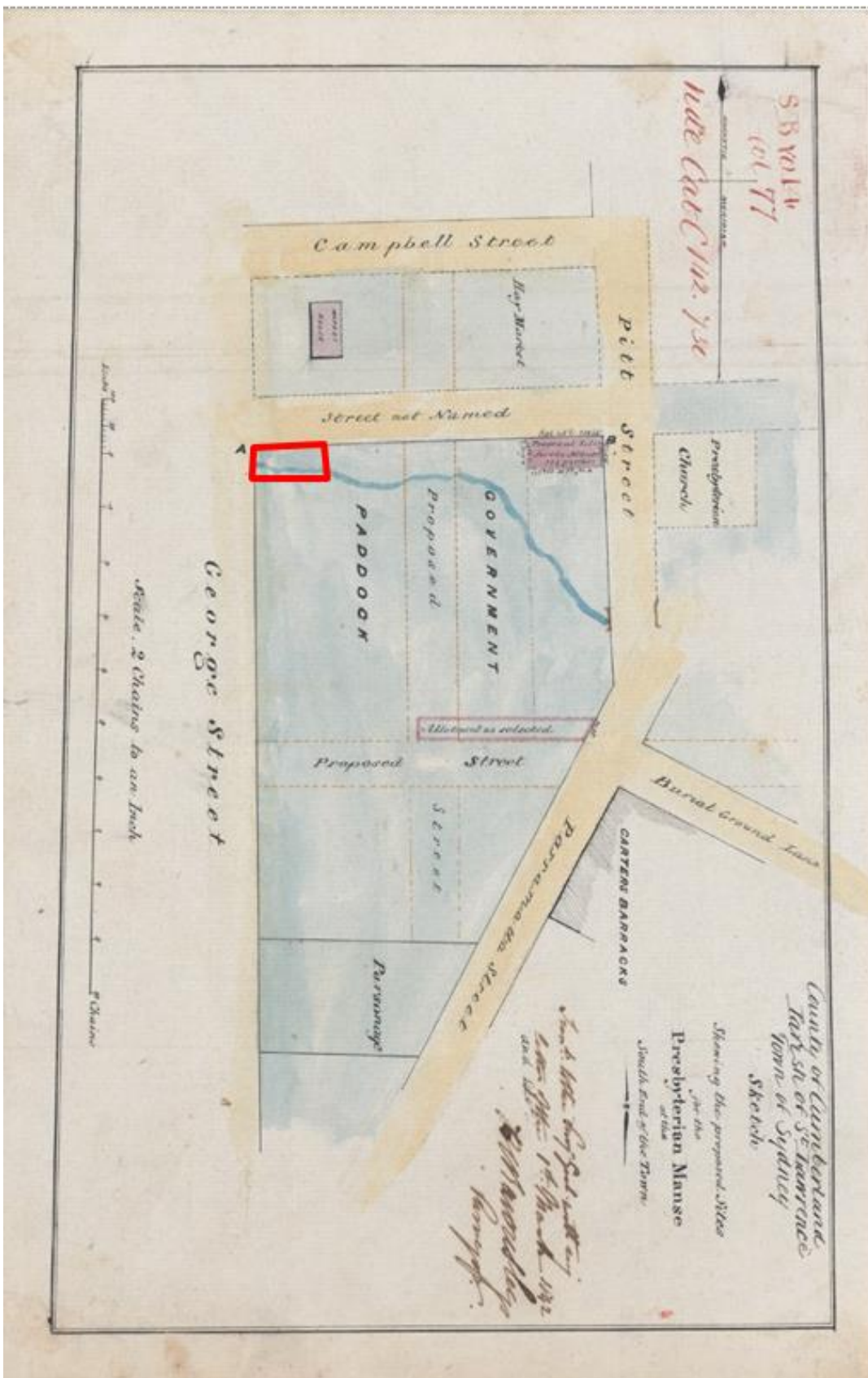
Source: NSW LRS, PMapMN05, 14074101.jp2

<sup>13</sup> *Sydney Gazette*, 16 June 1829

<sup>14</sup> Michael Christie, *The Sydney Markets 1788-1988*

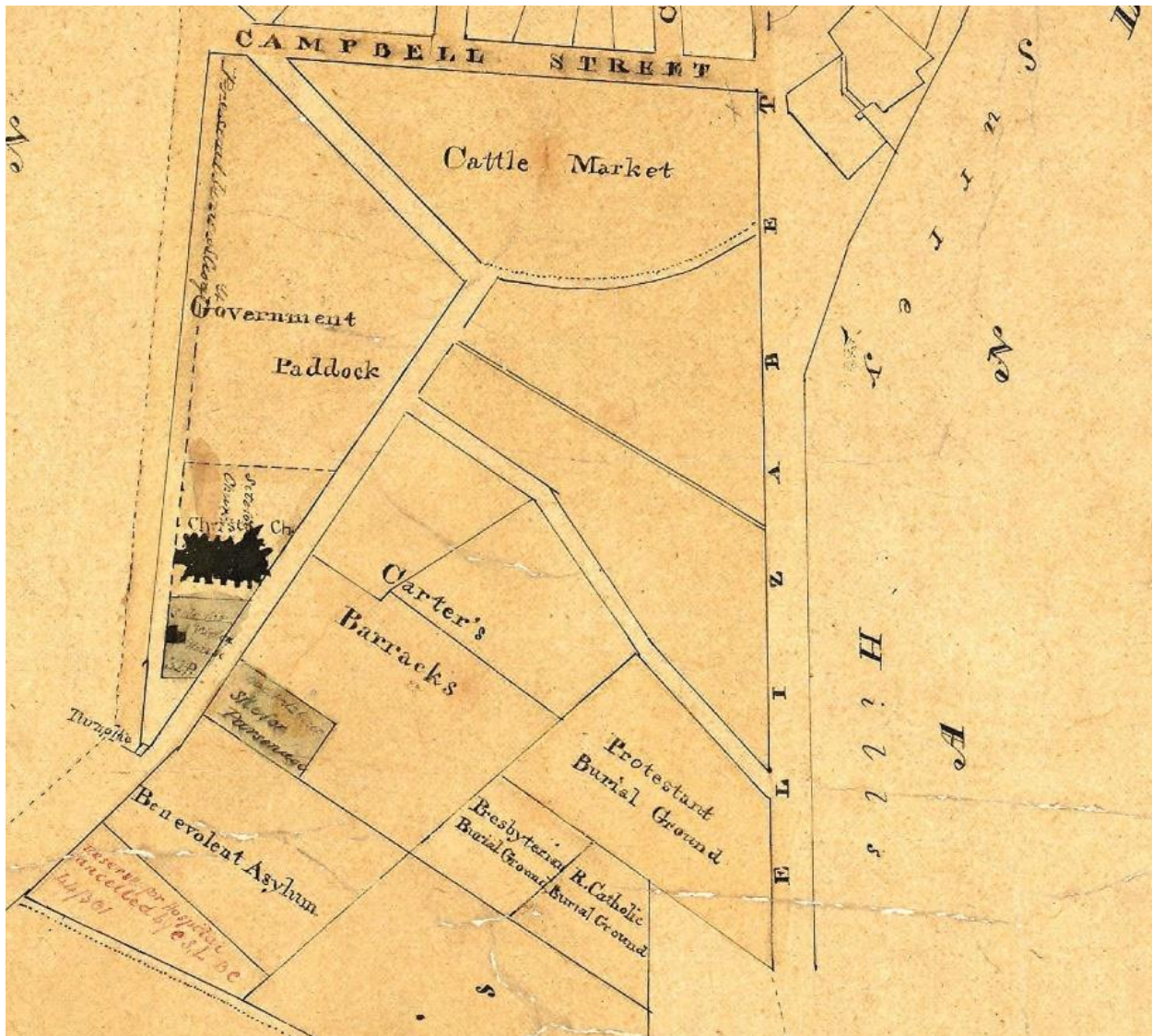
<sup>15</sup> James Macle hose, *Picture of Sydney and strangers' guide in NSW for 1839*, 69

Figure 28 - County of Cumberland Parish of St Lawrence Town of Sydney Sketch shewing the proposed site for the Presbyterian Manse at the south end of town, 1842. [Sketch book 4 folio 77]. The subject site is outlined in red thereon.



Source: State Archives & Records, NRS13886[X756]\_a110\_000031

Figure 29 – Parish of Saint Lawrence County of Cumberland, c1840s.



Source: NSW LRS, PMapMN05, 14074001.jp2

When Samuel Mossman and Thomas Banister climbed Brickfield Hill in 1852 they described it as "a wide and airy street with rows of two and three storeyed houses".<sup>16</sup> Earlier, as they approached Sydney Town along the Parramatta Road, Mossman and Banister noted:

*Proceeding onward in this direction for about half a mile, you come to the Hay-market, passing on your way Christ Church and the Benevolent Asylum. All along the road through this suburb looks like the approach to an English market-town: the small green-grocers, with bundles of hay and straw at their doors; the dealers in odds and ends for country customers; the blacksmith's forge, with the horses waiting to be shod; and the snug roadside inns, where carriers and small settlers with dairy and farm produce put up, whom you may see sitting on side benches outside the doors, smoking their pipes and quaffing their tankards of ale; while the more noisy customers may be heard dancing inside to the sound of a fiddler. The most uproarious and extravagant frequenters of these tap-rooms, it will be readily supposed, are now the successful returned gold diggers ...*

*The Hay-market [itself] is a large open space at the foot of Brickfield Hill, with a substantial market-house in the middle of it, surmounted by a turret-clock.<sup>17</sup>*

<sup>16</sup> Mossman and Bannister, p205

<sup>17</sup> Ibid., p204-5



Woolcott & Clarke's 1854 map of the City of Sydney shows the layout of the area (Figure 35). The "substantial market-house" mentioned by Mossman and Banister was situated on the George Street frontage of the Haymarket and the cattle market was confined to the block bounded by Campbell, Castlereagh, Hay and Pitt Streets. The "market-house" with its shingle roof was demolished by William Watkins early in 1876 to make way for his new terrace.

As early as 1845, when the markets had been handed over to the City Council by deed of grant,<sup>18</sup> the cattle market had both outgrown its site and been hemmed in by urban development. However, it was not until the completion of the Glebe Island abattoirs in the 1860s that the cattle market was redeveloped as a fruit and vegetable market. The three long sheds of the new market were opened on 14 May 1869<sup>19</sup> and named after the then Governor of NSW, the Earl of Belmore. By 1872, the Belmore Markets had become the main Sydney outlet for fruit and vegetables.<sup>20</sup>

During the 1870s and 1880s, the open space of the Haymarket west of Pitt Street was known as Paddy's Market and had a variety of activities. Saturday nights were devoted to entertainment with buskers, jugglers, orators and hot sav and peanut stands.<sup>21</sup> Phillip Wirth, in his speech on the opening of the Hippodrome in 1916, recalled that this was the exact site upon which the first Wirth Bros Circus had opened 36 years earlier.

*The Handbook to the City of Sydney*, published in 1879, furnished the following description of the locality of the eastern frontage of George Street, Haymarket:

*Crossing Liverpool and Goulburn Streets we arrive at the HAYMARKET SQUARE the property of the Corporation of Sydney. The hideous structure which formerly occupied this valuable frontage has been superseded by an elegant block of buildings, on a plot of land leased from the Council by the later Mr Watkins, for a term of twenty years, at a gross rental of £30,000. At the corner of Campbell Street is a branch of the Australian Joint Stock Bank, adjoining which is a branch Post, Telegraph and Money Order Office, and the corresponding corner of Hay-street, the 'Palace' Hotel, which several commodious business places intervening. At the next corner of the southern branch of the Commercial Bank, also built on leased Corporation ground. From thence to Christ Church are a number of elegant shops, including the premises of Hordern and Sons, with their palace show rooms, and the branch Savings' Bank, and the ever memorable Christ Church which has long held the name of the aristocratic Anglican place of workshop, and is amongst the oldest display of architecture we have...<sup>22</sup>*

Three years later, the *Gibbs Shallard Guide to Sydney* noted that Hay Street had been extended westward to Pyrmont "over a region reclaimed at great expense from the waters of Darling Harbour" and a branch of the Commercial Bank [of Sydney] of commendable architectural quality had been erected on the south-east corner of Hay and George Streets.

To the east, on the southern alignment of Hay Street and flanking the markets, were the Wesleyan Chapel, the Presbyterian Manse and, across Pitt Street, the Presbyterian Church. Opposite the eastern end of the markets in Castlereagh Street was St Francis Catholic Church. Campbell Street, however, remained "peopled principally by produce merchants, general dealers and publicans, who depended greatly upon the market trade."

### 3.1.3. Hay Street Creek and Sewer

At the time of European settlement, the subject site was bisected by a creek flowing into the tidal mudflats at the head of Cockle Bay (now Darling Harbour). This creek is depicted on numerous early plans of Sydney including the "proposed subdivision of part of the Government Paddock George Street South Sydney" (Figure 30), and "Sydney St Lawrence - Wesleyan Chapel and dwelling house near Hay and Parker Streets" (Figure 31). Despite being subdivided in the 1840s, the subject site (Lots 1 and 2 at the corner of George and Hay Street and Parker Lane) was clearly unsuitable for development and remained vacant land for the

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<sup>18</sup> Christie, *Sydney Markets*, p70-1

<sup>19</sup> *Tod & Cork, Dream Palaces*, I, p1

<sup>20</sup> Christie, *Sydney Markets*, p71

<sup>21</sup> *Tod & Cork, Dream Palaces*, I, p1

<sup>22</sup> *Handbook to the City of Sydney*, 1879, p9

next two decades. The vacant allotments and the creek are clearly delineated in the 1843 survey (Figure 33), Woolcott & Clarke's Plan of the City of Sydney (Figure 35) and the City Detail Sheet in 1855 (Figure 36).

By 1860, the inhabitants of the area were fed up with frequent floods in the Haymarket and surrounding streets during heavy downpours:

*caused by the accumulation of water flowing from George, Pitt, Goulburn, Campbell and Devonshire Streets and Strawberry Hills into Hay Street, and the only outlet from thence being a small culvert of four feet wide by three feet deep.*<sup>23</sup>

In 1861, following representations from influential residents of the locality, the Council voted to lay a ten-foot by six-foot inch sewer at Hay Street from Parker Street to Darling Harbour.<sup>24</sup> Construction of the sewer did not take place until 1862. In the intervening period, the Council voted to levy property owners the sum of £370 towards the formation of the sewerage works.<sup>25</sup> The Hay Street sewer was completed substantially by June 1863:

*The stone tunnel to carry the sewer into Darling Harbour is now finished to the head of Hay-street, a length of thirteen hundred feet. The branch sewers are commenced, and the Corporation have voted money for construction a sewer from the bridge near Campbell-street to Hay-street, upon which the open water course across the Hay-market will be done away with.*<sup>26</sup>

Coinciding with the completion of the Hay Street sewer, in October 1864, the Council applied to the Department of Lands "for a grant to the City for market purposes of the two allotments of land on the south side of Hay Street between George Street and Parker Street through which the water course passes."<sup>27</sup> Secretary Wilson requested additional information on the proposal and queried the unsuitability of the area of land for ordinary market purposes owing to its size. In May 1865, Secretary Robinson informed the Council that the Government approved of the dedication of the two allotments "to market or other public purposes".<sup>28</sup> Following a delay of eight years, the said allotments (including the subject site) were vested in the City Council in 1873 in accordance with the City Leasing and Improving Act.

The City Properties Leasing and Improving Act 1873 reads as follows:

*WHEREAS doubts exist as to the power of the Municipal Council of the City of Sydney to grant leases of or improve the various properties in the City of Sydney held by the said Council and it is expedient to remove such doubts Be it therefore enacted by the Queen's Most Excellent Majesty by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled and by the authority of the same as follows:*

*1. It shall be lawful for the Municipal Council of the City of Sydney to grant from time to time leases of the whole or any part of the various properties in the City of Sydney described in the Schedules hereto held by the said Council and to improve the said properties as the said Council may direct Provided that the said properties shall be let by public competition by way of auction or tender and no lease shall be granted for any term exceeding twenty-one years and that a reasonable yearly rent be reserved to the Council during the currency of the lease Provided further that the allotment described in Schedule Two may be let for any period not exceeding ninety-nine years.*

*2. This Act may be styled and cited as "The City Properties Leasing and Improving Act."*

The Act was assented to on 26 March 1873. Accordingly, Charles H Woolcott, Town Clerk of Sydney, invited tenders for the lease of the subject site for a term of 50 years (Figure 38). Thomas A Dibbs, Manager of the Commercial Banking Company of Sydney, responded on 5 May offering to lease the allotment for a rental of £150 per annum. Three days later, Council accepted the Bank's tender subject to the following conditions:

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<sup>23</sup> "Haymarket Floods", *Empire*, 5 May 1860, p8 and "Public meeting of householders in the vicinity of the Haymarket", *Sydney Morning Herald*, 7 April 1860, p7

<sup>24</sup> "Sydney Municipal Council", *Empire*, 11 June 1861, p4

<sup>25</sup> "Municipal Council", *Sydney Morning Herald*, 3 February 1862, p3

<sup>26</sup> "City Improvements", *Sydney Morning Herald*, 20 June 1863, p6

<sup>27</sup> City of Sydney Archives, 26\_71\_077.pdf

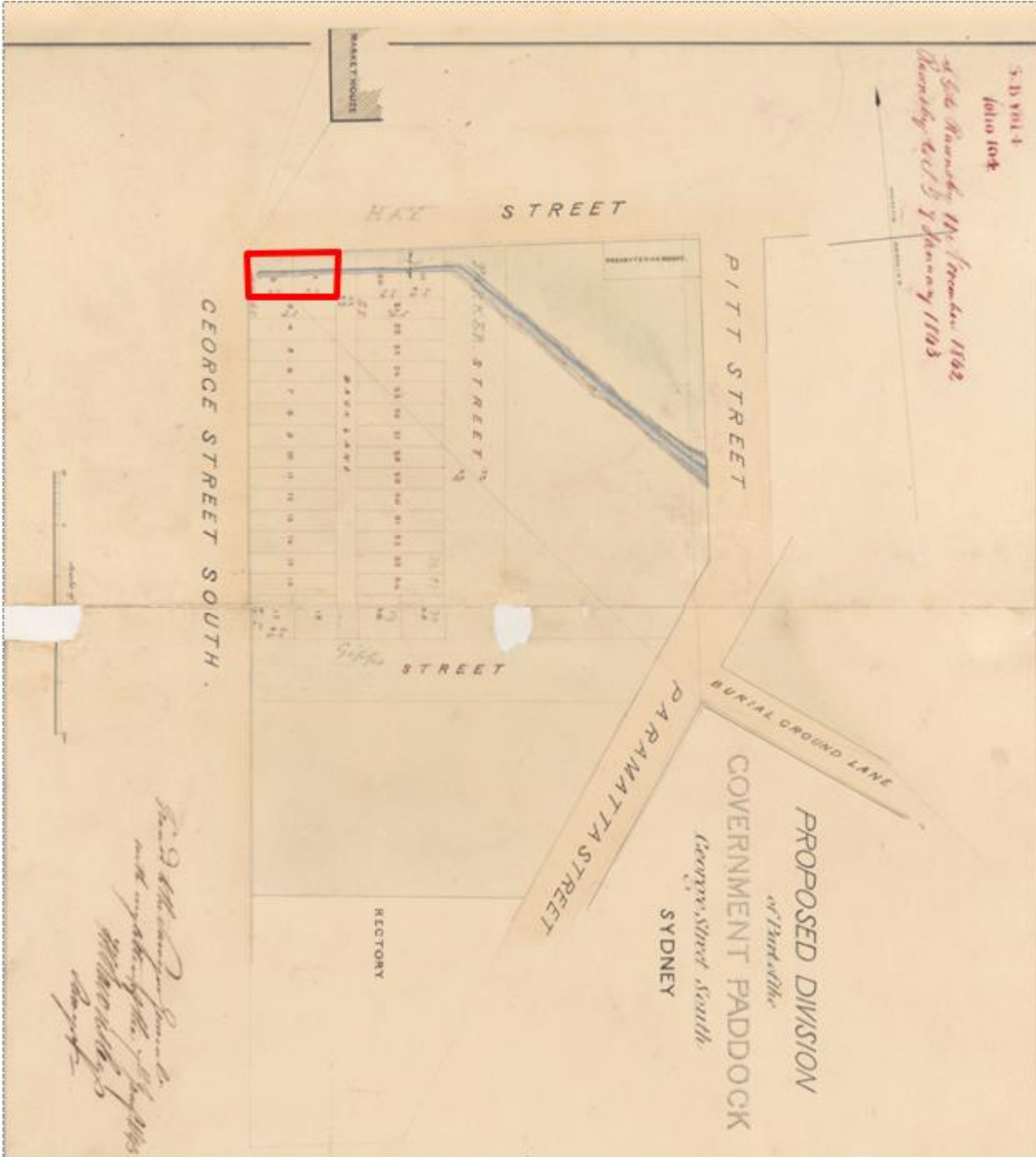
<sup>28</sup> "Sydney Municipal Council", *Sydney Morning Herald*, 9 May 1865, p5

The Lessee will be required to erect within two years from the date of lease, a Building, the value of which shall not be less than three thousand pounds. The design of the Building to be approved by the City Council.

The premises to be kept in good and tenantable state of repair during the term of Lease and to be insured in the name of the Lessors at the cost of the Lessees.<sup>29</sup>

The lease was formally registered on 25 July 1873.

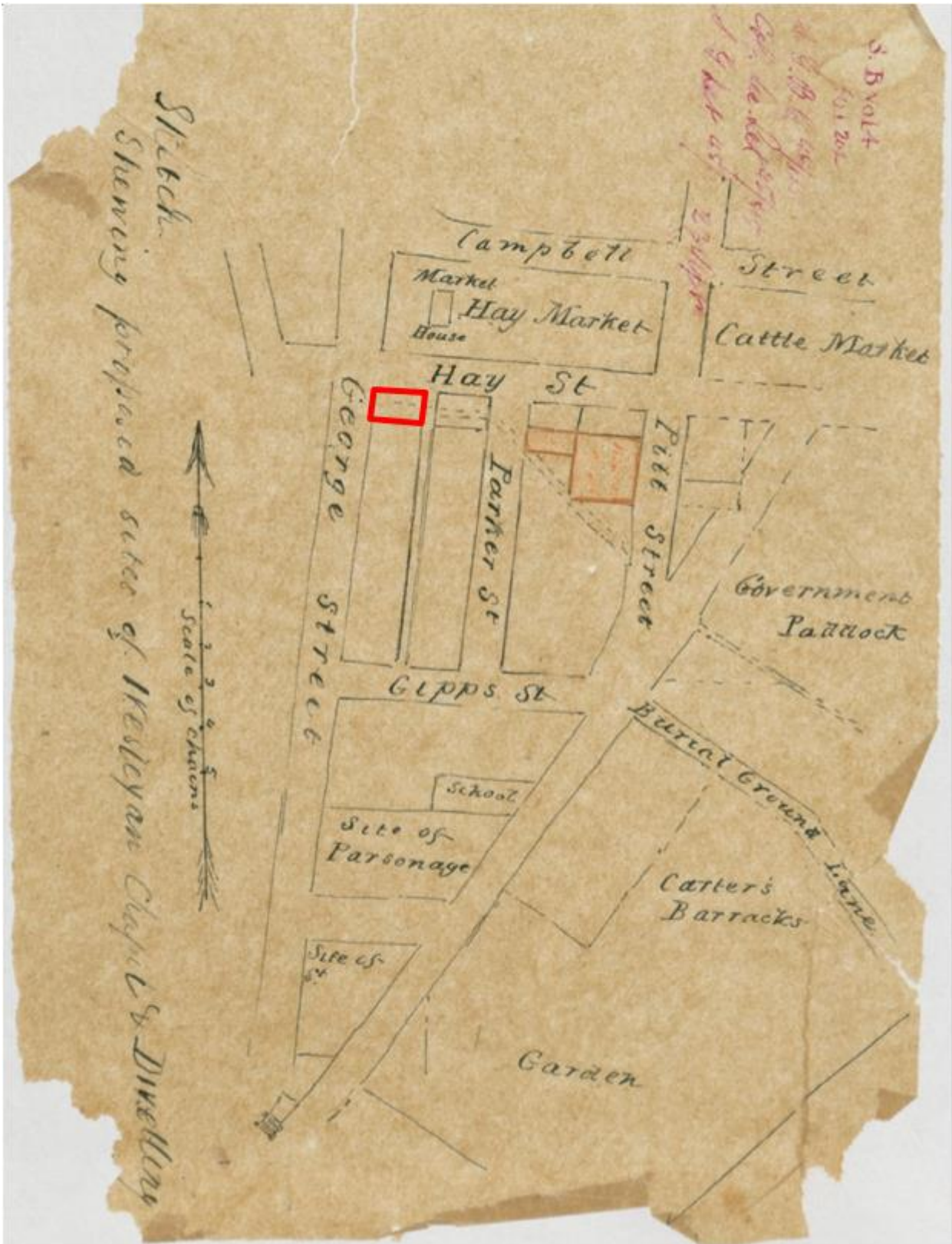
Figure 30 - Proposed division of part of the Government Paddock George Street South Sydney [Sketch book 4 folio 104], 7 January 1843. The subject site is shown in red.



Source: State Archives & Records, Digital ID: NRS13886[X756]\_a110\_000082

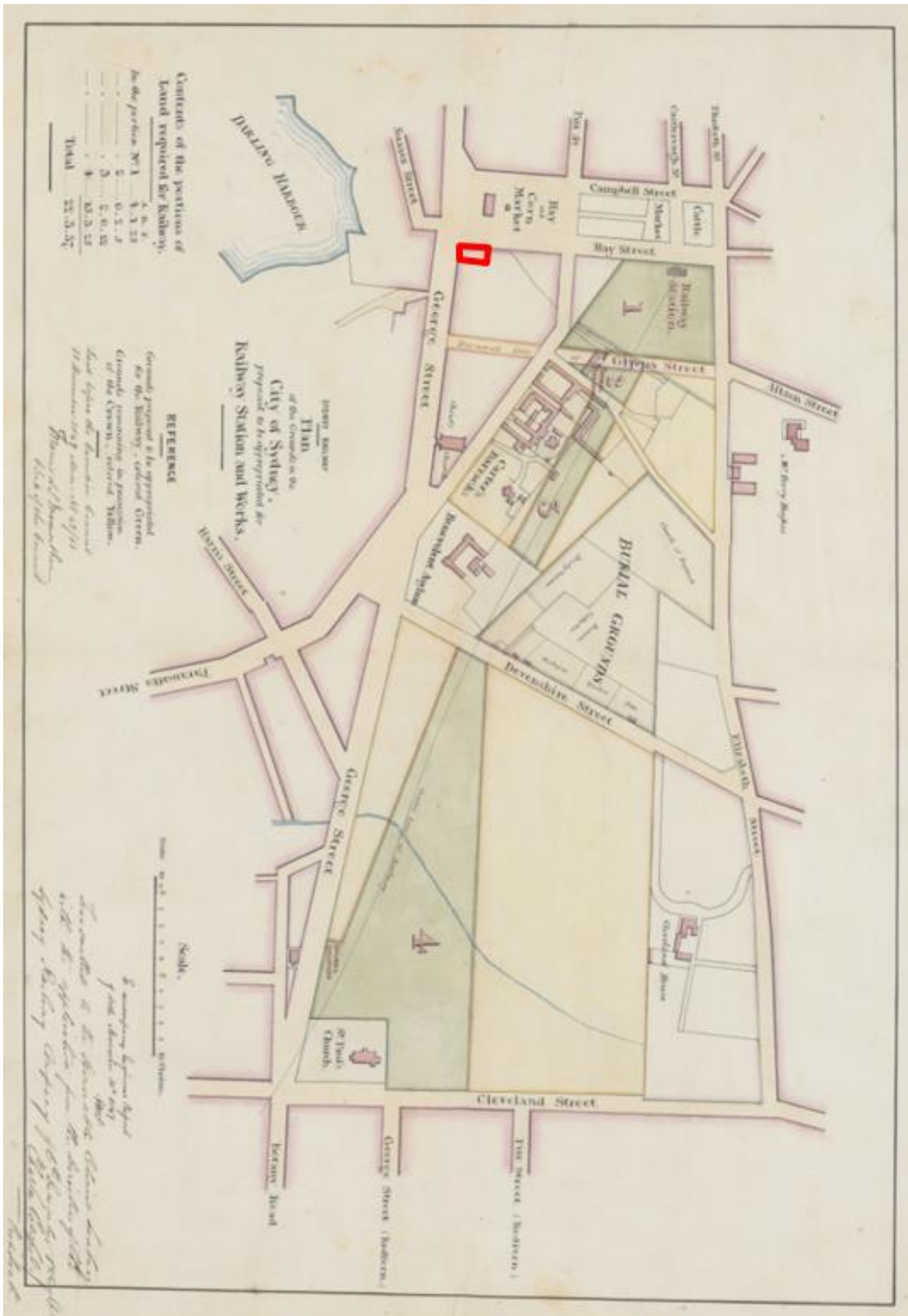
<sup>29</sup> "George & Hay St & Parker Lane – lease to Commercial Banking Coy.," City of Sydney Archives

Figure 31 - Sydney St Lawrence - Wesleyan Chapel and dwelling house near Hay and Parker Streets [Sketch book 4 folio 202], 23 September 1845. The subject site is shown in red.



Source: State Archives & Records, Digital ID: NRS13886[X758]\_a110\_000064

Figure 32 – Sydney Railway Plan of the Grounds in the City of Sydney proposed to be appropriated for Railway Station and Works [sketch book 7 folio 10], 1849. The subject site is shown in red.



Source: State Archives & Records, SR Map 6408. Similar plan Sketch Book 5 folio 61

Figure 33 - Sydney St Lawrence - Tracing showing that portion of the City of Sydney between Campbell Devonshire George & Elizabeth Streets [Sketch book 7 folio 10], after 1844. The subject site is shown in red.



Source: State Archives & Records, Digital ID: NRS13886[X766]\_a110\_000030



Figure 35 – Detail from Woolcott & Clarke's Map of the City of Sydney with the environs of Balmain and Glebe, Chippendale Redfern, Paddington, etc., 1854. The subject site is shown in red.



Source: City of Sydney Archives, [http://cdn.cityofsydney.nsw.gov.au/history/maps/1174/1174\\_001.pdf](http://cdn.cityofsydney.nsw.gov.au/history/maps/1174/1174_001.pdf)

Figure 36 – Extract from City Detail Sheets Map 23, 1855. The subject site is shown in red.



Source: City of Sydney Archives, [http://cdn.cityofsydney.nsw.gov.au/history/maps/502/502\\_023.pdf](http://cdn.cityofsydney.nsw.gov.au/history/maps/502/502_023.pdf)



Figure 37 - Haymarket - Trac[ing] shewing the land (edged [in green]) purposes and at present used as [...] horses of the Mounted Patrol part [...] applied for as a site for Roman [Catholic Church] [Sketch book 9 folio 8], 1 January 1863. The subject site is shown in red.



Source: State Archives & Records, Digital ID: NRS13886[X773]\_a110\_000021

Figure 38 – Tender advertisement for lease of land.

**No. 73-24.** **Town Clerk's Office,**  
**Sydney, 26th April, 1873.**  
**LEASE OF LAND, GEORGE AND HAY**  
**STREETS.-TENDERS** will be received at this  
office until 11 o'clock on **TUESDAY**, the 6th May, for a  
Lease for a term of **FIFTY YEARS** of an allotment of  
Land situate at the junction of George and **Hay** streets, in  
accordance with conditions to be seen at this office.  
**CHAS. H. WOOLCOTT, Town Clerk.**

Source: Sydney Morning Herald, 3 May 1873, p4

Figure 39 – Detail from Map of Sydney showing on contrast The Town of 1802 with The City of 1873; supplement to the Sydney Mail. The items annotated in red are dated to 1873. Note “now the Hay Street sewer” west of the bridge in Parramatta Road in the vicinity of subject site.



Source: NLA, <http://nla.gov.au/nla.obj-231444792>

## 3.2. SITE HISTORY

### 3.2.1. Commercial Banking of Sydney Haymarket Branch (1875-1925)

In 1873, the Commercial Banking Company of Sydney tendered to the Municipal Council of Sydney to lease the subject site at a ground rent of 150 pounds. In accordance with the City Properties Leasing and Improving Act 1873, the lease to the bank is registered on 25 July for a period of 50 years at a yearly rent of £150 10 shillings.<sup>30</sup> The choice of this site was undoubtedly influenced by its proximity to the corn, hay and cattle markets.

The bank promptly commissioned Mansfield Brothers, architects, to submit plans for proposed building on the site. Mansfield Brothers invited tenders in October 1873 for the construction of bank premises for the Commercial Banking Company at George Street, Haymarket (Figure 40). One month later, the architects accepted the tender of George Hall for masonry (£3,062) and William Chapman for finishing (£2,900). Hall was unable to complete his contract whereupon Richard Goldethorpe was appointed to complete the work. In mid-November, G Allen Mansfield forwarded to the Council the designs for the new branch of the Commercial bank (six plans in total), requesting their return “when done with”.<sup>31</sup> The letter is annotated that the Council raised no objection to the plans, and presumably returned the set of plans as requested.

Figure 40 – Tender advertisement.

**T**O BUILDERS.—TENDERS are invited for the ERECTION and completion of new BANKING PREMISES, at the Haymarket, George-street South, for the Commercial Banking Company.

The works may be tendered for as under, viz. :—

- 1st.—Excavation, drainage, masonry, and brickwork.
- 2nd.—Carpenters and joiners' work, and all finishing trades.
- 3rd.—Or the whole in one sum.

Plans and specifications may be seen on application to Messrs. MANSFIELD, BROTHERS, Architects, 165, Pitt-street, Sydney, to whom tenders are to be delivered on or before THURSDAY, 23rd October.

Source: *Sydney Morning Herald*, 8 October 1873, p1

The *Sydney Morning Herald* reported on 31 July 1874 (page 5) that “a branch of the Commercial Bank is in course of erection at the Haymarket, at the corner of George and Hay Streets, and will soon be drawing towards completion”. By February 1875, the plasterers were working on the building, and internal fittings remained unfinished.<sup>32</sup> In August, the branch was “just completed, and will be occupied in a few weeks time”.<sup>33</sup>

By the end of 1875, the Commercial Banking Company had three locations in the City of Sydney including: the head office in George Street at Barrack Street; the newly built premises at George and Hay Street, Haymarket; and another office in Oxford Street. Beyond the City there were 53 branches across New South Wales, five in Queensland and one in London.

The “Commercial Bank Southern Branch” was first listed in the Sands Directory in 1876. James Antrobus was the manager in residence. According to the 1877 City of Sydney rate book, the building was described

<sup>30</sup> OST Bk 137 No 96, NSW LRS

<sup>31</sup> G Allen Mansfield, architect, 5 November 1873 to Charles H Woolcott Esquire Town Clerk, City of Sydney Archives, 26\_124\_981.pdf

<sup>32</sup> “Sad Occurrence”, *Evening News*, 24 February 1875, p2

<sup>33</sup> “Sydney street improvements”, *Sydney Morning Herald*, 27 August 1875, p6

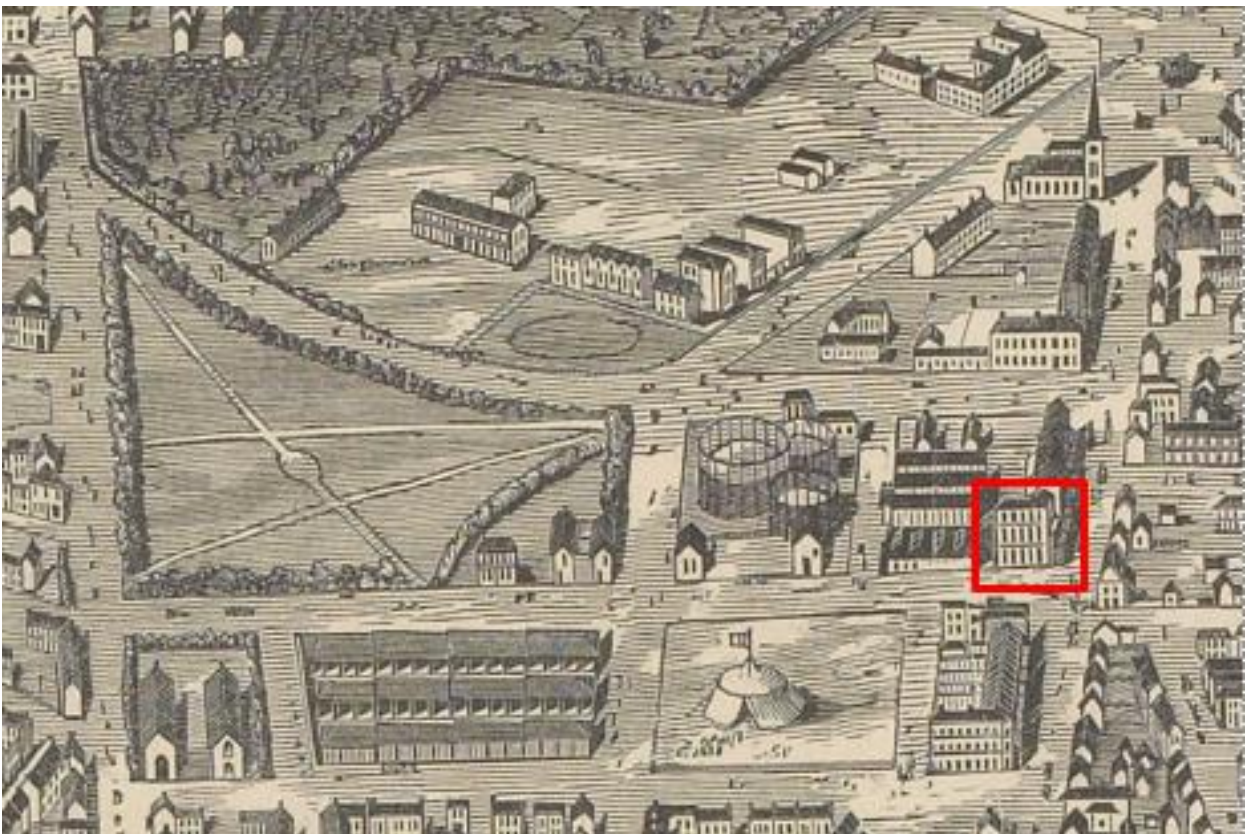


Figure 42 – George Street looking towards Christ Church, c1870s.



Source: SLNSW, a089451h

Figure 43 – Detail from Bird's eye view of Sydney. Subject site outlined in red in the vicinity of Wirths Circus (tent), Belmore Markets and Australian Gas Light Co.



Source: Illustrated Sydney News, 2 October 1879

Figure 44 – George Street, Haymarket - Sydney, c1890s by Henry King.



Source: MAAS Archives 165071

Figure 45 – John Henry Harvey, Brickfield Hill, Sydney, c1900.



Source: SLVIC, <http://handle.slv.vic.gov.au/10381/75398>

Figure 46 – George Street at Haymarket, c1900.



Source: MAAS Archives, 129196

Figure 47 – Commercial Banking Company of Sydney, Haymarket, after 1901.



Source: NAB Ltd Archives

Figure 48 – Commercial Banking Company of Sydney Haymarket, 1917.

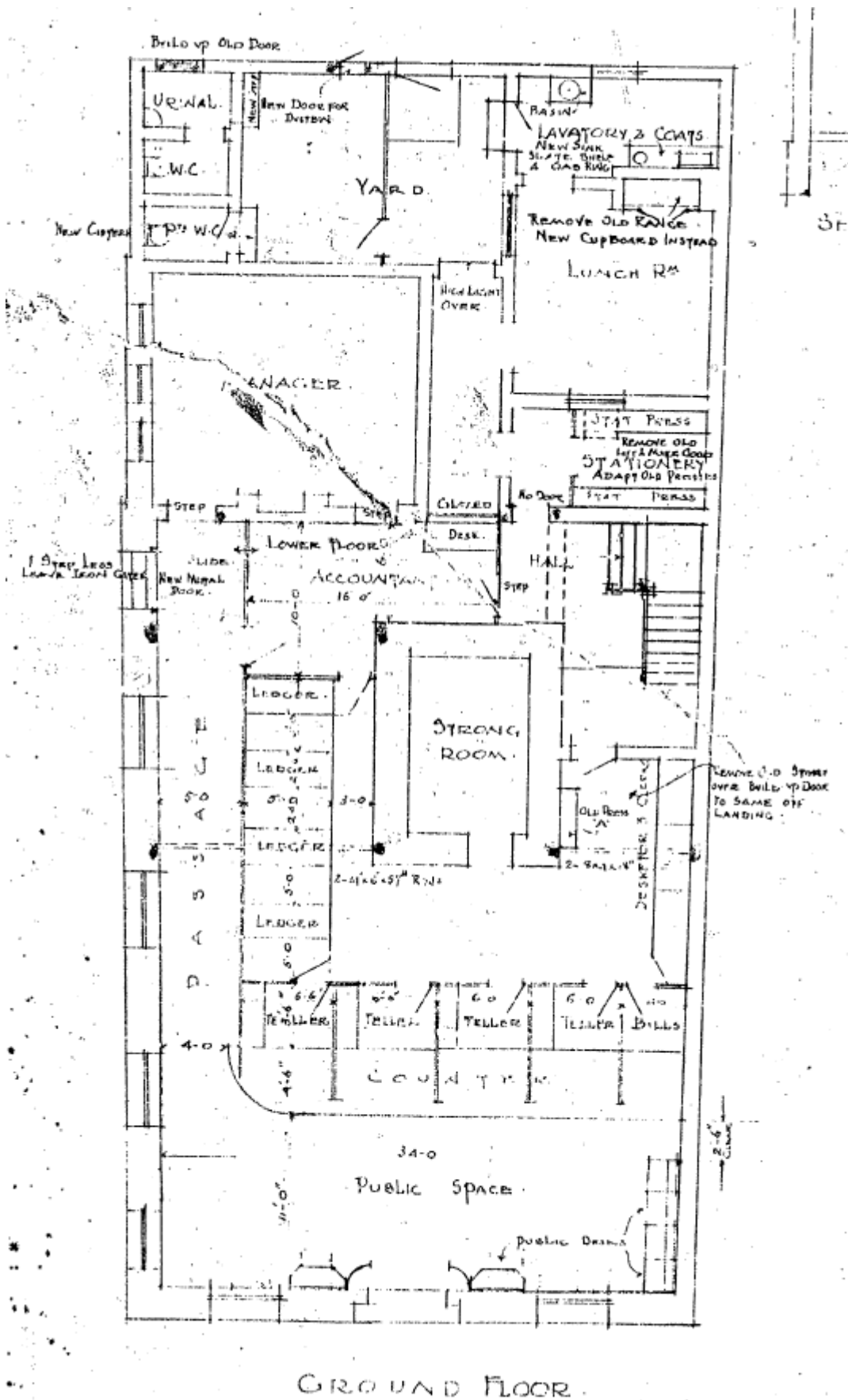


Source: NAB Ltd Archives

The Haymarket branch of the Commercial Banking Company continued to occupy the property until 1925. In 1914, a proposal for alterations to the Ground Floor of the premises was submitted as shown in Figure 49 through to Figure 52. The alterations and additions were designed by Kent Budden & Greenwell Architects.

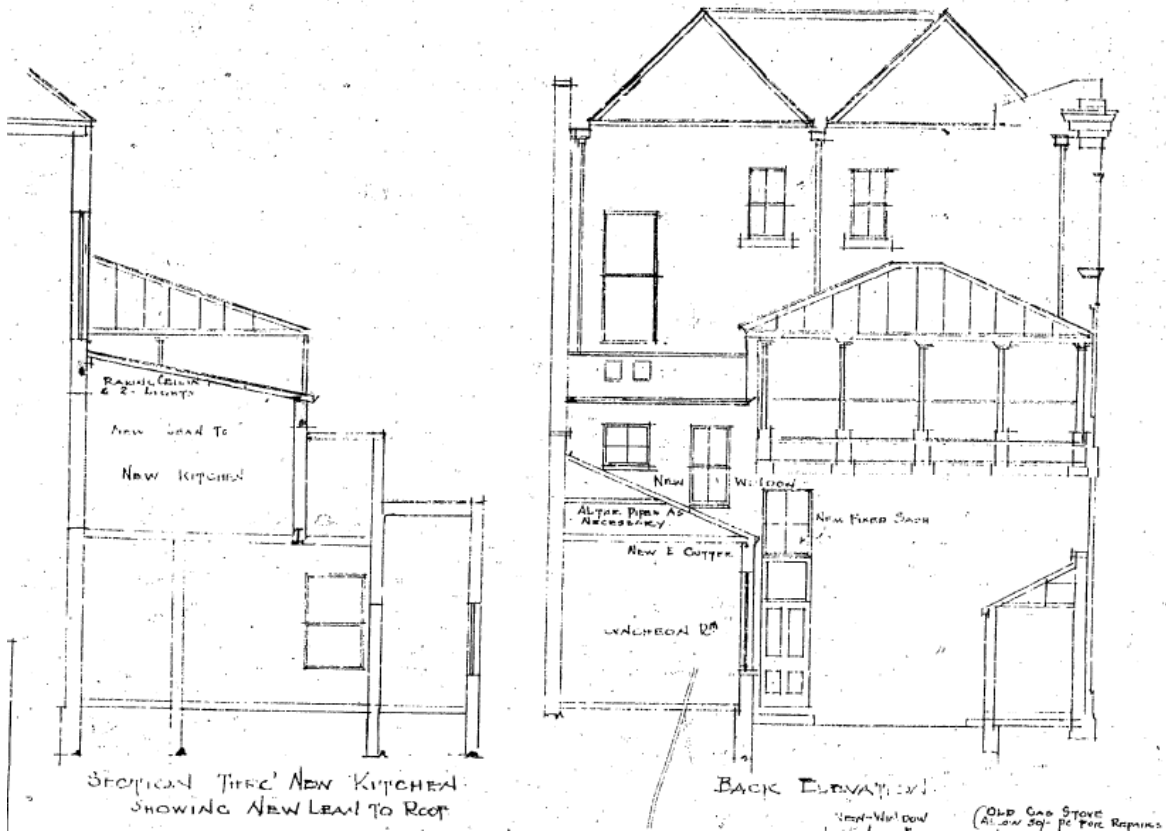


Figure 49 - Plan from 1914 alterations drawings, showing most of the original structure on the ground floor.



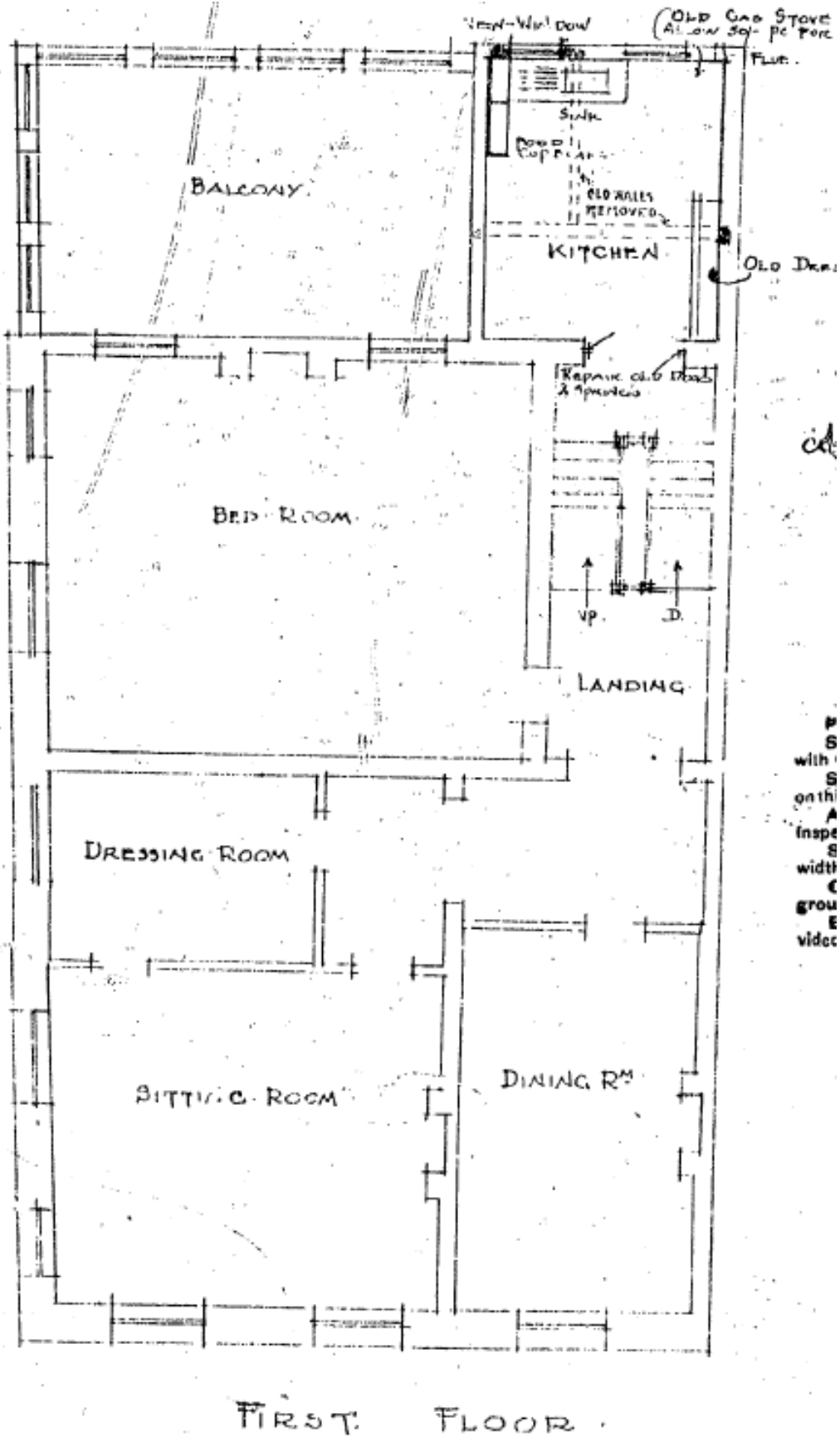
Source: City of Sydney Archives, 1914\_0801.pdf

Figure 50 - Plan from 1914 alterations drawings



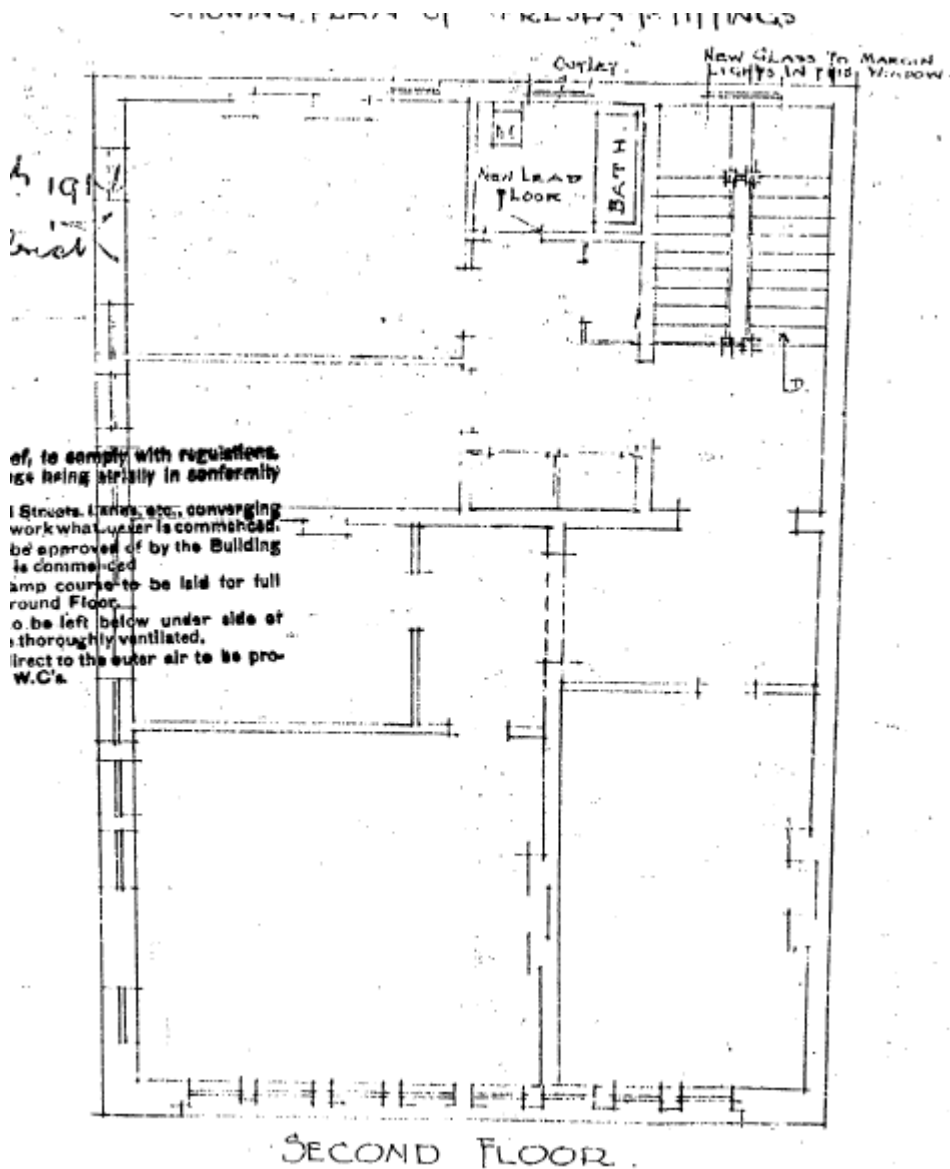
Source: City of Sydney Archives, 1914\_0801.pdf

Figure 51 - Plan from 1914 alterations drawings



Source: City of Sydney Archives, 1914\_0801.pdf

Figure 52 - Plan from 1914 alterations drawings



Source: City of Sydney Archives, 1914\_0801.pdf

### 3.2.2. Haymarket Chambers

In 1925, the Commercial Banking Company vacated the building and relocated to new premises at 661-663 George Street, diagonally opposite the subject site. Simultaneously, the City of Sydney leased the property to William Gollan for a term of 21 years for the annual rental of £2,150, on the condition that he outlay £6,000 on "reconstruction". Consequently, in October 1925, Gollan applied for a mortgage on the lease from City Mutual Life Assurance Society for the sum of £6,000 to be repaid by 1 October 1928. The mortgage was approved in November 1925. Gollan commissioned Ernest A Scott and Green, architects, to design alterations to the property (Figure 54 and Figure 55). John Noble & Son submitted the successful building application in July the same year.<sup>34</sup> The following year, Gollan advertised "*spacious shops to Let, suit any business, low rentals*" at George and Hay Streets, City.<sup>35</sup>

The 1927 edition of the *Sands' New South Wales Directory* and *Wise's New South Wales Post Office Directory* (Figure 53) lists the subject site with dual addresses in George and Hay Streets. Evidently, the

<sup>34</sup> City of Sydney Planning Street Cards 1908-1928, George Street even above 602, City of Sydney Archives

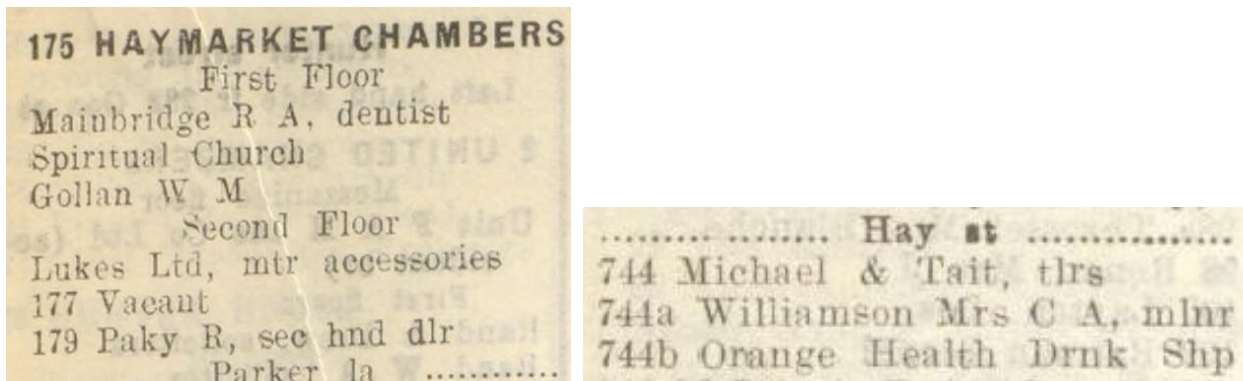
<sup>35</sup> "To let", SMH, 10 April 1926, p4

Ground Floor of the building was subdivided into three tenancies as 744, 744a and 744b George Street, while “Haymarket Chambers” at 175 Haymarket Street comprised Level 1 and 2 of the building. The two single-storey buildings to Parker Lane were known as 177 and 179 Hay Street. The abbreviations are as follows:

- mtr accessories – motor accessories;
- sec hnd dlr- second hand dealer;
- tlrs – tailors;
- mlnr – milliner; and
- Drnk Shp – drink shop.

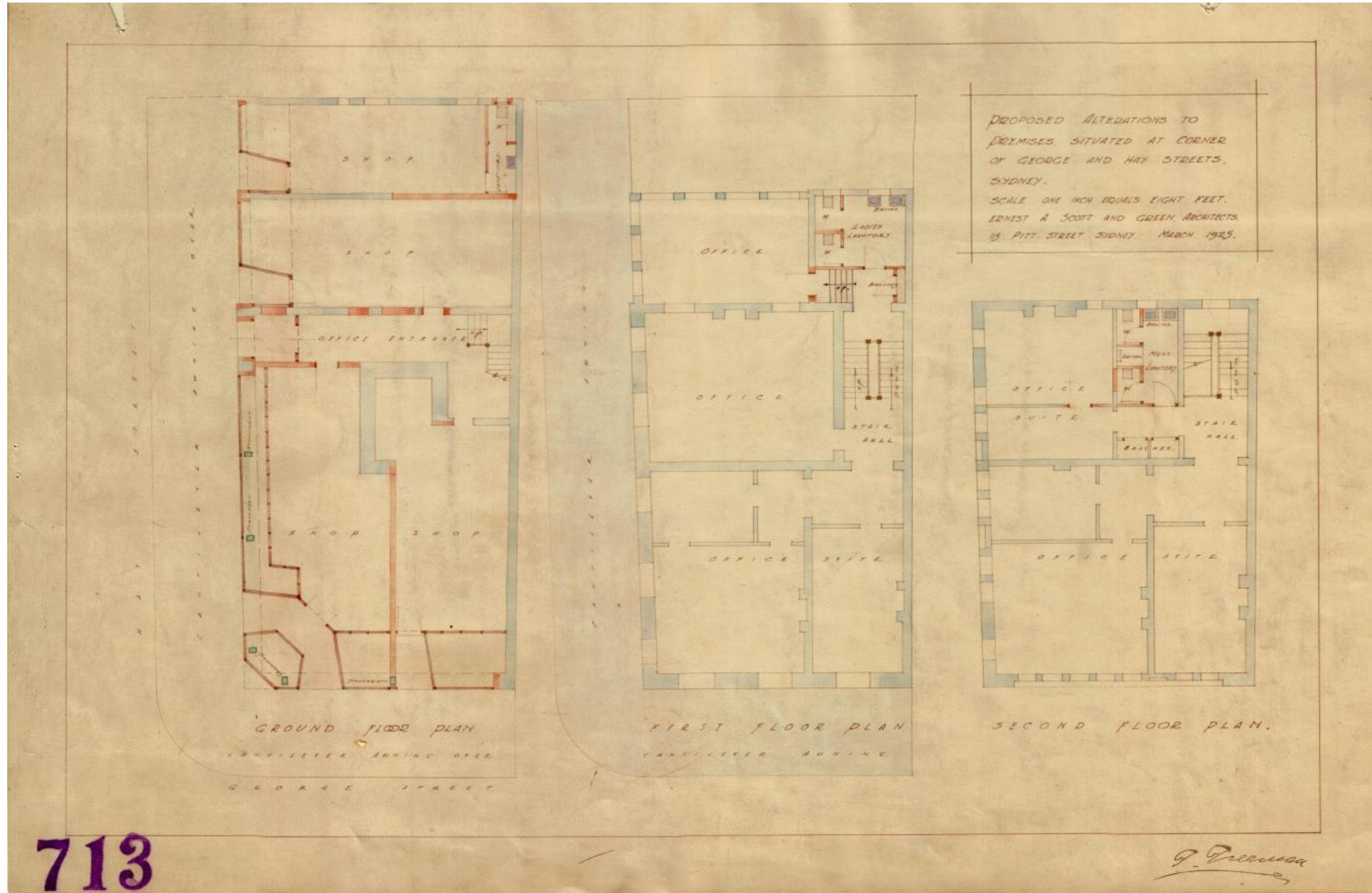
The Fire Underwriters Association Detail Survey Map (Figure 56) dated to the 1920s, describes 744 George Street as “shops & offices”. The building has two- and three-storey portions, separated by an entrance in Hay Street at Ground Floor. The Level 1 portion of the two-storey section of the building is constructed in wood; the roof is malthoid.

Figure 53 – 1927 edition of Wise’s New South Wales Post Office Directory listings for 175-177 Hay Street (left) and 744, 744a and 744b George Street (right).



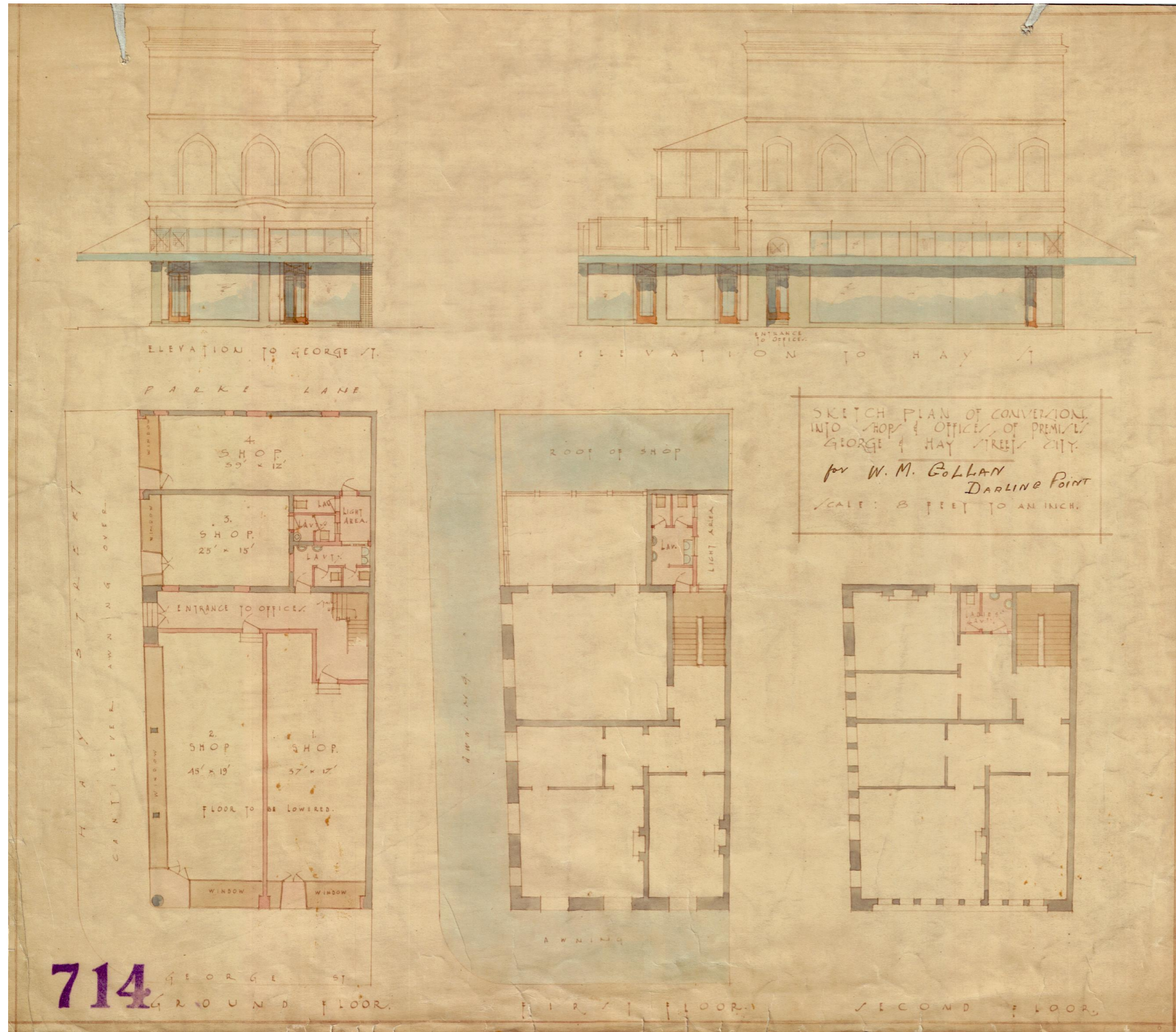
Source: NLA, <https://nla.gov.au/nla.obj-589648674/view?partId=nla.obj-589716254#page/n114/mode/1up>

Figure 54 – Ernest A Scott and Green, architects - Proposed alterations to premises situated at corner of George and Hay Streets, Sydney, March 1925.



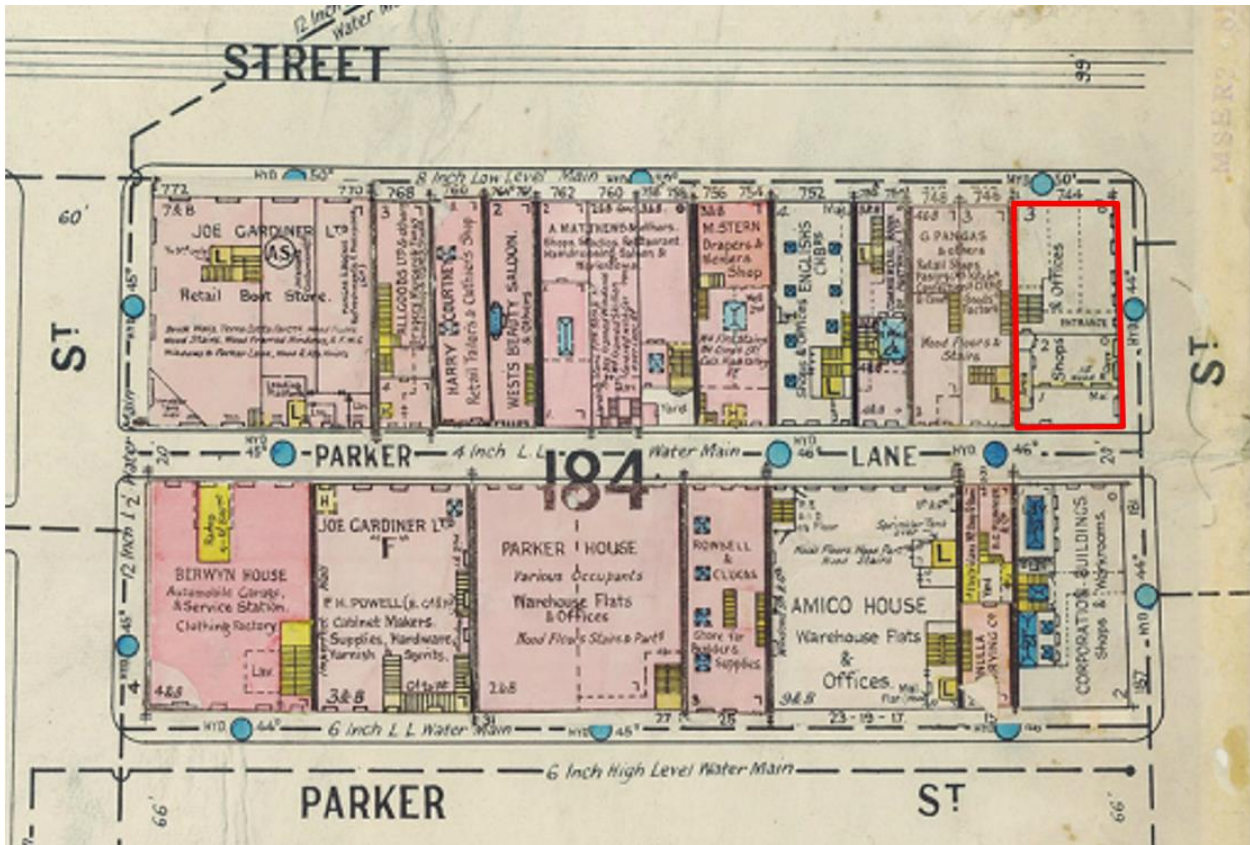
Source: City of Sydney Archives, P0713.pdf

Figure 55 – Sketch plan of conversion in shops & offices, of premises George & Hay Streets City for W M Gollan Darling Point, c1925.



Source: City of Sydney Archives, P0714.pdf

Figure 56 – Detail from Fire Underwriters Association of New South Wales Detail Survey Maps - Haymarket Block No 184, 1926 with annotations. Subject site outlined in red.



Source: SLNSW, [http://acms.sl.nsw.gov.au/\\_zoomify/2008/D00663/a1358104.html](http://acms.sl.nsw.gov.au/_zoomify/2008/D00663/a1358104.html)

Gollan sold the lease of the subject site in February 1927 to Thomas Hutchinson of Sydney, merchant for the sum of £19,000.<sup>36</sup> Two years later, Hutchinson advertised “a nice shop to Let, Busiest Centre, Haymarket Chambers, George and Hay Sts”.<sup>37</sup> The same year, Sydney Council approved plans for conversion of the Ground Floor of 177 Hay Street to a fish and oyster bar, and conversion of the single storey building at the corner of Parker Lane (179 Hay Street) to a shop frontage. The rate book for 1930 names Thomas Hutchinson as the lessee of the subject site. Following Hutchinson’s death, the executors of his estate advertised the auction sale of the leasehold of the subject property on 10 October 1930 (Figure 57 below). The advertisement contained a description of the respective buildings thereon. Between then and 1932, the leasehold was sold to George Hay Investments Ltd, a company registered in April 1931 “to manage land, buildings and any estate or interest connected with land”.<sup>38</sup>

<sup>36</sup> Assignment of Lease, Bk 1459 No 468, NSW LRS

<sup>37</sup> “To let”, SMH, 5 January 1929, p3

<sup>38</sup> “Companies registered”, The Sun, 20 April 1931, p9



Figure 57 – Auction sale advertisement of leasehold.

**IN THE ESTATE OF  
LATE THOMAS HUTCHINSON.**

**CITY LEASEHOLD INVESTMENT,  
HAYMARKET CHAMBERS,  
No. 744 GEORGE-STREET, AT THE CORNER OF  
HAY-STREET;  
Nos. 177 and 179 HAY-STREET.**

**HAYMARKET CHAMBERS** comprises a **SUBSTANTION 3-STORY BUILDING** of Stone, the **GROUND FLOOR** containing 3 **SHOPS**, with modern show windows, cantilever awning. The **UPPER FLOORS** containing **PROFESSIONAL SUITES** and **OFFICES**.

No. 177 Hay-street, comprises a two-story Shop (a storeroom being above). No. 179 being a one-story Lock-up Shop.

**THE PRESENT GROSS ANNUAL RENTAL IS  
£4101/10/.**

**THE PRESENT VACANCIES AMOUNT TO £150  
PER ANNUM.**

**AN ADDITIONAL £2 PER WEEK** can be obtained by incurring a small expenditure in alterations, and an agreement has been signed to this effect.

**THE NET RETURN TO-DAY, AFTER ALLOWING FOR VACANCIES AND RATES AND TAXES, IS  
£1229/12/6.**

**LAND ABOUT 37ft 6in x 82ft.**

**TITLE LEASEHOLD, having about 15 YEARS and 9 MONTHS TO RUN. GROUND RENT £2150 PER ANNUM.**

**EASY TERMS CAN BE ARRANGED.**

**RICHARDSON and WRENCH, LIMITED, will sell the above by PUBLIC AUCTION, in the ROOMS, 92 PITT-STREET, on FRIDAY, 10th OCTOBER, at 11 a.m.**

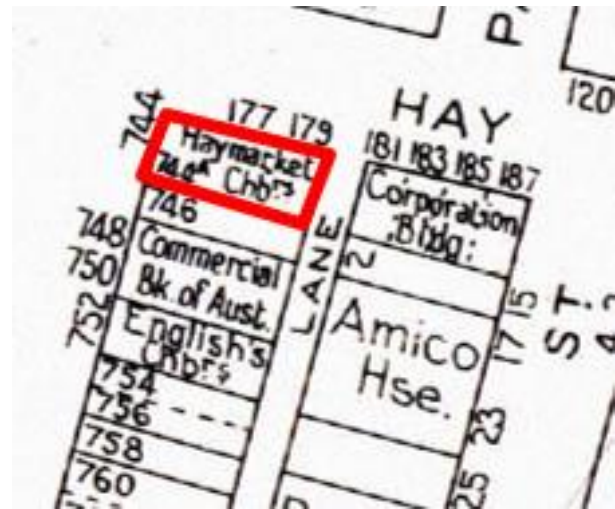
**Messrs. DAWSON, WALDRON, EDWARDS, and NICHOLLS, Solicitors to the Estate. (No. 151)**

Source: Sydney Morning Herald, 8 October 1930, p20

Figure 58 – Detail from two surveys of the City of Sydney showing subject site. On left: City of Sydney Civic Survey Ultimo and Haymarket, 1938-50. On right: City Building Surveyor's Department Detail Sheets, Sheet 10, 1949-72.

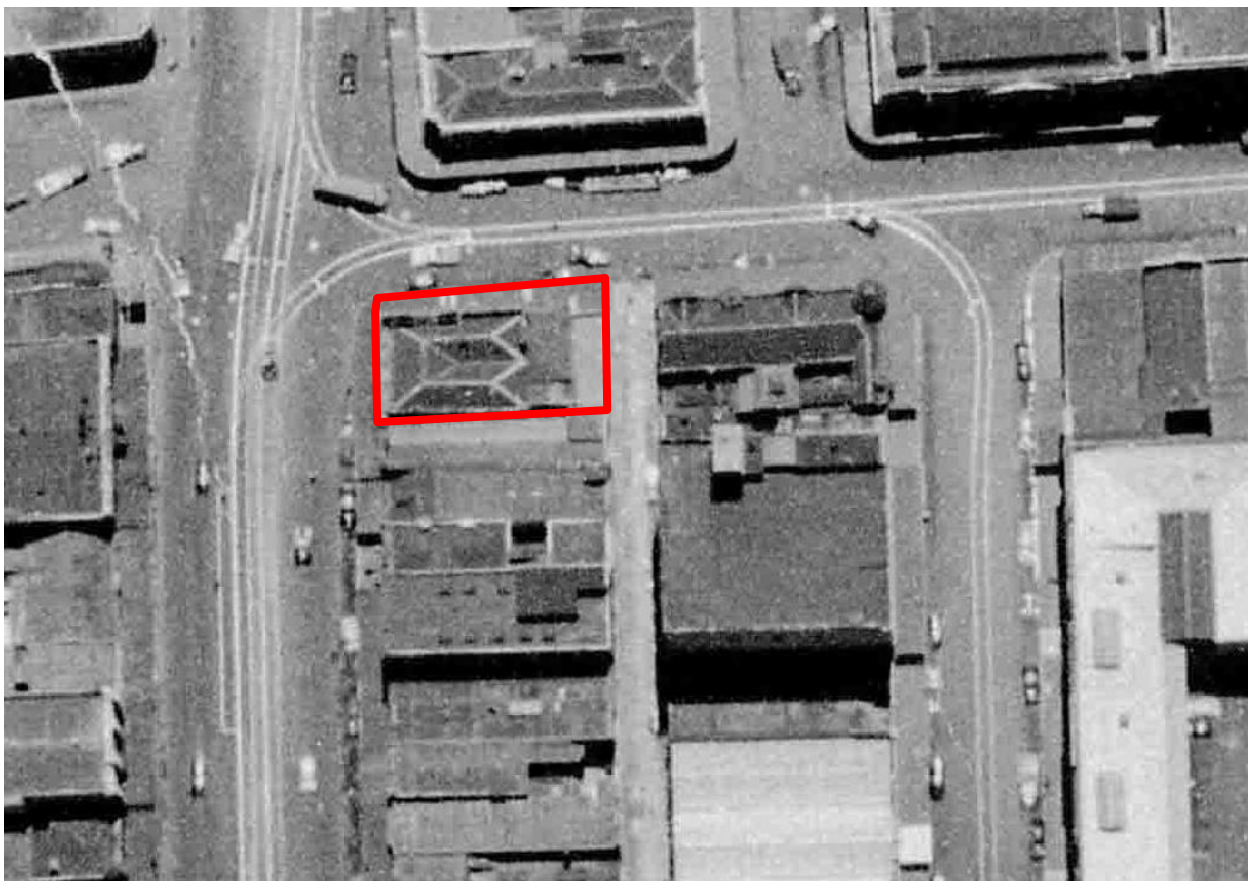


Source: City of Sydney Archives



Source: City of Sydney Archives

Figure 59 – Detail from City of Sydney Aerial Photographic Survey, 1949 – Map 47. Subject site outlined in red.



Source: City of Sydney Archives, [http://cdn.cityofsydney.nsw.gov.au/history/maps/1132/1132\\_047.pdf](http://cdn.cityofsydney.nsw.gov.au/history/maps/1132/1132_047.pdf)

City of Sydney Planning Street cards (1929-1994) record various building and development applications to the subject property. The relevant entries are reproduced in Appendix A and predominantly consist of minor alterations to accommodate new business occupancies such as hairdresser, café, newsagency, doctors' surgery, video rentals and karate training centre.

Figure 60 – Five views of 744 George Street, 1985.



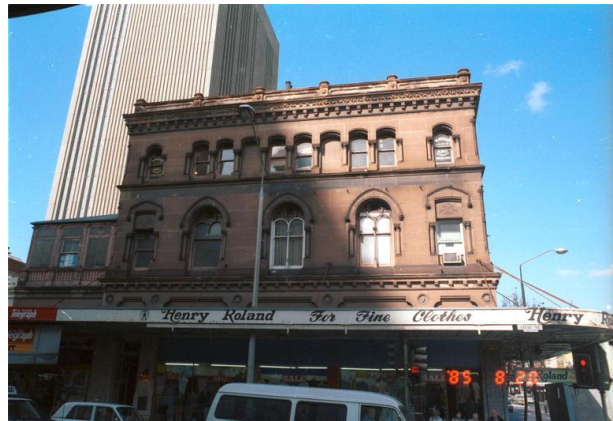
Source: City of Sydney Archives, 051527



Source: City of Sydney Archives, 051528



Source: City of Sydney Archives, 051526

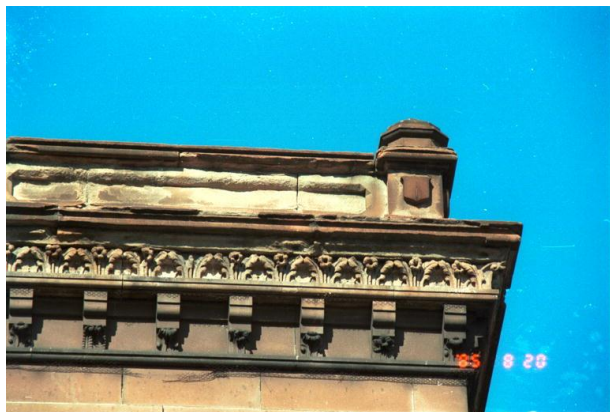


Source: City of Sydney Archives, 051522



Source: City of Sydney Archives, 051529

Figure 61 – Two views of sandstone on parapet, 744 George Street, 1985.



Source: City of Sydney Archives, 051523



Source: City of Sydney Archives, 051524

Figure 62 – 744 George Street, 1989.



Source: City of Sydney Archives, 055081

Sydney City Council lodged a development application (DA) in March 1989 to convert the retail/office premises at 744-744B George Street to “library branch & renovate 2 adjoining shops” estimated to cost \$1,600,000.<sup>39</sup> Coinciding with this DA, on 12 May 1989, the Council undertook an inspection of the building as shown in Figure 62. At this date, 177 and 179 Hay Street were occupied by a newsagent and hairdresser. 744-744B George Street was variously occupied, including Henry Roland menswear and a coffee lounge on the Ground Floor. Note the closing down signs in the window of the Henry Roland menswear shop (Figure 62).

In June the same year, a building application (BA) was lodged for “mezzanine & new ceiling fit-out, library shopfronts” at a cost of \$2,000,000.<sup>40</sup> More specifically, the Council proposed to carry out alterations and renovations involving replacement of existing awning, new shopfront, new lift, new mezzanine floor and restoration of sandstone facade. On 8 June 1989, the Central Sydney Planning Committee granted consent

<sup>39</sup> DA107/89, City of Sydney Planning Street Cards 1929-94, City of Sydney Archives

<sup>40</sup> BA 45/89 552, *ibid.*

to this application. At the same time, the Council commissioned Howard Tanner and Associates to oversee the restoration works.

Figure 63 – Three views of Haymarket Chambers, 12 May 1989.



Source: City of Sydney Archives, BA 0004/90



Source: City of Sydney Archives, BA 0004/90



Source: City of Sydney Archives, BA 0004/90

### 3.2.3. Haymarket Library

On 4 January 1990, William J Atkinson, supervising architect (Properties Department Sydney City Council), lodged the revised building application for the restoration of Haymarket Chambers (744 - 744B George Street & 177 – 179 Hay Street) to house the relocated Haymarket Branch Library. This BA superseded the approved application of June 1989. According to BA No 4/90, the proposal comprised internal and external renovations and alterations of the entire building to house the new library on ground, and library staff, cataloguing & accessions, and archives on the upper floors. Ground floor exterior works included the extensive reinstatement of the sandstone blocks, windows and doors that had been removed in 1925 and the removal of surface coating on the pilasters around the entranceway on Hay Street. On the first and second levels exterior works included patching of sandstone around the windows, in particular the window sills, cutting back and refacing of sandstone. The estimated cost of the work was 3.4 million dollars. The consultant architects to the Council were Howard Tanner & Associates Pty Ltd and the builders were John Holland Constructions Pty Ltd. The brief for the library fit out was prepared by David Jones, consultant at the State Library of New South Wales. He designed three separate spaces on the Ground Floor: entry lobby, library hall, and “stacks”. There were a further three spaces on Level 1: special Asian collection, reading room and staff work/room.

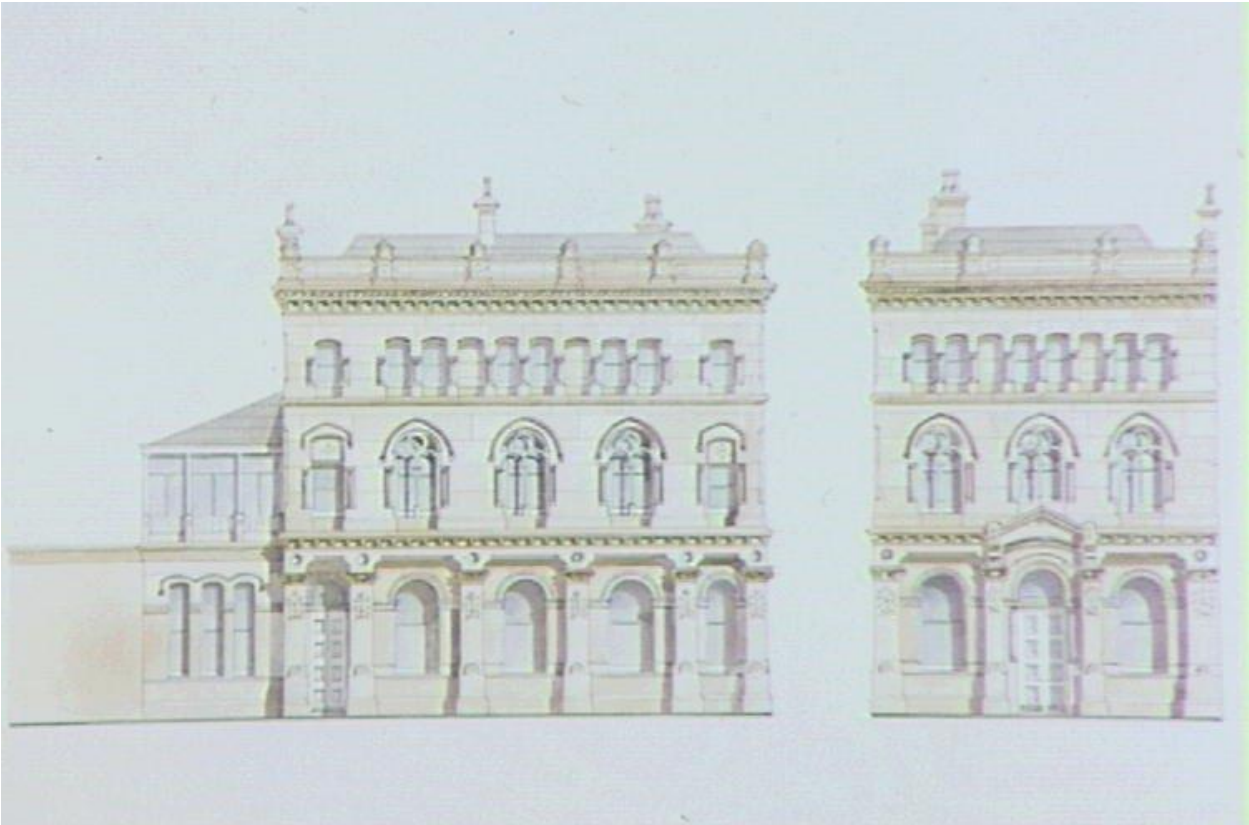
The new Haymarket Branch Library opened in its new premises in 1992.

Figure 64 – Restoration of Haymarket Chambers – interior sketch of the proposed Haymarket Library, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209

Figure 65 – Restoration of Haymarket Chambers – sketch of exterior of building, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209

Figure 66 – Restoration of Haymarket Chambers – view of the Ground Floor looking towards the proposed location of the circulation desk, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209

Figure 67 – Restoration of Haymarket Chambers, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Figure 68 – Restoration of Haymarket Chambers, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209

Figure 69 – Restoration of Haymarket Chambers, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209

Figure 70 – Restoration of Haymarket Chambers – interior views showing new Haymarket Library, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209



Source: City of Sydney Archives, NSCA CRS 904/1209

Figure 71 - Sandstone elements on facade, 1991-92.



Source: City of Sydney Archives, NSCA CRS 904/1209



Figure 72 – Sandstone elements on facade, 1991-92.  
 Source: *City of Sydney Archives, NSCA CRS 904/1209*

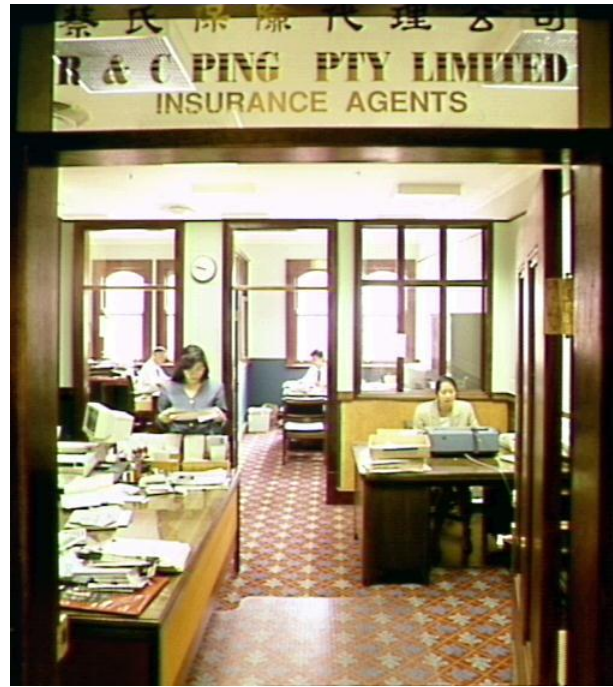


Figure 73 – Offices on Level 1 of the restored Haymarket Chambers leased to R & C Ping Limited Insurance Agents, 1992.  
 Source: *City of Sydney Archives, NSCA CRS 904/1209*

The subject site remained Crown Land until April 1999, when the Sydney City Council compulsorily acquired 744 George Street in accordance with the provisions of the Land Acquisition (Compensation) Act 1991. The Council simultaneously lodged Resumption Application (PA 80072) “affecting land NOT under the provisions of the Real Property Act 1900”. The subject site was thereafter described as Lot 1 DP 1002966.

In December 2012, the City of Sydney approved application B/2012/543 for the Haymarket Library building upgrade estimated to cost \$400,000. The library was briefly closed in 2013 for building works comprising installation of a new entry ramp, a new meeting room, upgraded computer area and display space.

The Haymarket Branch Library is scheduled to relocate in 2019 to a new building in Darling Harbour designed by Japanese architect, Kengo Kuma. The Council has signed a contract with developer Lendlease to take two floors of the six-storey “Darling Exchange”<sup>41</sup> which is under construction in the Darling Square neighbourhood.

<sup>41</sup> <http://www.sydneymedia.com.au/community-library-marks-new-chapter-for-darling-harbour/>, viewed 12 June 2018

### **3.3. ADDITIONS AND ALTERATIONS**

The subject site has undergone several phases of redevelopment. The two major phases of development are the 1925 redevelopment of the banking premises to the Haymarket Chambers, and the 1990s redevelopment of Haymarket Chambers to the Haymarket Branch Library.

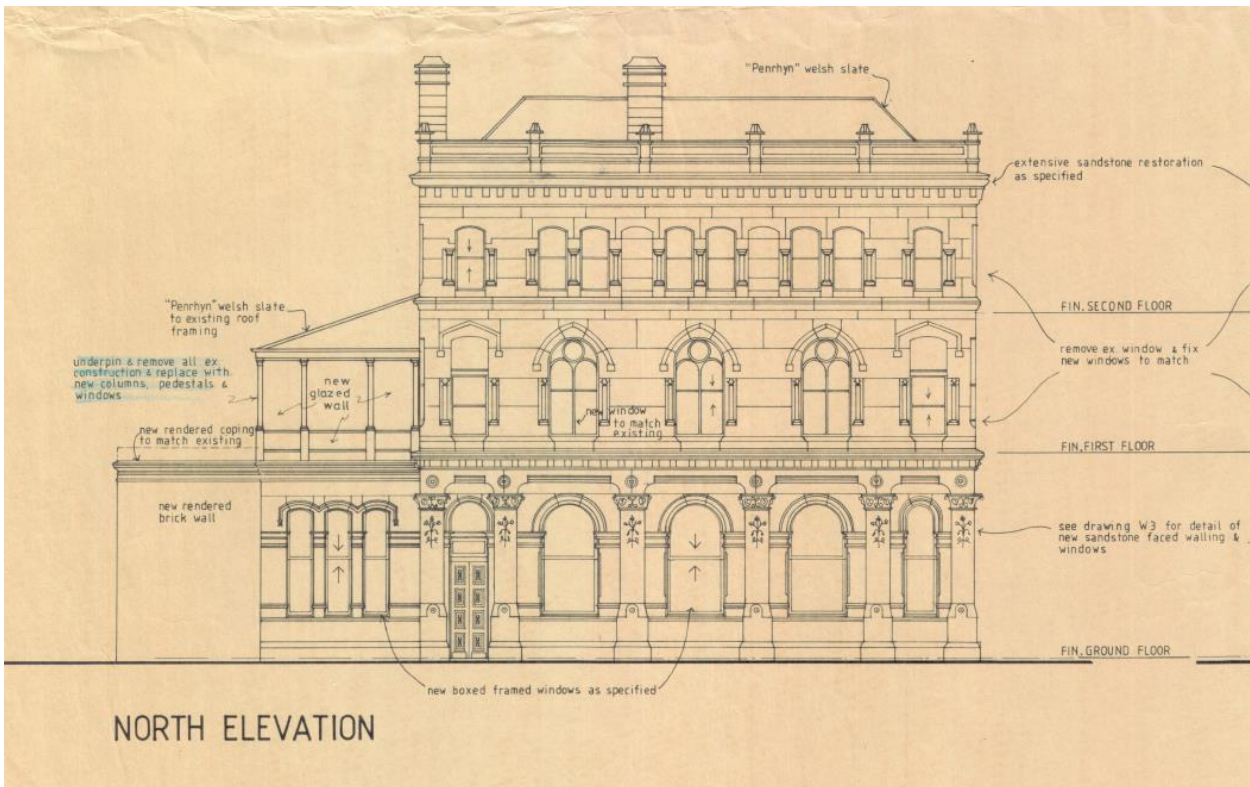
#### **1925 Alterations and Additions**

The 1925 additions and alterations were designed by Ernest A Scott and Green architects. The design included internal and external works to facilitate a change in use from a banking premises to shops and office premises. The ground floor was divided into space for five shops, whilst the levels above were converted into office spaces. Interior alterations included the erection of partition walls which divided the previously open spaces and the lowering of the ground floor to be level with George Street. The design also significantly altered the exterior of the building at the ground floor. The sandstone face brick wall was predominantly removed, excluding the sandstone pilasters around the entranceway on the Hay Street façade, which became the entrance for the upstairs offices. The main entrance on George Street was removed to allow for new entrances to the shops, comprising of a new entrance at the corner of George and Hay Streets, two new entrances on George Street and two shop entrances on Hay Street. The sandstone walls were replaced with glass display windows.

#### **1990s Alterations and Additions**

The 1990s internal and external renovations and alterations of the entire building to house the new library on ground, and library staff, cataloguing & accessions, and archives on the upper floors. Ground floor exterior works included the extensive reinstatement of the sandstone blocks, windows and doors that had been removed in 1925 and the removal of surface coating on the pilasters around the entranceway on Hay Street. On the first and second levels exterior works included patching of sandstone around the windows, in particular the window sills, cutting back and refacing of the parapet to an appropriate profile, cutting back and filling of the cornices and rubbing back of the bracketed cornice below the parapet. The original entrance was also reinstated however the original stairs were retained. Figure 74 through to Figure 78 show excerpts from the 1989 plans for the Renovations for Relocation. Figure 79 details the sandstone restoration works.

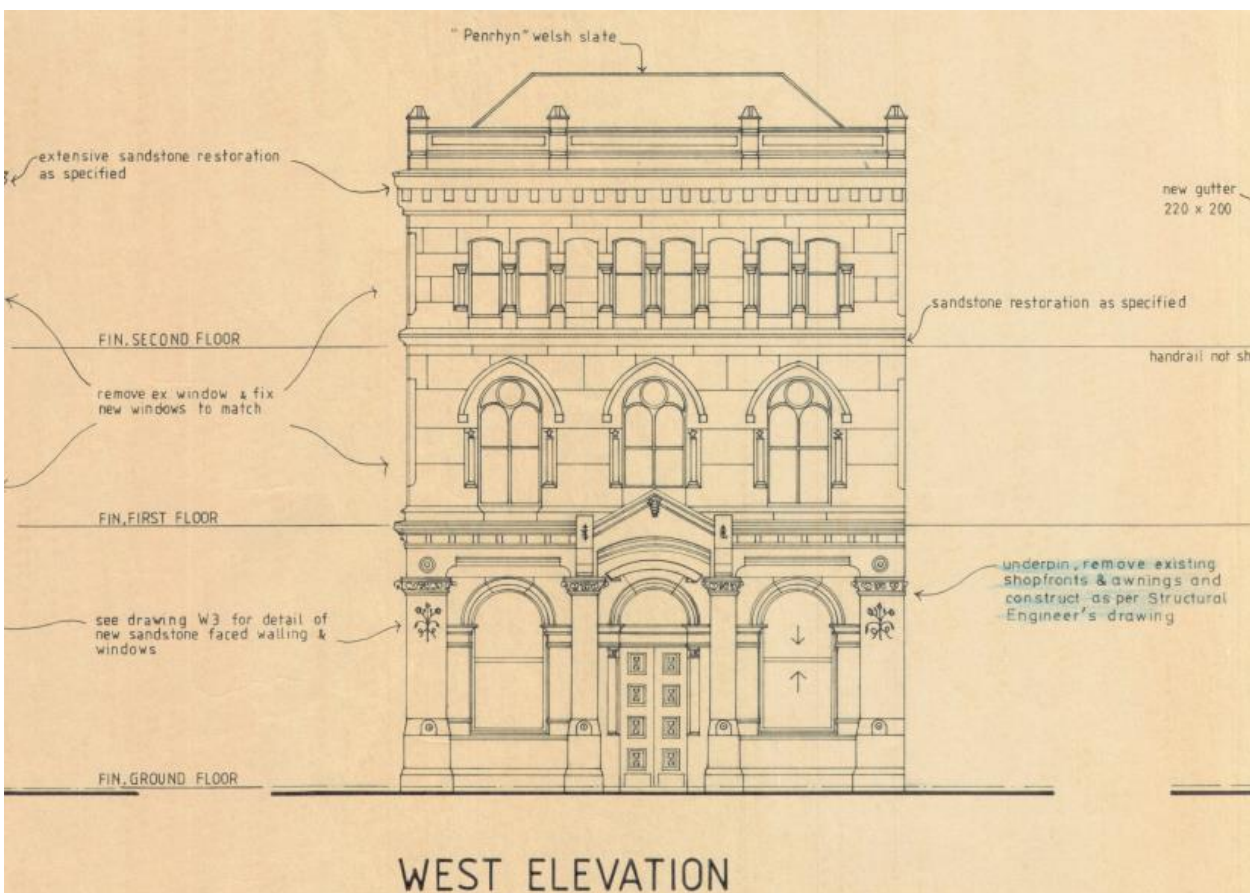
Figure 74 – Excerpt from, Renovations for Relocation, Haymarket Branch Library, George and Hay Streets, 1989



NORTH ELEVATION

Source: City of Sydney

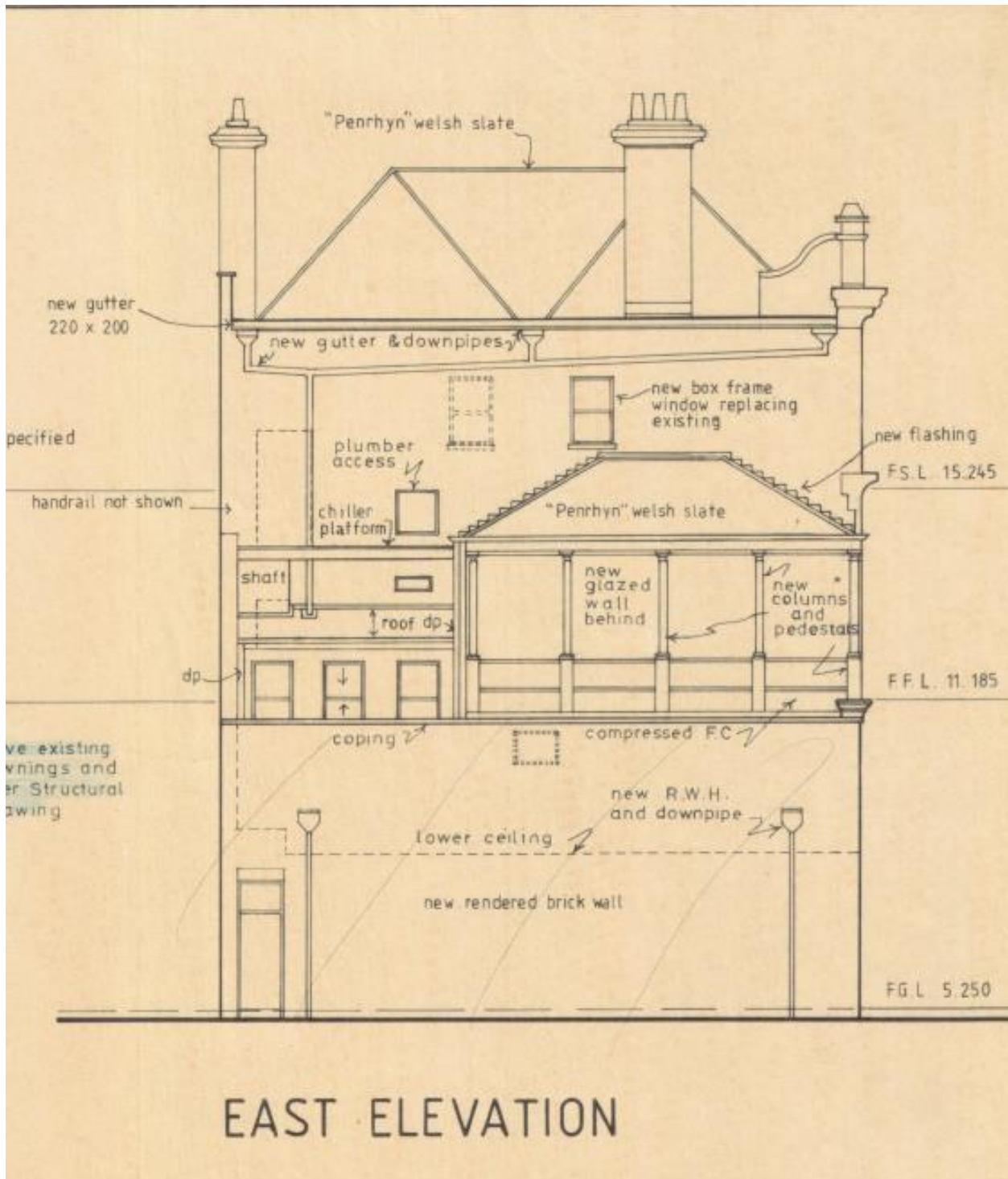
Figure 75 - Excerpt from, Renovations for Relocation, Haymarket Branch Library, George and Hay Streets, 1989



WEST ELEVATION

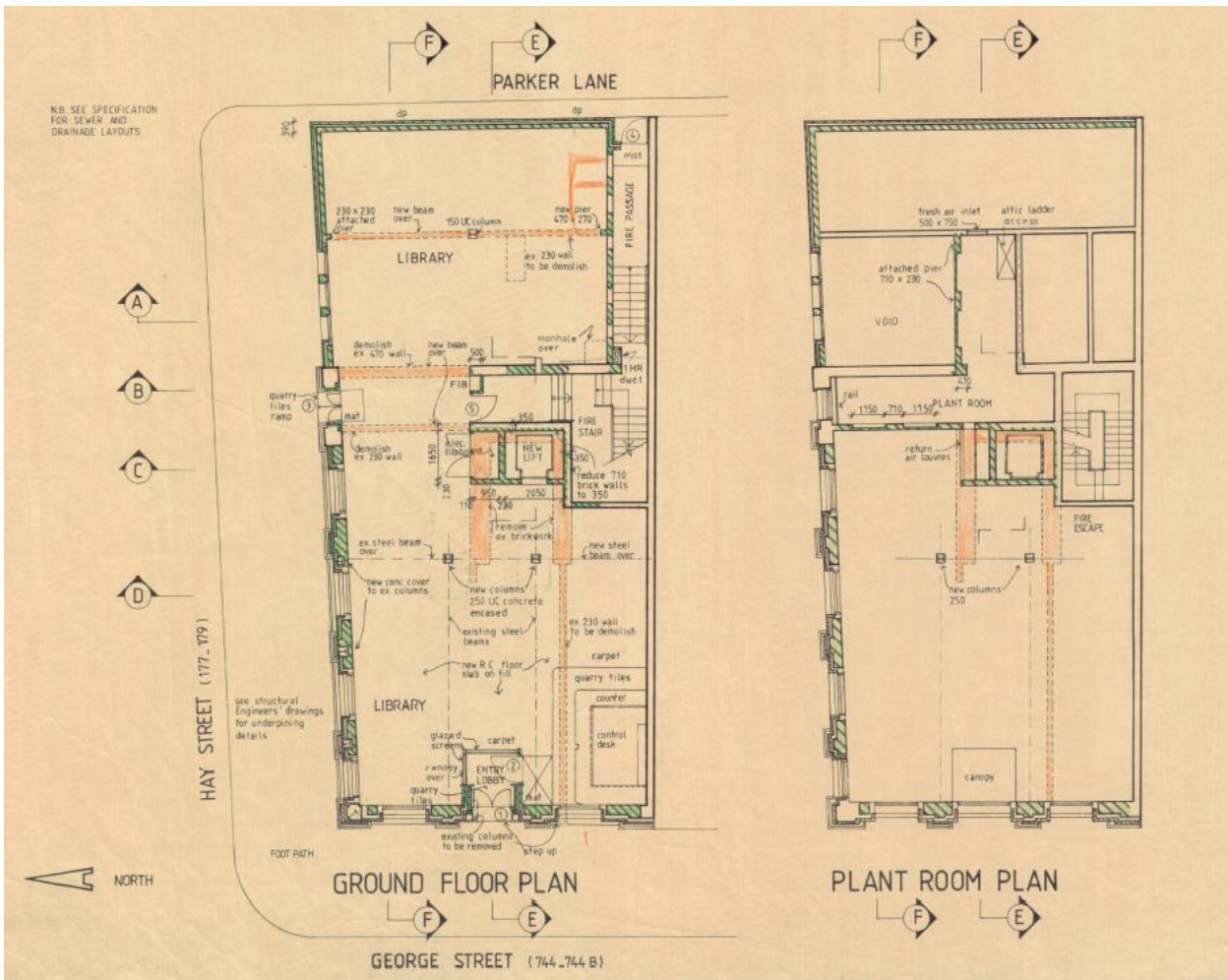
Source: City of Sydney

Figure 76 - Excerpt from, Renovations for Relocation, Haymarket Branch Library, George and Hay Streets, 1989



Source: City of Sydney

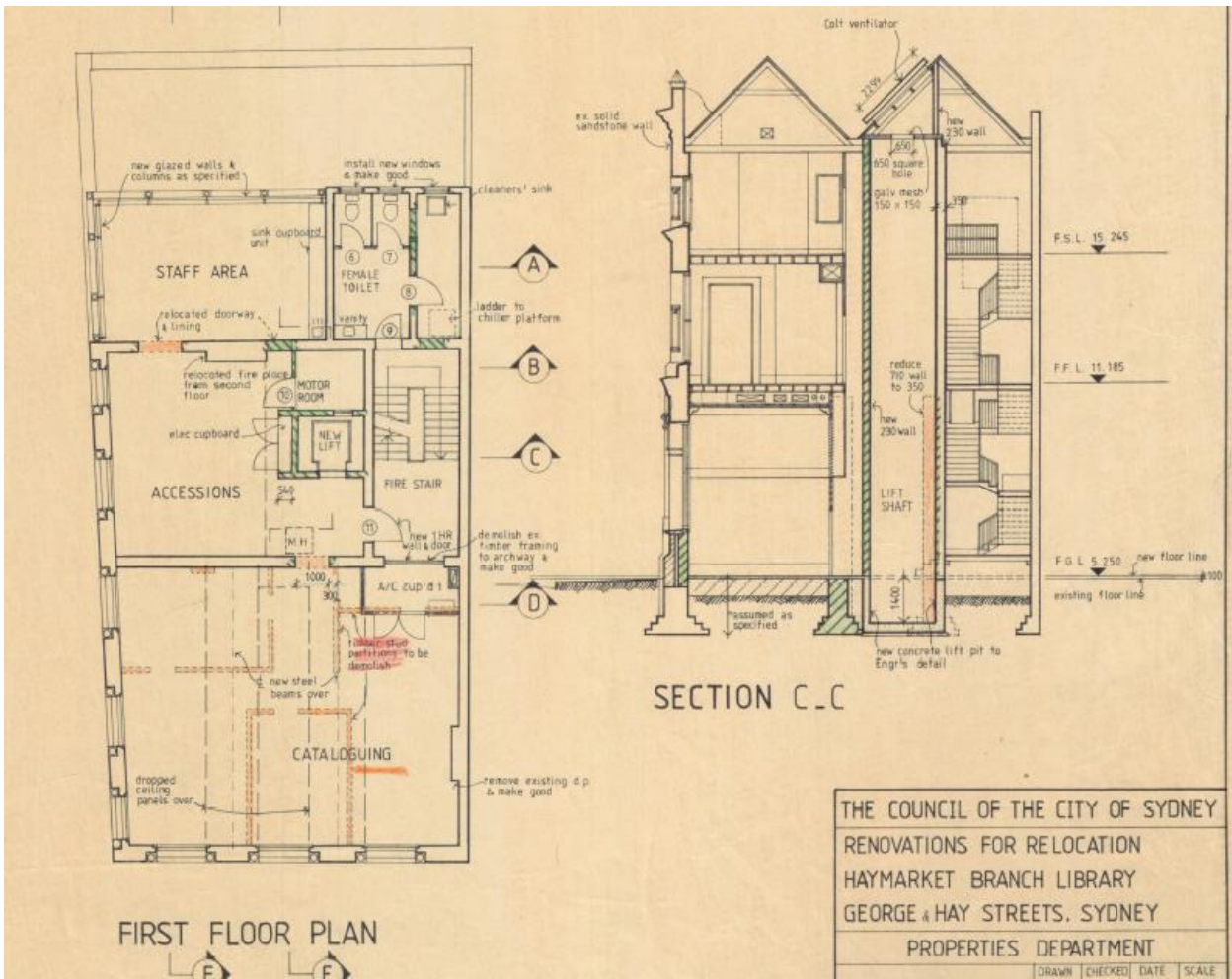
Figure 77 - Excerpt from, Renovations for Relocation, Haymarket Branch Library, George and Hay Streets, 1989



Source: City of Sydney

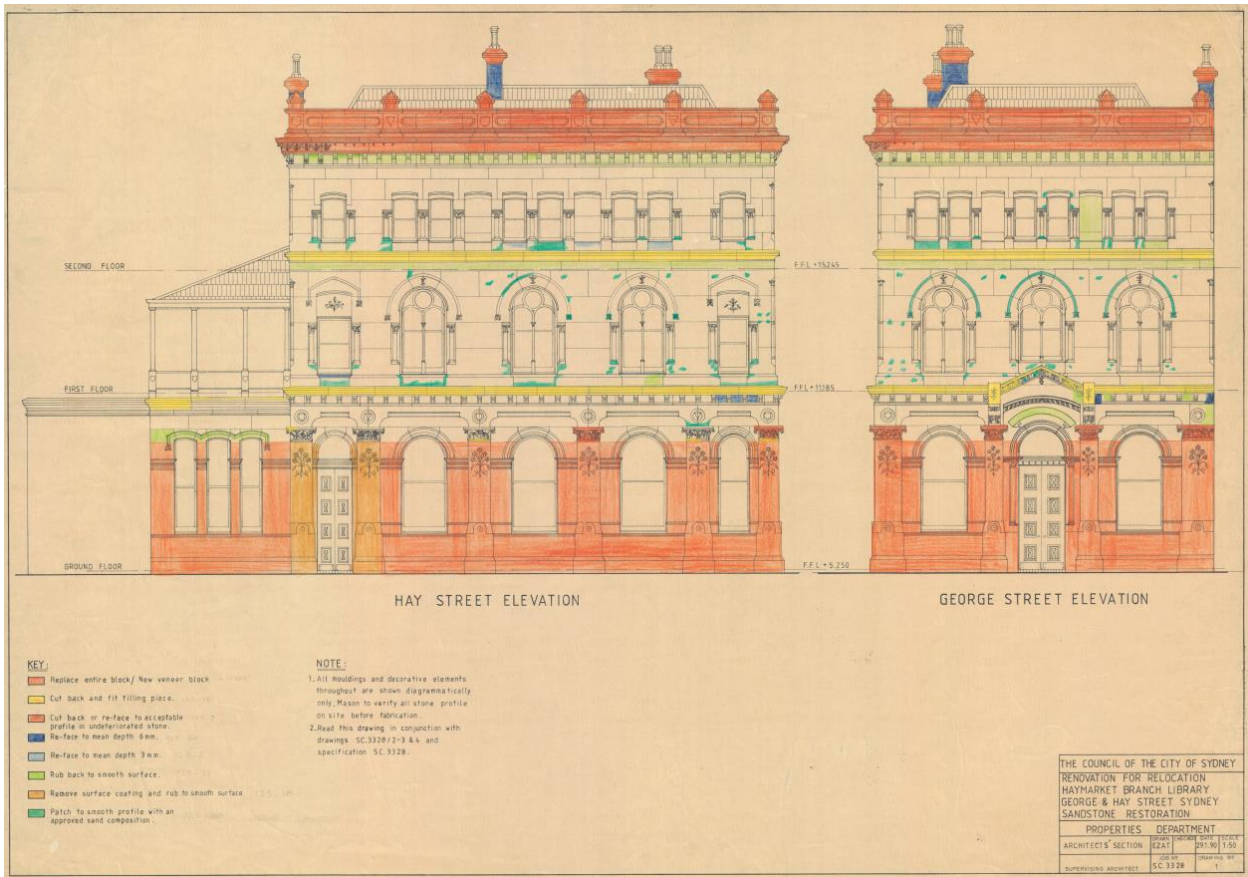


Figure 78 - Excerpt from, Renovations for Relocation, Haymarket Branch Library, George and Hay Streets, 1989



Source: City of Sydney

Figure 79 – Renovation for Relocation of Haymarket Branch Library, George and Hay Streets, 1990.



Source: City of Sydney

The following table

Table 1 – Additions and Alterations

Application No.	Date	Description	Status
B/595/25	8 July 1925	Alterations and additions	Approved
B/865/35	22 October 1935	Alterations to window	
B/207/34	20 March 1934	Alterations	
B/1069/36	20 November 1936	Support for roof sign	
B/1003/48	29 November 1948	Application to extend structural support for roof signs.	Approved
B/896/49	8 December 1949	Application to form opening Ground Floor.	Approved
B/1272/52	17 October 1952	Application to make alterations to shop front	Approved
B/1659/55	15 September 1955	Application to make alterations.	Approved
B440/57	18 February 1957	Alterations to shop front	

<b>Application No.</b>	<b>Date</b>	<b>Description</b>	<b>Status</b>
B2352/59	12 October 1959	Alterations to coffee lounge	
B/765/76	30 July 1976	Installation of a sunblind.	Approved
B678/79	8 May 1979	Alterations to Ground Floor	
B/0552/7/89	14 June 1989	To carry out alterations and renovations involving replacement of existing awning, new shop fronts, new lift, new mezzanine floor, restoration of sandstone façade.	Approved
B/0004/90	28 March 1990	Internal and external renovations and alterations to house relocated Haymarket branch library.	Approved
D/2012/1428	6 December 2012	Haymarket Library building upgrade in accordance with the plans and specifications.	Approved

## 4. HERITAGE SIGNIFICANCE

### 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

### 4.2. HERITAGE LISTING

The subject site is listed as a heritage item the “Former “Haymarket Chambers” (Item 841) under, Schedule 5 Environmental heritage, of the *Sydney Local Environmental Plan 2012*, and is shown on the heritage map (see Figure 80). The Heritage Map, also shows the location of other heritage items in the vicinity of the subject site.

Figure 80 – Heritage Map showing subject site (I841).



Source: *Sydney Local Environmental Plan 2012, Heritage Map HER\_15.*

### 4.3. STATEMENT OF SIGNIFICANCE

The following Statement of Significance is taken from the "Conservation Management Plan - Haymarket Library (former "Haymarket Chambers"), 744-744B George St, Haymarket" prepared by Urbis, September 2018:

*Haymarket Library located at 744-744B George Street, Haymarket (former "Haymarket Chambers"), has significance at a local level for its historic, associative, aesthetic, social and representative values.*

*The subject site is representative of the development of Sydney's Haymarket area in the late nineteenth century from a Government Paddock to a bustling commercial precinct.*

*The subject site has associations with the Commercial Banking Corporation of Sydney which occupied the building from its construction in 1875 to 1925. The building has associations with the prolific architectural practice Mansfield Brothers. Which designed public and commercial buildings in Sydney and throughout NSW.*

*The Haymarket Library exterior exhibits a distinctive blend of Victorian Italianate/Palazzo and Free Gothic styles, displayed in well-crafted sandstone, corniced parapet and pilasters to the front façade.*

*The building was the subject of extensive reconstruction works in the 1990s which reinstated the Ground Floor facades in accordance with documentary evidence such that they now present as originally designed. The internal spaces have been modified, and although the detailing applied is sympathetic to the late 19th century design, little original fabric remains internally and the original configuration of rooms is largely indiscernible. Notwithstanding, the subject site has aesthetic significance on a local level which is vested in the overall form and the presentation of its primary façades.*

The following Statement of Significance is taken from the Heritage Inventory Sheet for the "Former "Haymarket Chambers" (also known as Commercial Banking Corporation of Sydney; Haymarket Library) at 744-744B George St, Haymarket (Database No: 2424216)

*The Haymarket Library incorporates a rare blend of Italianate and Gothic styles that are well proportioned and exhibit fine craftsmanship in stonework and window joinery. It is considered of regional significance for this fine stone crafting and eclectic detailing. It is an important contributor to the townscape character of the Haymarket precinct.*

*The construction of the former CBC Bank not only reflects the general redevelopment of the city during the later decades of the nineteenth century, but also illustrates the separateness of this portion of the city from the CBD at that time. Its conversion in the 1920s is illustrative of the emerging importance of the area at that time as retail precinct.*

## 5. INTERPRETATION PLAN AND OPPORTUNITIES

The following Heritage Interpretation Plan (HIP) highlights the historic themes and interpretation opportunities for the subject site. The following HIP draws on the historic information outlined in section 3 with specific reference to the intended audience profile and available resources and forms of heritage interpretation media. The interpretation detailed herein outlines recommendations for the potential locations, themes, key messages and interpretative devices that may be used and/or installed throughout the site.

This interpretation has been informed by the heritage significance of the place and current use and as such could be altered if element or design vary.

### 5.1. AUDIENCE PROFILE

The interpretation aims to reveal meanings and connections to the subject site. To effectively achieve this, interpretation is predicated on identifying audiences and using appropriate media. It is important to identify specific audiences so that interpretation responds to audience needs and also takes into consideration literacy levels, disability, genders, ethnicity and age.

Due to the central location of the subject site, and the current occupant, the subject site is visited by a diverse audience. Some of the current and potential future audiences include:

- Regular visitors, including those who work, study, read and recreate within the library;
- Visitors to the special Asian Collection (located on level one);
- Interested members of the public, visiting the building because of its heritage values;
- Former staff and patrons at Haymarket Library, and their families, visiting the building for nostalgic reasons;
- Visitors/customers to the new tenant; and
- Passers-by.

The significance of the place is principally historical, aesthetic and social. This is reflected in the remaining physical fabric of the place including the original intact exterior and reconstructed interiors and detailing. The significance of the Haymarket Library (former “Haymarket Chambers”) is multi-faceted. However, it is impracticable to communicate every facet of that significance. Therefore, it is appropriate to identify themes and strategies for communicating them effectively and creatively, to the foreseen audience.

### 5.2. INTERPRETATION THEMES AND NARRATIVES

The historic themes and interpretation is adapted from the historic overview prepared for this Interpretation Plan. The interpretation will identify and recognise all parts of the history of the site as having significance. Interpretative themes and messages can be derived from the evidence according to the thematic framework for items of local significance.

The history of the Haymarket Library is multi-faceted and has numerous layers. The Historic Themes that have been used to inform the recommended narratives are outlined in Table 2. The recommended narratives are outlined in section 5.2.1 below and have taken into consideration the significant history and potential future audiences.

Table 2 – Historical Themes

<b>Australian theme</b>	<b>NSW theme</b>	<b>Local theme</b>
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	<p>Activities relating to buying, selling and exchanging goods and services - Money in the City</p> <p>The subject building was originally constructed for the Commercial Banking Company of Sydney in 1875. The Commercial Banking Company was established on November 1, 1834, and by 1875 had three locations in the City of Sydney, including: the head office in George Street at Barrack Street. The Haymarket branch of the Commercial Banking Company continued to occupy the property until 1925. The company merged with the Bank of Victoria on 1 January 1927 and later merged with The National Bank of Australasia Ltd (NBA) on 1 October 1981.</p> <p>In 1925, the City of Sydney leased the subject site to William Gollan, and the building was altered to provide for shops on the ground floor and offices on the upper floors. At this date, it was renamed Haymarket Chambers. Between 1929 and 1989, various businesses occupied the site including hairdresser, café, newsagency, doctors' surgery, video rentals, karate training centre and clothing store.</p>
7. Governing	Government and Administration	<p>Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs – includes both principled and corrupt activities - Places acquired by the State</p> <p>The subject site formed part of an early Government Paddock in conjunction with the hay, corn and cattle markets. In 1873, the State Government gave power to the City of Sydney Council to lease the subject site on 21 to 50-year leaseholds. The Council resumed the property in 1999 and has owned it since that time.</p>
8. Developing Australia's cultural life	Social institutions	<p>Activities and organisational arrangements for the provision of social activities - Public Library and Community Centre</p> <p>The subject building has been occupied as a public library by the City of Sydney Council from 1992 to the present.</p>
8. Developing Australia's cultural life	Creative endeavour	<p>Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.</p> <p>The subject building was designed in 1873 by Mansfield Brothers, architects, one of the country's leading architectural firms in the 1870s and 1880s. Mansfield Brothers are renowned for a large body of work comprising public and commercial buildings in the late nineteenth century in Sydney. The firm designed over fifty buildings for the Commercial Banking Company of Sydney</p>

### 5.2.1. Commercial and Theatre District: George Street, Haymarket

This theme focuses on the primary location of the subject site.

Haymarket has a rich history and the subject building appears in many streetscape photographs due to its prominent location on the corner of George and Hay Streets. When first constructed the subject site was located in a commercial precinct. The area was lined with stores and workshops including a number of Anthony Hordern & Sons department stores. The lot to the south of the subject site was occupied by one of Hordern's earliest department stores which burnt down in 1901. Anthony Hordern Draper, Anthony Hordern & Sons Store and the subject site can be seen in the Dove's Sydney plan of 1888 (refer Figure 41).

The area has also been, from the early twentieth century known as a theatre district. The subject site is still located within the vicinity of the Capital Theatre, which was originally constructed as the Belmore Markets in 1892. In 1916, the market was turned into the Wirth Bros Circus arena known as The Hippodrome and in 1927, the site became the Picture Palace.

Directly west of the subject site was the Haymarket Theatre. The Haymarket Theatre is notably present on the 1938-1950 Civic Survey map (Figure 81). The Haymarket Theatre was constructed c 1916, known first as the Haymarket Theatre, before becoming a picture theatre, known as The Civic Theatre in the 1930s. It is referenced as the Palladium Theatre in the 1949-1972 Building Surveyor's Detail Sheet and was present until c 1960.

Figure 81 – Civic Survey Map, 1938-1950 with subject site indicated in blue directly across from the Haymarket Theatre.



Source: City of Sydney Archives\_ Civic Survey, 1938-1950\_Map 22

The setting of the subject site contributes to its historic significance. It is recommended this narrative form part of the interpretation of the site through pamphlets, historic walks, tours or events that have the potential to take place on or away from the site (refer to section 0).



Figure 82 – Historical photographs of George Street, Haymarket. Top left is George Street, Haymarket c.1890-1900. Top right is Haymarket, from Pitt Street in 1924. Bottom left shows roadworks on Hay Street at the corner of George and Hay Streets from 1948. Bottom right is George Street showing the Barclay Theatre located opposite the subject site in 1962.

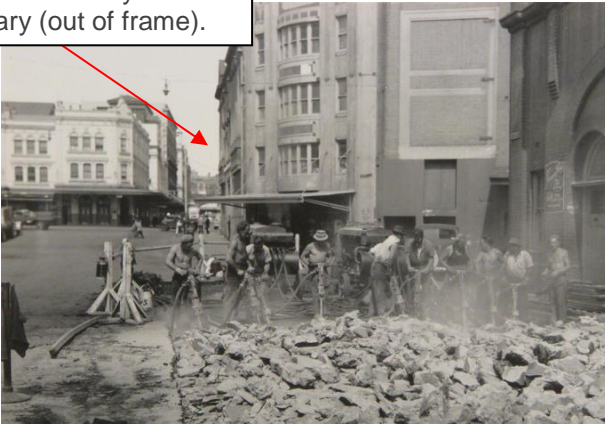


Source: MAAS\_851285-1991



Source: NSW State Archives\_1742\_a014\_a0140001210

Location of Haymarket Library (out of frame).



Source: City of Sydney\_SRC21070.



Source: NSW State Archives\_1742\_a014\_a0140001210

Figure 83 – Corner of George Street and Hay Street, Haymarket 1989. View directly towards Haymarket Chambers.



Source: City of Sydney Archives\_ CRS 1035/9020

## 5.2.2. Historic Use

The history of the subject site can be separated into three significant phases based on the use and occupancy of the building. The following outlines these three phases.

### 5.2.2.1. Commercial Banking Company of Sydney, Haymarket Branch (1875-1925)

In 1873, the Commercial Banking Company of Sydney commissioned Mansfield Brothers, architects to submit plans for a proposed building on the corner of Hay Street and George Street.

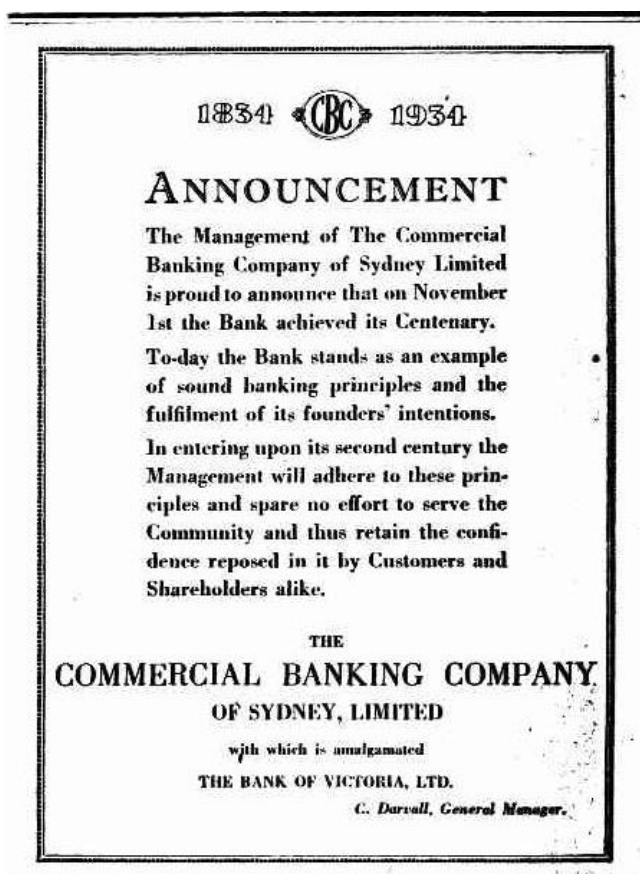
The Commercial Banking Company of Sydney was established in Sydney in 1834. In 1848, a new Commercial Banking Company of Sydney was opened as a limited liability company. A few years later, the Bank purchased land in George and Barrack Streets and erected a new head office building (343 George Street).

During the boom years of the 1870s and 1880s the bank undertook a major branch expansion policy. During the 1870s and 1880s, Mansfield Brothers was commissioned to design many of the new bank premises built across the State and interstate.

On 9<sup>th</sup> October 1875, the Australian Town and Country Journal published an article that celebrated the new branch of the commercial banking company. The article stated, "*The Commercial Bank has now been established over 40 years ago, and has attained a position which has no parallel in the Banking institutions of Australia.*"<sup>42</sup> They described the building as "handsome" with a "handsome main entrance, and the interior is decorated throughout with beautiful carved and polished fittings".

In 1893, the bank was restyled "Commercial Banking Company of Sydney Limited". The bank merged in 1981 with the National Bank of Australasia to form the National Australia Bank. At this date there were 618 branches, sub-branches & branch agencies and 7,080 staff across the country.

Figure 84 – Centenary anniversary of "Commercial Banking Company of Sydney".



Source: *Daily Examiner*, Monday 5th November 1934, page 2

<sup>42</sup> "New Branch Commercial Bank, Haymarket, Sydney" *Australian Town and Country Journal*, 9 October 1875, p20.

Figure 85 – Haymarket Branch of Commercial Banking of Sydney, c. 1900. Note the Anthony Hordern Palace Emporium located behind the subject site, before it was burnt down in 1901.



Source: MAAS\_129196

### 5.2.2.2. Haymarket Chambers (1925-1989)

In 1925, the Commercial Banking Company vacated the building and the City of Sydney leased the building to William Gollan. Gollan commissioned Ernest A Scott and Green architects to design alterations to the property. The alterations turned the ground floor façade from a bank branch into a number of individual shop fronts by subdividing the ground floor into three tenancies. After the subdivision, Haymarket Chambers was made up of 744, 744a, 744b George Street and 177 and 179 Hay Street.

By 1926, Gollan was advertising “*spacious shops to let, suit any business, low rentals*”. However, in 1927, he sold the lease to Thomas Hutchinson. After the death of Hutchinson in 1930, the site was sold to George Hay Investments Ltd. While the building was used for office and commercial space, the stores were occupied by a number of different tenants including an Oyster Bar, hairdresser, café, newsagency, doctors, tailors and a florist. A number of building applications were made to the City of Sydney to accommodate the variety of commercial tenants.

The premises remained a commercial and office space until 1989. The City of Sydney lodged a development application to convert the premise into a Branch Library.

Below are a set of advertisements for tenants that occupied the premises during this time.

Figure 86 – Advertisement for Public Auction – with “Haymarket Chambers” described as a substantial three-storey building”.

**Order of Sale**

**VARIOUS CITY, SUBURBAN, AND COUNTRY PROPERTIES, TO BE SOLD BY PUBLIC AUCTION, IN THE ROOMS, 92 PITT STREET, To-day, Friday, 10th OCTOBER, 1930, AT 11 A.M.**

**CITY.—No. 175 Pitt Street, Important City Freehold, known as The Civic Club.**

**CITY.—No. 744 George Street, and Nos. 177 and 179 Hay Street, “Haymarket Chambers,” comprising a substantial Three-story Building (City Leasehold Investment), Deceased Estate.**

Source: *Daily Pictorial*, Friday 10 October 1930, p14.

Figure 87 – Historic Advertisements for tenants of the subject site. Top left, Harry Morris, 179 Hay Street, 1953. Top right, Myerson, The Cheerful Tailor, 1932. Bottom left, Tyndall and Co, Nurserymen and Florists, 1938. Bottom right, Puppy Salon for Pure-bred puppies and Persian Kittens.

**GOLF CLUBS**

*Drastically Reduced!*

**BRAND NEW**

Right and left hand Woods reduced to

**£3/10/0**

Sets of Clubs from

**£14/10/0**

**HARRY MORRIS**

**179 HAY STREET, SYDNEY — MA1151**

Source: *The Daily Telegraph*, Thursday 4 June 1953, p33.

**YOUR SON and MYERSON SHOULD MEET**



Myerson knows he's gone grey, bald, and wrinkled (like a prune) learning it—but he does know just how to make your son look the goods.

It does not matter if he's web-footed, knock-kneed, or freckled, Myerson is pastmaster in the art of putting smartness into your son's suit.

Myerson accepts full responsibility—hence the slogan, “NO FIT—NO PAY.”

The famous £2 Suits are just the thing for him, and if he's under 21 or over 70, he gets 5/ off.

Get this out and send for patterns now—

**MYERSON**

The Cheerful Tailor,  
744 George Street Cor Hay Street,  
opp. Haymarket Pictures.  
Phone, MA4550.

Source: *The Sun*, Thursday 20th October 1932, p13.

**EIGHTEEN FOR SIXPENCE.**

Tyndall's hardy Seedlings in bundles of 18 for 6d. NEMESIA, Pansies, Stocks, Viola (blue or yellow), Delphinium (tall hybrids or blue Butterfly), Godetia, Cornflowers, Wallflowers, Carnations, Calendula (yellow or Orange King), Larkspur, Gypsophila (yellow or Orange King), Lupins.

ALSO THE FOLLOWING at 12 for 6d:

EVERLASTING STATICE, Blue Ageratum, Primula, Iceland Poppies, Lobelia, English Daisies.

Also ROGGLI Giant Panies, 18 for 1/.

Cinerarias 1/ doz. Pentstemons 1/ doz. Strawberries, Mason's Immense, 8d doz.

NEW PINK AGERATUM, 9d doz.

RANUNCULUS BULBS, 9d doz., 5/ 100.

ANEMONE BULBS, 9d doz., 5/ 100.

(3/6 upwards rail free. Kindly add postage.)

TYNDALL and CO.,  
Nurserymen and Florists, 744 George Street,  
Haymarket, Sydney.  
Opposite Civic Theatre. Tele., MA1463.

Source: *The Daily Telegraph*, Saturday 7th May 1938, p14.

**EXCEL PUPPY SALON for Pure-bred Puppies and Persian Kittens. 177 Hay Street, Sydney. Phone, MA2234.**

Source: *The Daily Telegraph*, Saturday 9 May 1936, p18.

### 5.2.2.3. Haymarket Library (1992-Current).

The Haymarket Branch Library was opened in 1992 after extensive alterations were made to the interior and exterior of the premise. These works included both alterations and restoration works to the building and were supervised by architect William J Atkinson.

The alterations included the creation of three separate spaces on the Ground floor to house the entry lobby, library hall and “stacks”. The first floor was designed to house a reading room, offices for library staff and a special Asian collection. The second floor remained as offices and were occupied by R and C Ping Pty Ltd Insurance Agents.

The Haymarket Library was one of nine branches of the City of Sydney. To this day, the library has the largest Chinese language book collection of any public library in Australia. It also holds Indonesian, Thai and Vietnamese resources.<sup>43</sup>

Figure 88 – Photographs of the newly restored Library Branch in the early 1990s. Left, Ground floor Library services desk. Right, First floor reading areas showing the alcoves housing the Asian language books.



Source: City of Sydney Archives, 000367.



Source: City of Sydney Archives, 006349.

The theme highlights the history of occupation and use of the site. It is recommended that this theme is interpreted through built form and signage within the premise (refer to sections 5.3.1 and 5.3.2).

## 5.2.3. Architecture

The following narratives stem from the significant architectural history of the building. Below are some potential narratives for interpretation.

### 5.2.3.1. Mansfield Brothers - Architects

Firm of architects, Mansfield Brothers, made a significant contribution to architectural design in NSW in the latter part of the nineteenth century. The Principal in this firm was George Allen Mansfield. He was born in Sydney in 1834, the eldest son of the Reverend Ralph Mansfield and Lucy, née Shelley. He was articled to J F Hilly in 1850. By 1860, he had completed his term and entered into private practice. He was elected the first president of the NSW Institute of Architects, serving from 1871-1876.

The firm, “Mansfield Brothers, Architects”, was established in January 1873 when George Allen Mansfield admitted his brother, Ralph Park Mansfield, as a partner in his architectural business.<sup>44</sup> The company designed public, commercial and residential buildings. Under the chairmanship of George Allen Mansfield, the firm designed many notable buildings in Sydney, and in country areas. These include Royal Prince Alfred Hospital, Camperdown (1879), AMP Building, Pitt Street (1880), Macleay Museum, University of Sydney (1886), Sydney Grammar School (1876), Parramatta Town Hall (1880), Commercial Bank of Australia, Pitt Street (1886), the City Bank (1873) and nearly all the principal buildings in O’Connell Street. In December 1889, the partnership of George Allen Mansfield and Ralph Park Mansfield operating as Mansfield Brothers

<sup>43</sup> City of Sydney, *Libraries*, <https://www.cityofsydney.nsw.gov.au/explore/libraries>.

<sup>44</sup> “Partnership notice”, *Empire*, 4 January 1873, p.1

was dissolved. Thereafter, George Allen Mansfield continued in business in Sydney. His brother Ralph, travelled to America.

Appointed architect to the NSW Council of Education, George Allen Mansfield designed over 100 public schools including Cleveland Street (1868), Crown Street (1878), Orange (1880) and Berridale (1883). Notable examples of this residential projects are Abercrombie House, Bathurst (c1870), Eulabah, Richmond (1881) and Sunny Brae, Windsor (1875).<sup>45</sup>

Between 1871 and 1897, Mansfield Brothers designed more than 50 bank premises, mostly in the Victorian Classical and Victorian Filigree styles, for the Commercial Banking Company of Sydney Limited including:

- 1871 Campbelltown
- 1873 Inverell
- 1875 Milton, Newcastle
- 1876 Grafton, Walcha
- 1877 Carcoar, Mudgee
- 1878 Camden, Wollongong, Narrabri, Tamworth, Gundagai, Penrith, Richmond
- 1879 Windsor, Blayney, Camden, Gunnedah
- 1880 173-175 Oxford Street, Darlinghurst, Armidale, Gunning
- 1881 Kiama, Casino, Queanbeyan
- 1881 Yass
- 1882 Wagga Wagga, Molong, Forbes, Coonamble, Bowral
- 1883 Lithgow, Narrabri
- 1884 Narrandera
- 1885 Moss Vale, Taree, Cootamundra, Nowra, Glen Innes, Maitland
- 1886 Lismore, Germanton, Berrima, Taree
- 1887 City Bank of Sydney, Kiama, Cootamundra
- 1888 Braidwood, Robertson, Quirindi
- 1889 Berry, Moree, Tumut, Morpeth
- 1890 Cudal, Mittagong
- 1891 Bundaberg
- (Mansfield completed 5 bank buildings in Queensland between 1861 and 1891)
- 1897 Paterson
- 1897 Lismore remodelled
- 1911 Lismore remodelled
- 1911 Bondi (for Mr Thomas Stacey) - Alfred Allen Mansfield.

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<sup>45</sup> "George Allen Mansfield" in Philip Goad and Julie Willis, *The Encyclopedia of Australian Architecture*, 2012, 426

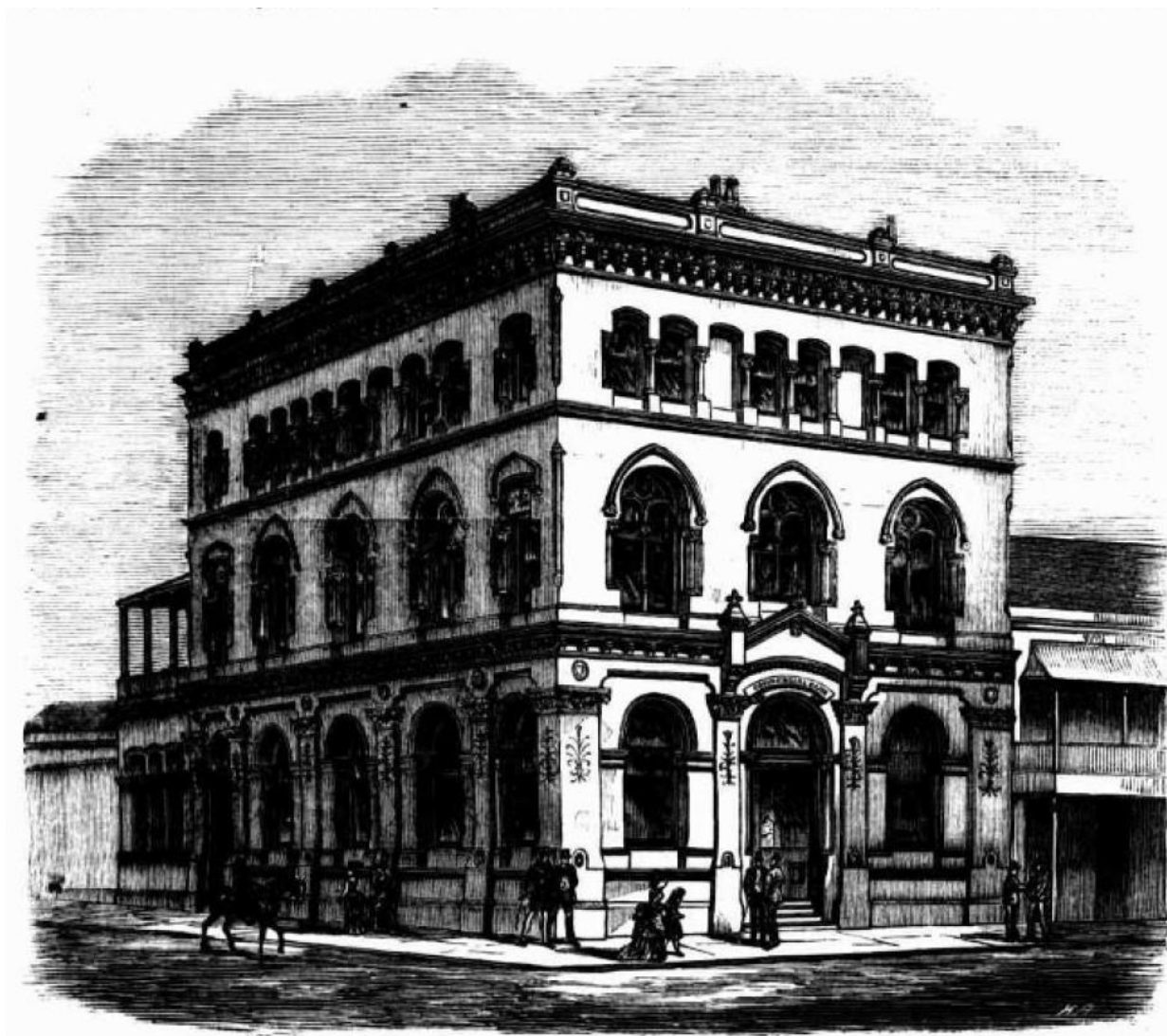
### 5.2.3.2. Historic description of the building

The following description of the subject site was published in the *Australian Town and Country Journal* in 1875. The article was published to celebrate the new branch and the architectural accomplishment of the Mansfield Brothers (architects) and contractors, Richard Gawthorpe (masonry) and Mr William Chapman (carpets and finishing's).

*These handsome premises have a frontage to George-street of 38 feet, with a depth to Hay-street of 82½ feet, and a height of 50 feet. The building is of three storeys, and is constructed of Pyrmont stone, with a slated roof. The style of architecture is Italian, the front presents a handsome main entrance, and the interior is decorated throughout with beautiful carved and polished fittings. On the ground floor is the banking room, 34 feet by 38 feet-being by far finest and largest of any branch bank in the city; the manager's room is also a fine apartment; and the strong room is in the centre of the building. The dining room and servant's offices, kitchen, &c, are on the ground floor. On the second floor are apartments for the manager's private residence, viz: a handsome drawing-room, with spacious balcony at back and three commodious bedrooms. On the third floor there are six bedrooms with bathrooms complete. The architects are Messrs. Mansfield Brothers; the contractor for the masonry is Mr. Richard Gawthorpe, and for the carpentering and finishing Mr William Chapman., The cost of the erection was about £7,000.<sup>46</sup>*

This quote was accompanied by the illustration shown at Figure 89.

Figure 89 – New Branch Commercial Bank, Haymarket, Sydney.



Source: *Australian Town and Country Journal*, 9 October 1875. p.20.

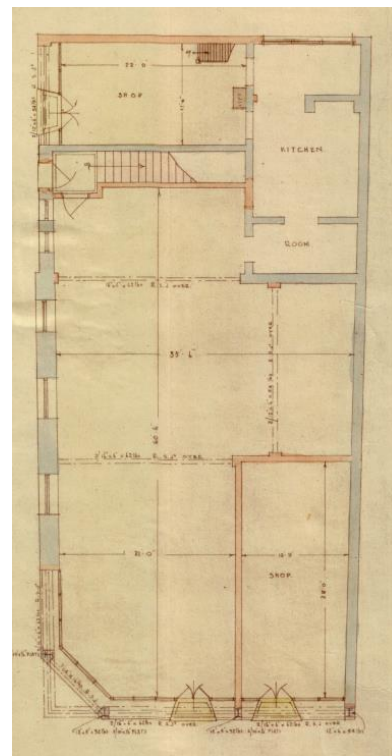
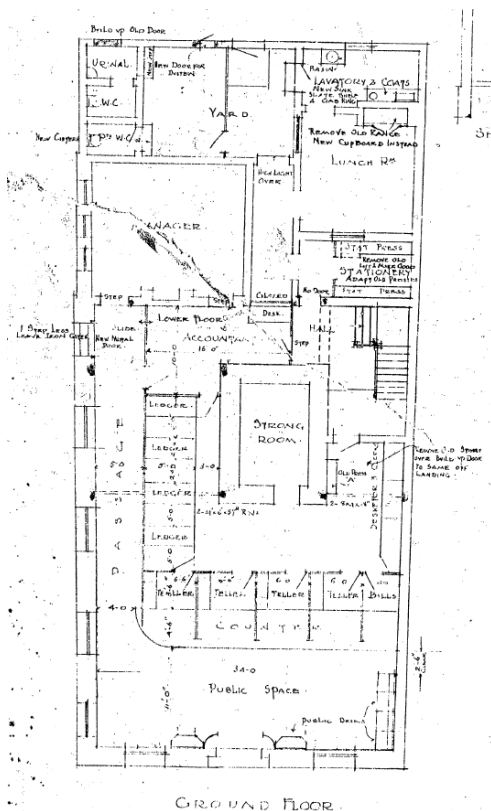
<sup>46</sup> "New Branch Commercial Bank, Haymarket, Sydney", *Australian Town and Country Journal*, 9 October 1875, p20

### 5.2.3.3. Substantial alterations

The subject site has undergone a number of alterations through its history to accommodate the variety of tenants that occupied the building. Alterations are seen in elevations, photographs as well as floor plans submitted to the City of Sydney for various Development Applications. The floor plans reveal the type of tenants that occupied the building at particular times (see Figure 90).

In the 1914 floor plans, the strong room that was constructed for the Bank is visible in of the ground floor, facing the entrance George Street but behind the counters. On the 1925 plans, the removal of all the bank fixtures, the strong room and counters have made way for one, large open space with two separate shops on either side (one with an entrance on Hay Street and the other to George street) (see Figure 54 and Figure 55). Even though it was proposed to remove the strong room, remnants of the room remain. Over the years, the space was re-used and altered, however, the area is still present. During the time, the premises was known as Haymarket Chambers (1925-1989), a number of Development Applications were submitted to City of Sydney Council to accommodate various tenants.

Figure 90 – Ground Floor Plans from various stages. Left, Ground Floor, dated 1914. Right, Proposed alterations by Ernest A. Scott and Green, architects.



Source: City of Sydney Archives, 1914 0801. Pdf.

Source: City of Sydney Archives, P0713.pdf.

### 5.2.3.4. Restoration in the 1990s

The works that took place in the 1990s to convert the premises into the Haymarket Branch Library included extensive internal and external renovations. The consultant architects were Howard Tanner & Associates Pty Ltd. Tanner Architects was in practice from 1983 and were known for major conservation projects including Sydney Town Hall and Admiralty House Kirribilli.

External works included:

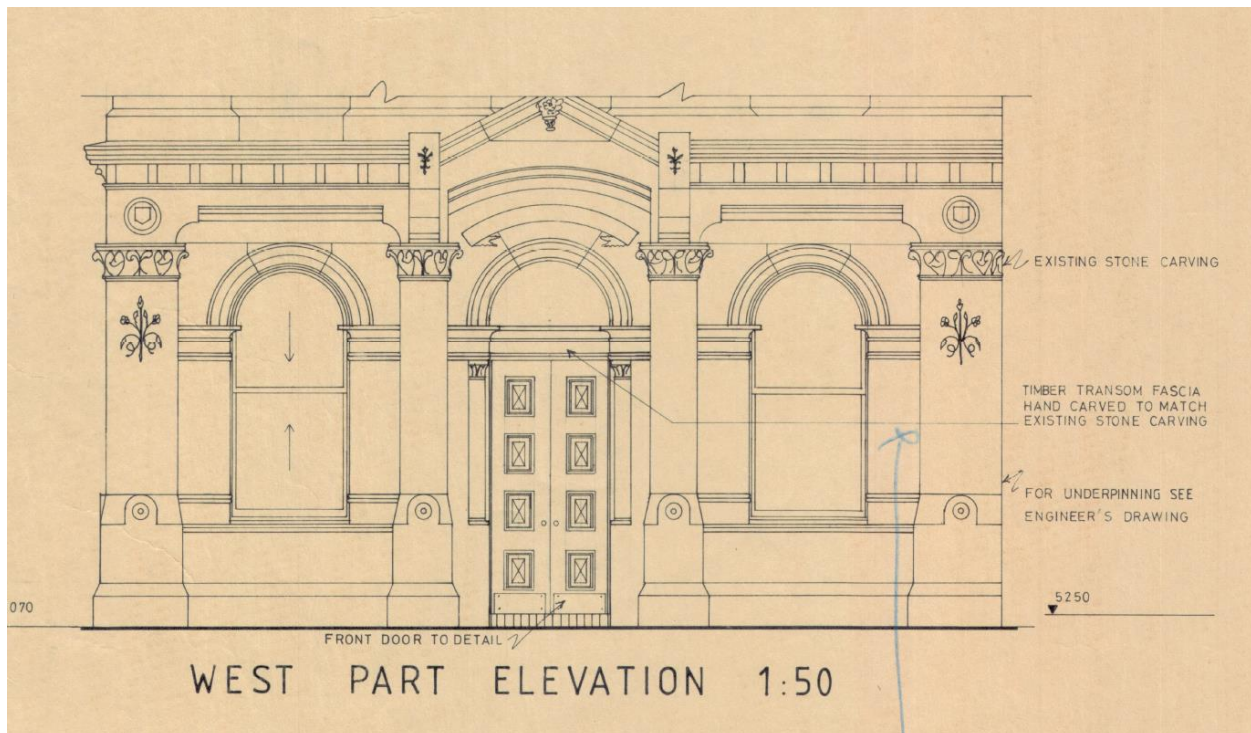
- Extensive reinstatement of the sandstone blocks on Ground floor;
- Reinstatement of doors and windows removed in 1925;
- Removal of surface coating on the sandstone pilasters around the entranceway on Hay Street.
- Removal of the awning to Hay Street and George Street façades.



Internal alterations included:

- The redesign of the ground floor to accommodate a library hall, entry lobby and “stacks”,
- Redesign of three spaces on level 1 for an Asian collection, reading room and staff room.

Figure 91 – Part of the renovation drawings that illustrate restoration works. Dated 30/11/1989.



Source: City of Sydney Archives, 3328-3-02

Figure 92 – Photographs of the Restoration of 744 George Street Haymarket, 1991-92. Top left, interior during renovation. Top right, preparing the space for the desk on the ground floor. Bottom left, exterior restoration. Bottom right, restoration team.



Source: City of Sydney Archives, 006334



Source: City of Sydney Archives, 006336



Source: City of Sydney Archives, 006342.



Source: City of Sydney Archives, 006336.

The architectural history of the subject site should be interpreted across a range of media including signage, digital media, pamphlets or booklets and/or events (refer to sections 5.3.2, 5.3.3 and 0).

## 5.3. POTENTIAL INTERPRETATION MEDIA

The following section details proposed interpretation media for the subject site, including nominating key themes and messages and appropriate locations for interpretation. The proposed Interpretation within the subject site should incorporate the policies outlined in the CMP (2018), especially with the conservation of significant fabric and built form. The proposed media incorporates a variety of strategies and media digital media, signage and other media.

The proposed media outlined below will need to be further developed in consultation with City of Sydney dependent on the timing of implementation. Due to the planned relocation of the Library in 2019 some of the interpretation opportunities outlined below could be referred to the new tenant, while others are recommended for implementation prior to the relocation.

### 5.3.1. Built form interpretation

Built form interpretation will be on the exterior and interior of the subject site. Built form interpretation should inform the retention of significant architectural features outlined in the CMP and treatment of significant fabric and features. This strategy should be consulted during and prior to any potential future development works.

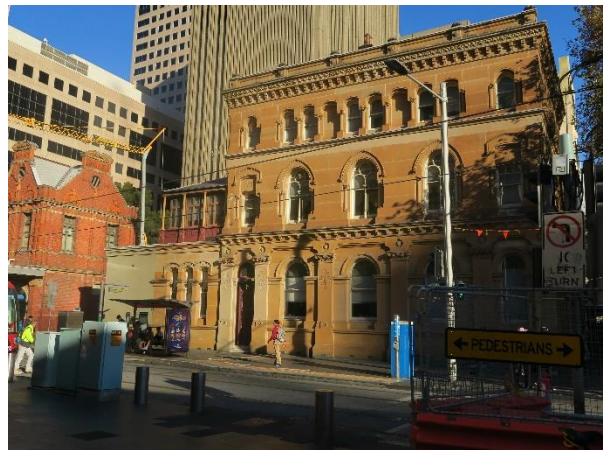
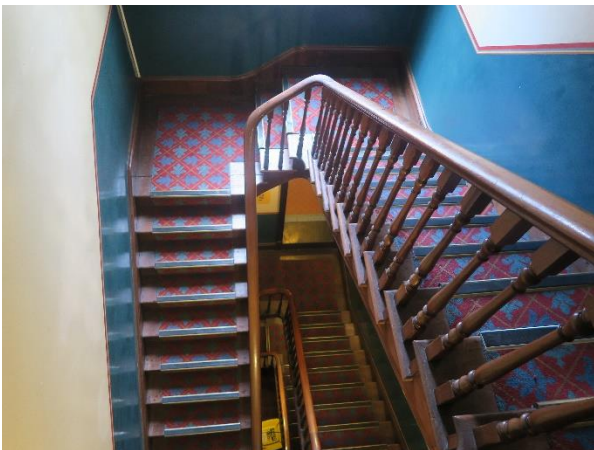
The following areas have been graded as having 'High Significance' and should be retained as part of a built form interpretation strategy. It should be noted that the areas outlined below are only a sample of the significant areas outlined in the CMP.

- The retention of the main stair case that has been rated 'High Significance' in the CMP should be incorporated into all designs. The configuration and fabric, including treads, risers, balustrades and adjacent skirting incorporate original design.
- The original strong room has remnants in the original location. This should be retained and could be further interpreted through the use of in-floor markers or signage. It should be noted that it is unknown how much of the original fabric remains as throughout the building's history, this area was altered. However, the location of the strong room is the part of the original and structure. There is opportunity to interpret the original use of the building as a bank.
- The fanlight at the Hay Street entrance is original (reinstated) and should be retained and used to interpret the "Haymarket Chambers" phase of the building.
- The fireplace on level 2 in the staff room is may be an original fireplace and should be retained. The fireplace interprets the quality of the original features of the building and speaks to the high-quality construction and fine finishes that were present within the bank building.

- The Tramline Rosette dates to the Inter-War period. It is located on the western façade and should be retained and conserved.
- The sandstone elevation on the Ground floor was reconstructed in the 1990s. However, the sandstone on levels one and two is original. The reconstruction of the ground floor is part of interpretation of the original bank branch phase of the subject site.

Opportunities for built form interpretation should be incorporated into any future development or detailed design proposal for the subject site. This includes any proposal for conservation, refurbishment or adaptive reuse. The following photographs illustrate a selection significant features or areas of the subject site mentioned above.

Figure 93 – Built form fabric of high significance. Top left, fire place located on level 2. Top right, Hay Street entrance with original fanlight. Bottom left, main staircase. Bottom right, northern (Hay Street) façade.



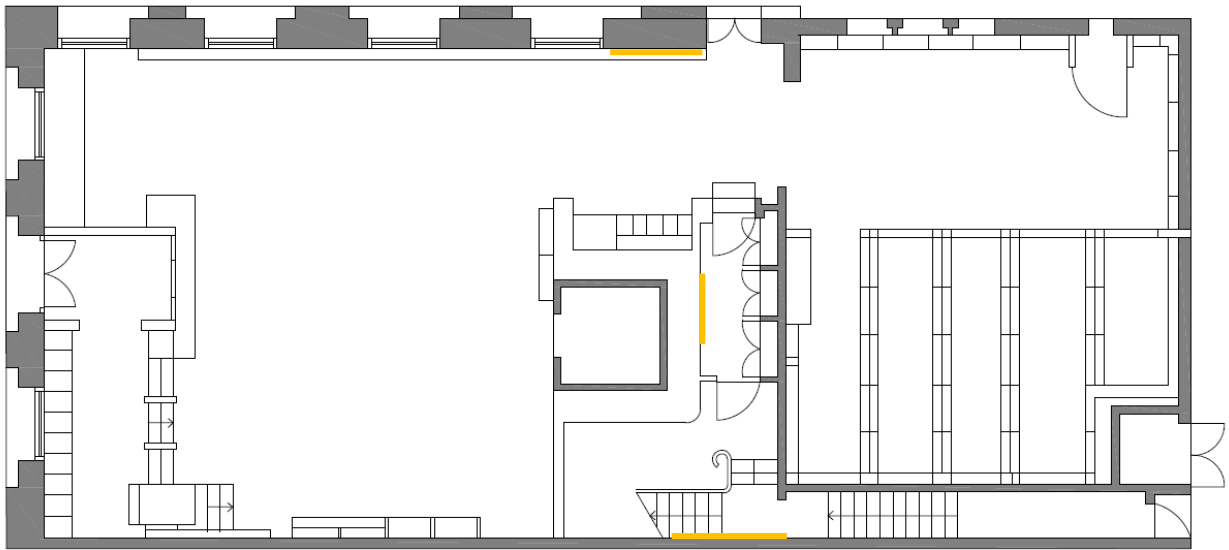
### 5.3.2. Signage and Historic Markers

Interpretative signage could be incorporated within the subject site prior to the relocation of the Library. Heritage signage should be used to outline the history and historic use of the building. The signage should incorporate text and imagery that evoke the three main phases of the building including the Bank Branch phase, the Chambers and the Library.

Any potential to adaptively re-use any features from the Library or past occupancies should be researched in any future redevelopment work.

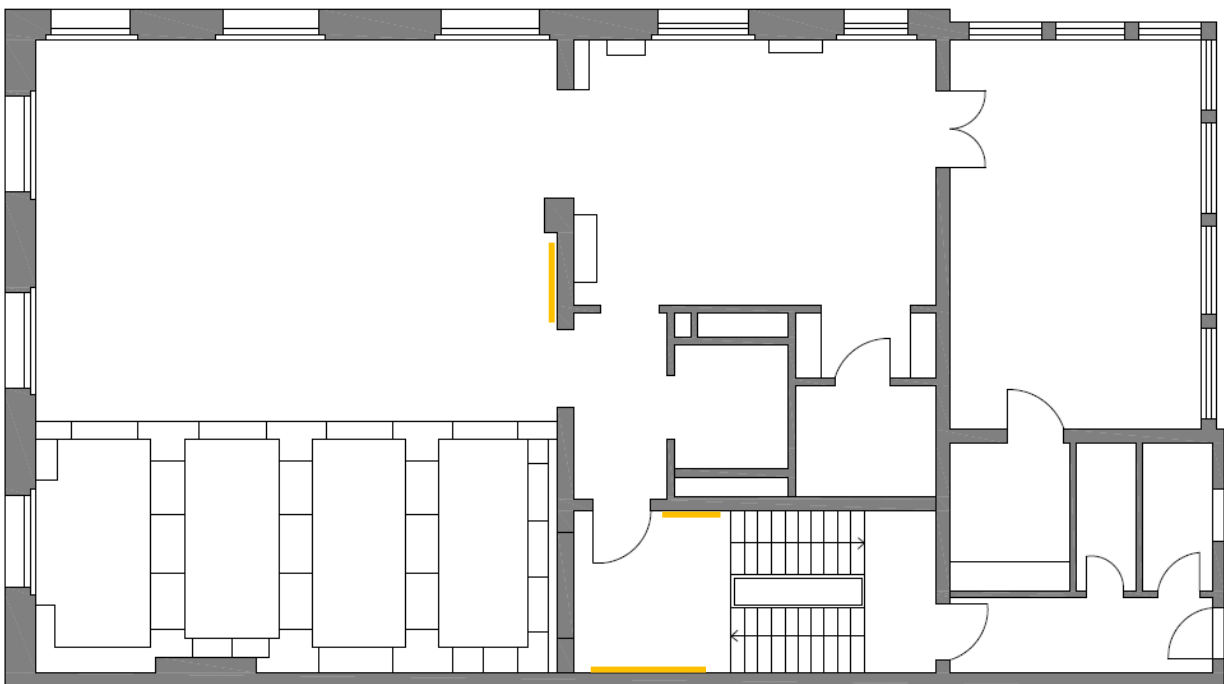
The potential locations outlined below are indicative only and have been chosen based on their public accessibility and the significance of the wall/area. All locations have been positioned in areas outlined in the CMP as having high significance, so the potential for removal or alterations should be minor.

Figure 94 – Potential signage locations for Ground Floor are indicated in orange.



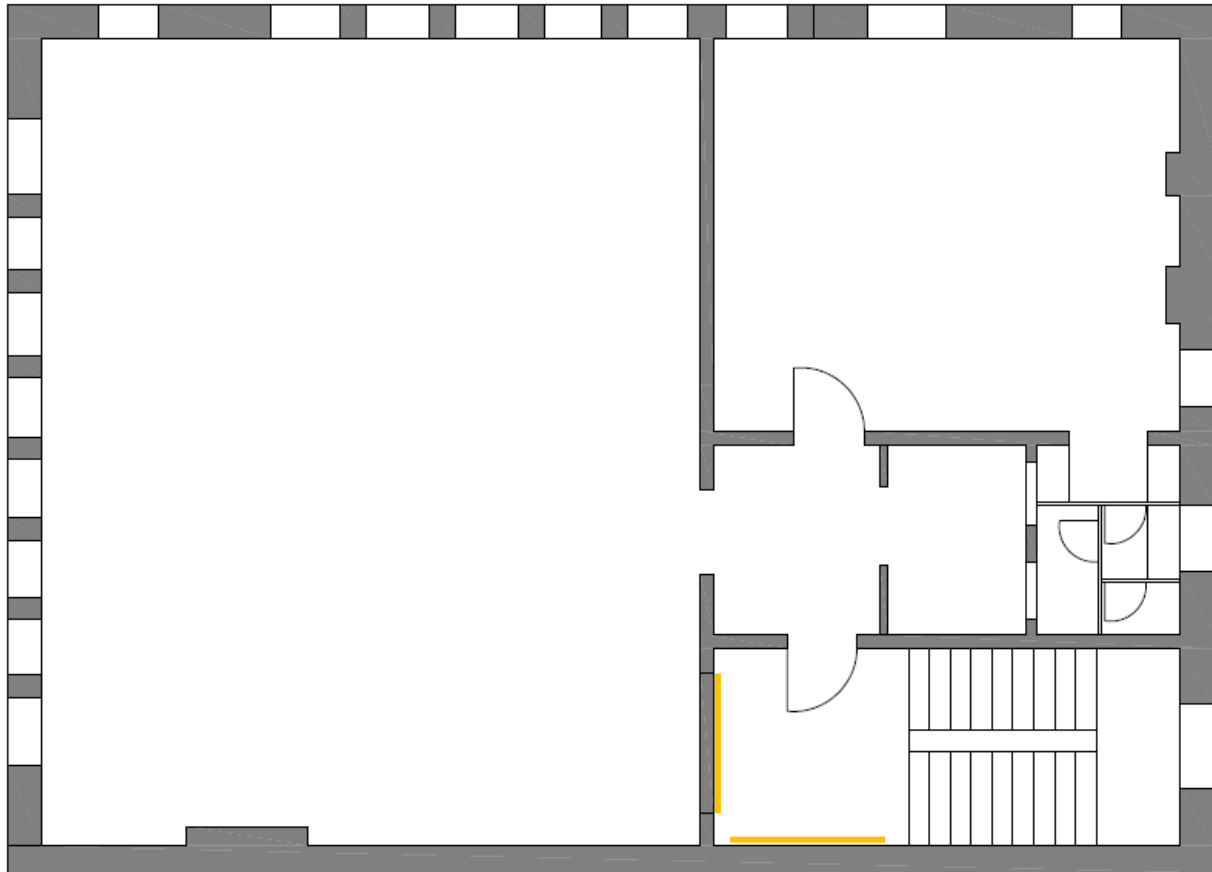
Source: Urbis, CMP 2018

Figure 95 – Potential Signage locations for Level 1 are indicated in orange.



Source: Urbis, CMP 2018

Figure 96 – Potential locations for level 2 are indicated in orange.



Source: Urbis.

The architectural history of the subject site should be explored through exterior signage. It should be noted that a brass historic marker is already present within the building on the Ground Floor at the George Street entrance. Another might be considered for the exterior at the Hay Street entrance to further interpret the Chambers phase of the building in conjunction with the fan light above the entrance way.

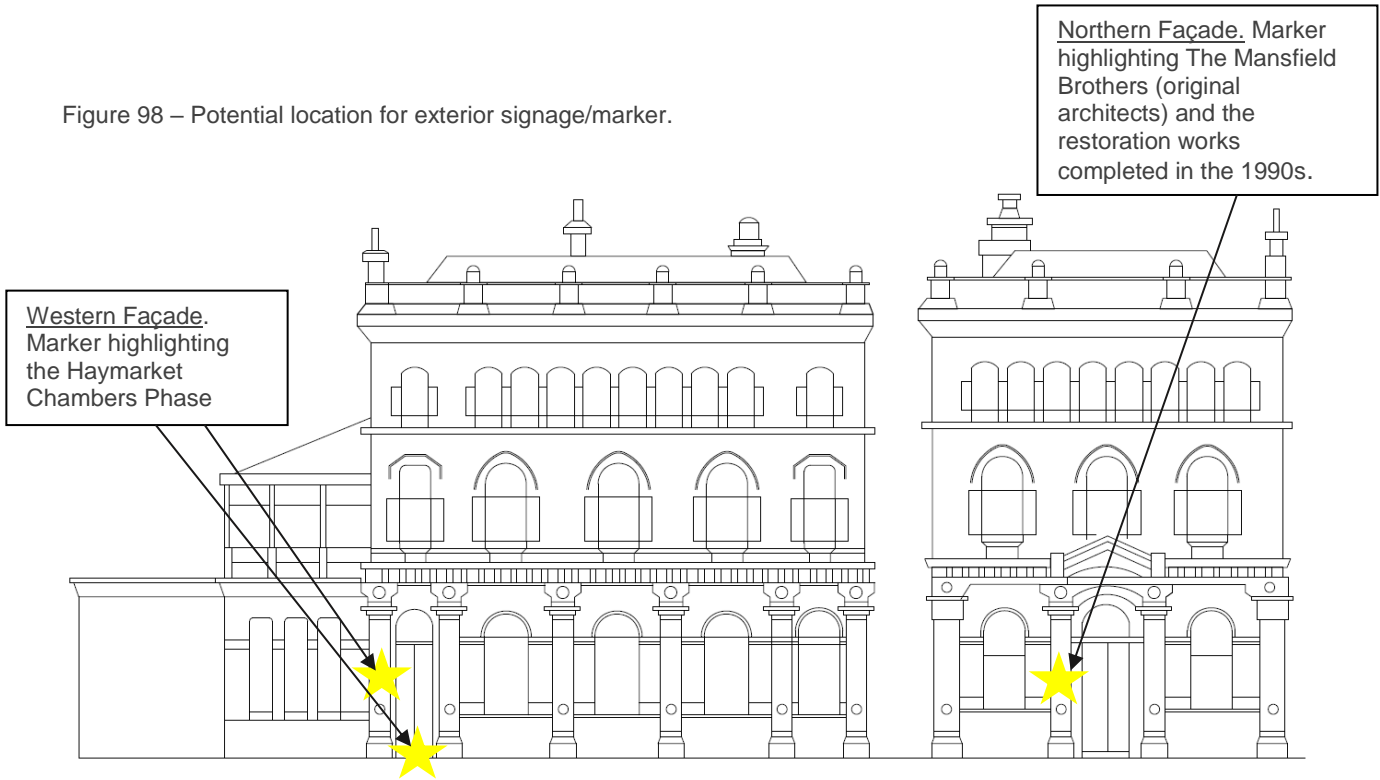
Precedent images of heritage signage have been included below.

Figure 97 – Historic marker present on the floor of the subject site on the Ground Floor at the George Street entrance.



Source: Urbis

Figure 98 – Potential location for exterior signage/marker.



Source: Urbis

Figure 99 – Precedent images for heritage signage.



Source: Nutshell Design



Source: Creative Spaces.



Source: Creative Spaces.



Source: Urbis.

### 5.3.3. Printed and Digital Media

It is recommended that a multimedia strategy be prepared to maximise interpretation of the building's history and to access multiple narratives. This could include historical information on the building that covers the historic uses, alterations made to the structure over time and restoration works in the 1990s and early 2000s.

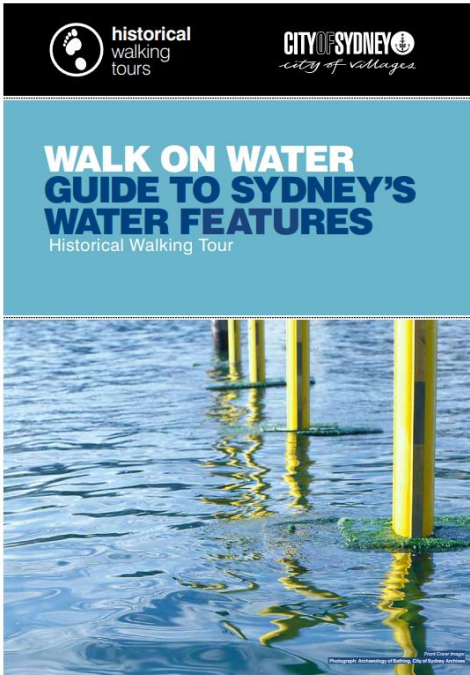
Printed and digital media have the flexibility to be added to or altered based on further research or particular events held at the subject site or within Sydney organised by the City of Sydney. Digital media has the potential to uncover and highlight narratives and associations with the subject site through personal accounts.

The following materials and digital pieces are recommended to be a part of this strategy.

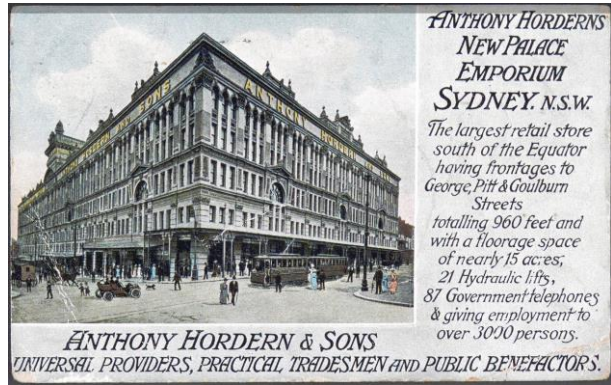
- Posters/postcards that incorporate significant historic images of the subject site and its location on George Street Haymarket. These could be made available or displayed within the building.
- Pamphlets – to be displayed within the branches of City of Sydney Library and the subject site.
- Internet/website that could include the following:
  - Audio media including video recording and oral histories of past staff, visitors or construction workers who worked on the restoration of the building.
  - Historical images of the building and surrounding streetscapes.
  - Virtual Tour of the building. This could be used to record its current state for the future.

Precedent images are included below of various materials.

Figure 100 – Precedent examples of printed and digital interpretation. Historic walking tours, postcards, virtual tours and information booklets.



Source: City of Sydney Council.

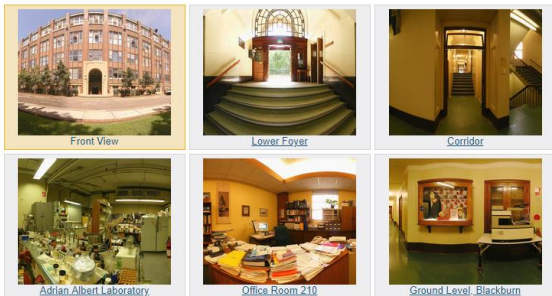


Source: MAAS: 90/42

**BLACKBURN BUILDING**

**Virtual tours of the Blackburn Building**

[Back to Virtual Tours](#)



Source: University of Sydney, Sydney Medical School. [https://sydney.edu.au/medicine/museum/mwmuseum/index.php/Blackburn\\_Building](https://sydney.edu.au/medicine/museum/mwmuseum/index.php/Blackburn_Building).



Source: AMP, published by John Sands Pty Ltd.



### 5.3.4. Events and ongoing access

Public access to the subject site is a key part of heritage interpretation. As a public library, the subject site currently has a high level of public access. However, after the relocation of the library it is important that a certain level of public access will remain to the subject site.

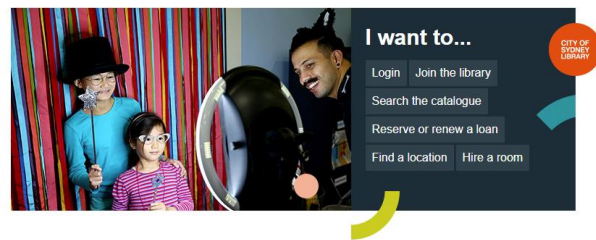
To ensure ongoing public access, it is recommended that the site be incorporated into such events as open days (ie Sydney Open), historic walking tours and the subject of talks at the City of Sydney Libraries or for specialist groups (ie historical societies or groups). These types of events will provide opportunities to highlight the heritage significance of the building and ongoing public access.

Figure 101 – Types of potential events that could provide public access to the subject site or informative events to highlight appropriate themes or narratives. Left, shows Sydney Open advertisement. Right shows advertisement for events and workshops at the City of Sydney Libraries.



Source: Sydney Living Museums;  
<https://sydneylivingmuseums.com.au/sydneyopen>.

### Events and workshops



Source: City of Sydney;  
<https://www.cityofsydney.nsw.gov.au/explore/libraries/events-and-workshops>.

## 6. CONCLUSION AND RECOMMENDATIONS

This Heritage Interpretation Plan has been prepared for the City of Sydney in conjunction with the Conservation Management Plan (2018), prepared by Urbis. The subject site, located at 744-744B George Street, Haymarket is known today as the Haymarket Library. Haymarket Library is one of the nine library branches operated under the City of Sydney. The subject site, is listed as a heritage item under, Schedule 5 Environmental heritage, of the *Sydney Local Environmental Plan 2012*, and is shown on the heritage map (see Figure 80). It is referred to as “Former Haymarket Chambers” (1841).

It is planned that the Library will be relocated from the subject site to Darling Square in 2019. For this reason, this strategy has outlined a number of recommendations for the subject site with its current occupancy and for any potential future redevelopment works.

It is recommended that the City of Sydney implements a portion of the heritage interpretation outlined in this document prior to relocation to ensure a level of interpretation is incorporated into the subject site at the changeover. It is expected future redevelopment works will be required to accommodate a new tenant. This document should be included in the tenancy documents consulted if and when any detailed design plans are proposed. Dependent on the new occupant and the redevelopment works, any further opportunities for interpretation that have not been outlined in this report should be researched.

To achieve these recommendations this report has outlined the historical significance and included a historical overview of the subject site (sections 3 and 4). These sections have informed the themes and narratives that have been highlighted in section 5.2. A summary of the key themes and narratives are outlined below:

- Commercial and Theatre District – highlighting the setting of the subject site on a prominent corner in Haymarket;
- Historic use – highlighting the three key phases of the building as a branch of the Commercial Banking of Sydney, Haymarket, the Haymarket Chambers phase and the Haymarket Library; and
- Architecture – highlighting the quality design and built form of the building. Narratives associated with this theme include the original architect, Mansfield Brothers, the alterations made to the building to accommodate changes in use and the restoration of the building in the 1990s.

This HIP also recommends a number of interpretation media including:

- Built form interpretation;
- Signage and historic markers;
- Printed and digital media; and
- Events.

Detailed information has been included in section 5.3 that links the media with particular themes and suggests potential locations. This information is subject to change dependent on the new occupant of the building after the relocation of the Library. For this reason, this document should be reviewed by the newly appointed tenant should any redevelopment works be required.

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### State Library of Victoria

- Illustrated Sydney News, 2 October 1879
- John Henry Harvey, Brickfield Hill, Sydney

### State Archives & Records

- Surveyor General's Sketch Books - Bk 4 folio 8, Bk 4 fol 77, Bk 4 fol 104, Bk 4 fol 202, Bk 5 fol 61, Bk 7 fol 10, Bk 9 fol 8

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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