CONFIDENTIAL

Our ref: 037.84 DC:1w
20 June 1985

Department of Environment & Planning
175 Liverpool Street
SYDNEY NSW 2000.

Attention: Mr Ian Sim

Dear Sir,

Re: FIRST GOVERNMENT HOUSE CONSERVATION PLAN

As a part of this project, the brief calls for advice on "conservation measures which need to be taken during the building development on the site" and, "advice on long-term conservation and display of First Government House Site".

The Premier has announced that there is to be a building to protect and exhibit the in-situ remains that have been excavated.

Due to the special nature of the site, all aspects of such a development have to be carefully planned and discussed before an architectural competition is held. We have therefore prepared the attached paper entitled "First Government House Site Development Considerations" which outlines the issues that must be considered for the development of the site. This document not only addresses the site and development constraints, but also highlights the opportunities that exist to make it, and the First Government House Interpretation Centre, a focus of the heritage precincts of Sydney.

We would appreciate your comments on this document as soon as possible.

Yours faithfully,
CONYBEARE MORRISON & PARTNERS

Darrel Conybeare
Director

Attach.
FIRST GOVERNMENT HOUSE SITE
DEVELOPMENT CONSIDERATIONS

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3/7/85
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INTRODUCTION

Preamble

On 25th January, 1985, the Premier of N.S.W. Mr. Neville Wran announced that an architectural competition would be held to find the most imaginative and sensitive design concept to protect and exhibit the remains of First Government House. This reversed any previous decisions that had been made to commercially develop the site.

He said "The government is determined that the site and artefacts will be dealt with in a way that conserves them for posterity".

The following paper outlines the development considerations for First Government House (FGH) Site. The primary aim of any development on this Site is the preservation of the remains of FGH whilst the secondary aim is the establishment of an Interpretation Centre to communicate the Statement of Cultural Significance to the public.

The paper seeks to establish the appropriate urban context of the FGH Site in relation to other historic precincts in the City of Sydney. It also attempts to outline development guidelines which could form the basis for an architectural competition.

The paper has been written in conjunction with research being carried out for the Conservation Plan of the site, and many details emerge that will be discussed in more detail in the Plan. It is therefore necessary that all people who read this have access to the Plan on its completion.

It should be noted that the remains and the Interpretation Centre displays are considered necessary to articulate the statement of significance and call for an essentially low-key architectural solution, one that should commence with the internal exhibition needs and move outwards rather than establish an architectural design conceived as a monumental form in the Bridge street streetscape.

A Brief History of the FGH Site (From A. Bickford: First Government House Sydney: A Report reviewing Phase IIb, PPl & 2)

The site is located on the site of a former car park on the corner of Bridge and Phillip streets, Sydney. Here Governor Phillip built his Government House, a two storey six roomed building, commenced in May 1788. Subsequent governors, notably King, Macquarie, and Darling added on to the original structure to the east and south, and all governors authorized repairs and additions to the house, and to the outbuildings to the west. In June 1845 Governor Gipps moved in to the New Government House located in the inner Domain, and demolition of the old complex of buildings was commenced in 1846.

The building took over a year to demolish and those materials which could be saved were used elsewhere in other government construction works. For example, three hundred cart loads of stone were taken from the site to form part of the sea wall then being built around Farm Cove.

The bricks from the site were collected and sold, so few elements of the old complex remained after demolition.
In 1859 the site was used for the City Engineers stores, and subsequently as a carter's yard occupied by Mr. Bernard McGlade who built a cottage and sheds on the eastern half of the site. In the 1880s John McHugh, a fuel merchant, occupied the site.

In the late 1880s and around the turn of the century small shops were built on the corner of Bridge and Phillip streets, and further down Bridge street, fronting the Bridge street footpath.

By 1912 these were demolished, and a Public Works Department corrugated iron office building known as the "Tin Shed" was built to occupy most of the site. This remained until the late 1960s when it was demolished and a public service car park built in its place. The terraces flanking the site in Young street were constructed in 1876. From that year to 1883 the Department of Mines occupied these terraces and built a small museum on what is now the site of the kitchen block.

Evidence of all these phases of occupation of the site - from the 1788 house and outbuildings through the demolition of the FGH and subsequent uses - has been found in the excavation.

Further information about the history of the site can be found in The First Government House, Sydney and the subsequent History of the Site after 1845. A historical study for the OED and the Premiers Department by Helen Proudfoot (1983).

The Site

The site, which includes the areas occupied by the Phillip street and Young street terraces, comprises an area of 2920 m². It is an L shaped parcel of land measuring some 88m on the Phillip street frontage, 78m along the Bridge street frontage, 26.5m above Young street and 31m and 49m along the Raphael Place frontage. It is nearly 20m above sealevel and slopes 5m from east to west and 3.5m from the south to the north.

There is no natural vegetation remaining on the site and no significant planter vegetation of natural surface features. There are the remains of gardens behind the Phillip street terraces.

The Site is susceptible to surface and ground water. Water gutters the site from both rainfall and ground water from the uphill areas of Phillip and Macquarie streets. The occupants of FGH complained about its dampness. For more than 100 years following its demolition in 1845-6 the ground surface has stood at a lower level than the enclosing streets and leaning on three sides. There is documentary evidence that rain water pooled regularly in the site in the years following the demolition of FGH.

Site Buildings

The Phillip street terraces, which are only in fair condition, comprise five terrace units of three stories and an attic over the basements. These are Victorian townhouses with two to four rooms on each level. Some of these rooms have been partitioned, since their original construction in 1868, increasing the number of rooms in each building while reducing the size of the original rooms. The Young
street terrace building which is in good condition, comprises of four terrace units of three stories over basements. The units are connected by common corridors on each level, with the exception of the basement, and comprises of one to two large rooms on each floor. Only a small number of these rooms have been partitioned.

Approach to Site

The Western approach to the site is along Bridge street and Bent street, the former leading directly to the site via Macquarie Place, the latter leading indirectly to the site via Farrer Place and Young street.

The eastern approach is from Macquarie street, directly along both Bridge street and indirectly along Bent street.

The northern approach is via Phillip and Loftus street, the southern approach is via Phillip and Young streets.
URBAN CONTEXT OF INTERPRETATION CENTRE

The FGH site, on the corner of Bridge and Phillip streets is strategically located in relation to the already well developed historic precincts of the Rocks/Circular Quay and Macquarie street/Queens Square. The intended upgrading of both these precincts by the NSW Government recently announced by the Premier are important features of the Bicentenary Celebrations in 1988.

A key attraction of Circular Quay is First Fleet Park which incorporates Cadmans Cottage and the existing MSB administrative offices. There will undoubtedly be a need to establish an historic display commemorating the First Fleets passage and landing in either the ground floor of the MSB building or the Customs House. Such an historical display could itself be a tourist attraction and draw attention to Sydney Harbour National Park and matters of prehistoric, historic and archaeological interest particularly related to Sydney's Maritime and Naval origins. Within a short distance of the Quay there are the remains of the first non-residential masonry building constructed in the colony, the Government Stores building in Loftus street, at the Paragon Hotel. Then, within a few metres, is Macquarie Place which provides the link to the FGH complex in Bridge street.

The FGH Interpretation Centre provides the opportunity to highlight the evolution of the city over 200 years. The Centre is within sight of the Conservatorium of Music formerly Governor Macquarie Stables, which represents his attempt to build a new and more appropriate Government House on Bennelong Point. This significant role of that Governor in shaping the young colony will provide added visitor interest in the other museums and historic displays on Macquarie street, Parliament House, the Mint and the Hyde Park Barracks.

The planning of the FGH Interpretation Centre cannot overlook the great tourist potential that its context provides. If the opportunity to relate the Centre to this wider historic urban environment can be grasped by the NSW Government the benefits are perceived as follows:

i) The increased significance for FGH as the fulcrum of the Quay/Macquarie street historic precinct.

ii) The creation of a special place in the city centre.

iii) A reinforcement of the "outdoor museum" concept whereby the visitor gains a greater understanding of the urban environment (buildings are their own display).

iv) A simplification of the actual display since other aspects can be covered elsewhere.

v) Greater ease in the control and handling of visitors seeking admission i.e. single ticket to entry multiple institutions.

vi) Inter-relating of FGH Interpretation Centre with other museums and historic sites.
vii) The establishment of a unique historic precinct with common thematic design elements.

The following sections deal with the FGH Site and Interpretation Centre requirements:

. the themes the Centre will need to address;
. the planning and design conditions necessary in the development of the site;
. the detailed functional elements comprising the Interpretation Centre;
. preliminary envelope plans, sections and elevations; and
. preliminary exhibition layouts.
INTERPRETATIVE THEMES

The Interpretation Centre on the FGH site is to be used as an adjunct to the display of the in-situ remains uncovered by archaeologists under the direction of Anne Bickford in 1983 and 1984 for the Heritage Council of NSW.

In preparing the Conservation Plan and the Draft Statement of Significance, several themes have emerged and are identified as being appropriate to establish the basis for the types of displays that are to be used in the Interpretation Centre. These general interpretative themes are divided into sub-themes of specific displays that are to be grouped together. Each theme is listed below.

Architectural/Landscape:

- The original buildings constructed by Governor Phillip in 1788-1789 their purpose, style, size, use and the atmosphere of their interior.

- The origins of the style of FGH: comparison with other Georgian buildings built in England and elsewhere.

- Evolution of the construction and style of FGH and its associated grounds.

- The different uses of the specific buildings and rooms in the FGH complex.

- Architectural design.

- Building technology - structure
  - materials
  - roof/walls/flooring
  - drains/toilets etc.

- The location, structure and use of the portable Government House used by Governor Phillip up to June 1789.

- The purpose
  - style
  - size
  - use and
  - location of

the Young and Phillip street terraces, McGlade's Cottage, the 19th century shops and the PWD "Tin Shed".

- Context of building to its gardens and surrounding urban form.

- Development of the gardens associated with FGH and their types.

- Archaeological evidence of the building found on the site.
Urban Evolution:

- Early planning of Sydney by Arthur Phillip.
- Relationship of FGH to the early settlement and the interrelationship of it to the evolving urban form and spread of settlement.
- City developments since the demolition of FGH including the:
  - services
  - street patterns
  - traffic and transport systems
  - open space parks and gardens
  - land uses
- Proposed uses for the site that were never implemented i.e. Town Hall, Mines Department, Conservatorium of Music and the Hong Kong Lands development.
- The current use of the site.
- The site precinct as a microcosm of the city and representative of its 200 year development.
- Population growth of Sydney over 200 years.
- Archaeological evidence of urban evolution found on the site.

Social:

FGH

- The people associated with FGH, such as the:
  - designers
  - builders
  - residents - governors and families
  - garden and house staff
  - visitors and people responsible for its demolition
  - the work done by the people associated with the building
- The evolving social structure of the colony.
- Population growth and spread of settlement over time.
- The archaeological evidence found on the site.
Phillip and Young Street Terraces

- The people and organisations associated with the terraces, such as the:
  - designers
  - builders
  - residents and
  - types of organisations

- The use of the terraces.

- Archaeological evidence found on the site.

McGlade's Cottage and 19th Century Shops

- People associated with these buildings and their use.

- The work done by these people.

- Archaeological evidence found on the site.

PWD "Tin Shed"

- The people associated with the building and its use.

- The type of work done in this building.

- Archaeological evidence found on the site.

Archaeological:

- The story of the archaeological exploration of the site.

- The interpretation of the site as the only known 200 year old historical site in Australia.

- Methods of archaeological investigation used on the FGH site, the experts involved.

- Comparison of FGH site and other important archaeological sites in Australia and overseas.

- The lessons of archaeology: what we can learn of the pre-history and history of a site and its relationship with other studies such as anthropology.

- The types of on-going archaeological research and investigation of the site.

Administrative Function of FGH:

- The seat of power for over 50 years.

- The dissemination of all Government information, orders etc.
- The interrelationship of public and private power.
- The venue for important meetings and special events.
- The evolution of power base from individual Governor to Legislative Council.
- Growth of civil service.
- The relationship to history of NSW Government.

Government Printer:
- The type of printing done at FGH.
- Its use.
- How the printing was done.
- The people who did the printing.
- Archaeological evidence of printing found on the site.

Pre-history- Sydney before 1988:
- The Aboriginal people and their use of the land.
- Physiography and climate (i.e. topography, geology, soils, drainage patterns)
- Vegetation and fauna

Cultural Interaction:
- The interaction between white man and Aborigines.
### Preservation of the Remains

<table>
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<tr>
<th><strong>Primary Aim</strong></th>
<th>The safety of the remains can only be assured if the entire planning and construction process is based on the primary aim of ensuring their conservation.</th>
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<td><strong>Future Excavation</strong></td>
<td>Excavation or re-excavation should only occur if it is considered necessary for research or interpretive purposes.</td>
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<td><strong>Conservation</strong></td>
<td>All aspects of the conservation of the remains written in the Conservation Plan should be considered.</td>
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<tr>
<td><strong>Construction Process</strong></td>
<td>Details of the construction process selected, the long term maintenance needs of any new building and the process that would be required to demolish the building must be planned before construction commences so that their effect on the conservation of the remains can be assessed. No structure of a new building should interfere with the remains.</td>
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<tr>
<td><strong>Cellar</strong></td>
<td>Excavation of the cellar, under Bridge street, should occur only if it is clear that the area will be open for exhibition. The building design should make it possible to incorporate it and any other future excavations on the site.</td>
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<td><strong>Ground Moisture</strong></td>
<td>In-situ remains shall be conserved by keeping the ground dry and keeping the relative humidity of the air in equilibrium with ground conditions.</td>
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<td><strong>Water Table</strong></td>
<td>During construction of the new building the water table of the site must be kept low to prevent the remains from becoming saturated.</td>
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<tr>
<td><strong>Drainage</strong></td>
<td>Provision must be made before, during and after the construction of the new building to drain water from leakages of temporary and permanent services as well as rain water.</td>
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<td><strong>Security</strong></td>
<td>The remains must be protected from vandalism.</td>
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DESIGN OPTIONS

In preparing the Conservative Plan for the site four development options were examined.

These range from a no new building solution where the old carpark site is left open and landscaped in a fashion that allows people to view the remains from an open space, to a building form on the carpark site that is as high as the parapets on the neighbouring Education Department and Chief Secretary's buildings.

All options incorporate both the Phillip and Young street terrace buildings as they not only an important feature of the 200 year history of the site but also a valuable space that can be used as interpretative, office or commercial spaces associated with site.

These options are discussed in more detail in the Conservation Plan where the advantages and disadvantages of each proposal are analysed.

Neither this report or the Conservation Plan has any discussion about high rise building developments as it was considered inappropriate by the Department of Environment and Planning in light of the Premiers statement of 25 January, 1985 in which he stated that the site was to be preserved, protected and presented in such a way that will allow it to be seen, understood and enjoyed by this and future generations.

When considering the development options it was felt that the most important aspects of any scheme were that it protect the excavated and unexcavated in-situ remains on the site and that it allows these remains to be seen, understood and enjoyed by any visitors to the site.

It was also felt that any structure built on the site must not detract in any way from the significance of the remains of First Government House.

When considering the above objectives the option of a low scale building development, built to the height of the Phillip and Young street terrace buildings and covering the excavated ground; would be the most appropriate.

Such a scheme would provide a shelter for the remains and an interpretative space for visitors. At the same time the infill nature and scale of the structure would not detract from the significance by being too monumental.

The remainder of this report discusses various design controls that should be imposed upon this preferred option.

Drawings of the type of building envelope, that is considered appropriate for the site, are also provided at the end of this report.
PLANNING AND DESIGN REQUIREMENTS FOR PREFERRED OPTION

PLANNING CONTROL

Land Use
Any use of the site should be predominantly oriented towards the preservation and display of the remains of FGH together with ancillary functions limited to those necessary to support and extend this use. Activities such as the dissemination of information on other heritage matters or other heritage or archaeological sites could be included if space allows. General function rooms and associated catering facilities including refreshments and restaurant uses could be included.

Building Cover
The Interpretation Centre building should be permitted to cover all parts of the site to be exposed in the interpretation display. However consideration should be given to retaining part or all of the rear yards of the Phillip street terraces as landscaped open spaces for pedestrian use. (See Fig's 1 to 10).

Floor Space Index
There should be no floor space index controls as these are not considered appropriate or applicable to such a development.

Site Precinct
The site precinct should include the building frontage of adjoining properties in Young street, Bridge and Phillip streets together with all the buildings in Raphael Place. (See Fig 1).

Integrated Site
The site for development of the Interpretation Centre should include the Phillip street terraces, the Young street terraces and the car park site. The surrounding footpath and roadway areas thought to possibly contain the remains should be treated in such a way that will enable people to understand their significance (See Fig 1).

Site Extensions
The site boundary should be extended in the NE corner to include additional area from the slip lane of the intersection and the boundaries also extended across the western section of Raphael Place, but this should be retained as a pedestrian way. (See Fig 1).

Boundary Set-Backs
The Interpretation Centre should be built to the existing property boundary on Bridge street and Phillip street with no set-backs except at the entrance. (See Fig 1).
Archaeological Supervision

Archaeological assessment will have to accompany any siteworks or works in the adjoining streets.

Views Out

Views out from appropriate parts in the interior exhibition space and adjoining footpaths and roadways towards the harbour, Macquarie Place and the Botanical Gardens should be exploited and the vistas from these points preserved.

Views In

Views into the building and views into the site precinct from surrounding public approach roads and parks footpaths should be preserved.

Pedestrian Access

- Pedestrian access should be allowed around the site.
- A pedestrian precinct to be established in Raphael Place (allowing service access to the site and adjoining properties). (See Fig 1).
- Pedestrian movement through the site via Raphael Place should be encouraged.
- Pedestrian approaches to the site precinct from adjoining blocks should be encouraged so that the FGH Interpretation Centre becomes an integral part of the city centre pedestrian movement system.
- Pedestrian entry to the FGH Interpretation Centre should be controlled and directed to a main door on Phillip street where it will not disturb or cover any remains. (See Fig 1).
- Pedestrian egress from the Interpretation Centre should be from Phillip, Young streets, and through the shops and cafeteria in the Phillip street terrace to encourage visitors to spend money.

Disabled Access

Access for the disabled should be provided.

Vehicular Access

Vehicular access to the site should be limited to Raphael Place. Service and loading facilities should be provided off Raphael Place.

Vehicular passenger set down should be provided in Phillip and Young streets.

Parking

There should be no provision for parking on the site with the exception of VIP parking for two cars to be incorporated into the pedestrian precinct in Raphael Place.
URBAN DESIGN CONTROLS

Site Context

FGH Precinct

The site should be considered as part of an historical precinct extending to the designated precinct boundaries which incorporate the surrounding footpaths and roadway areas thought to contain the remains of FGH. Special paving, street furniture and landscape treatment could be appropriate in establishing the Centre as a unique place. Beyond the immediate precinct boundaries the original enclosed compound of the FGH complex, including the gateway on Bridge street, should be designated with special features, for example pavement markers.

Imprinted Remains

The FGH complex remains believed to lie beneath the footpaths and roadway of Bridge and Phillip streets should be imprinted by permanent markings in the bitumen utilising an appropriate technique, for example brass plaques designating the uses and annoting the remains set into the footpaths.

Infill Building

Form

The form of new development on the site should not dominate the remains and should be integrated with the Phillip street and Young street terraces. The height of the walls of existing structures should not be exceeded by infill structures. (Fig's 9 & 10).

The form of new infill development should create a 'corner-turning' treatment on the Phillip street and Bridge street corner. Such a corner-turning feature will assist in providing the new structure with a Bridge street address despite the lack of a Bridge street entrance.

Separation of new from Existing Buildings

New infill development should be articulated from the Young street terrace buildings to conserve their architectural integrity. (Fig's 9 & 10).

Scale of Infill Development

The scale of infill development should be related to the scale of adjoining terraces. This could be achieved by continuing the terrace module, extending the fenestration treatment and the use of lightweight glazed walls. (See Fig's 9 & 10).
INTERPRETATION CENTRE
ARCHITECTURAL DESIGN CONTROLS REQUIREMENTS

Function
Every aspect of the design of the interpretation centre should reflect the primary function which is the protection and interpretation of FGH site and the remains excavated on it.

The Interpretation Centre should be a positive and innovative response to the site requirements. It should not dominate the remains but rather be subtle and unpretentious in character.

It should be designed to minimise any building over the known area of remains to minimise any risk of them being disturbed by new structures. (See Figs 2 to 8)

Harmony with the Remains
The architecture should enhance the remains without dominating them, highlight the remains by sheer contrast (the new and the old) and be an exceptional building in its own right.

Welcoming Character
The Interpretation Centre should be designed as an open, welcoming building inviting entrance, participation and interest.

Timeless Design
It should be designed as a simple, timeless, building with its own architectural character not tied to current trends.

Low rise and Integrated
The Interpretation Centre should be low rise and functionally integrated with existing buildings on the site such as the Young and Phillip street terraces. The parapet height and roof lines should be no higher than the terraces. It should continue the rhythm of the module established by the Phillip street terraces. (See Fig's 1, 9, 10).

Primary/Secondary Building Zone
The Interpretation Centre should be conceived as occupying a primary and a secondary building zone: the primary zone permitting new building areas on multiple levels and the secondary zone providing a roof and lightweight enclosure of the remains. (Fig's 2 to 10)

Security
The Interpretation Centre and the terraces on Phillip and Young streets should be secured buildings that cannot be entered by unauthorized people.
Climate Controls

The Interpretation Centre should be airconditioned so the humidity and temperature remain constant in areas exhibiting in-situ remains.
LANDSCAPE DESIGN CONTROLS

Street Trees

Existing street trees in the precinct should be preserved unless they endanger remains of FGH.

Street trees should not be permitted to be planted in footpaths or areas where roots would interfere with or damage the remains.

Site Landscaping

Consideration should be given to the interpretation of historic landscape features or gardens both on the site, in the site precinct and beyond the precinct to the original fenced grounds of FGH.

Site landscaping should be restricted to containerised plants in the primary and secondary building zones.
The preferred option for the development of the site with a building to house an interpretation centre is described in the Development Considerations. In outline it is a structure whose envelope does not exceed the dimensions of the adjacent terrace buildings and is restricted in area to that space on the site not occupied by either the Remains of the First Government House, its outbuildings on the later Phillip and Young street terraces. It is entirely feasible to erect a structure within these broad constraints, at the same time complying with the following additional constraints and principles.

SITE CONSTRAINTS

1. There shall be no disruption or damage to the remains of the First Government House, outbuildings or later terrace buildings.

2. There shall be no encroachment on or over the Phillip and Young street terrace buildings.

3. The footings to all buildings shall be restricted to the area outlined in the architectural drawings and shown shaded on the attached drawing.

4. The foundation material for all building elements shall be sound sandstone rock proven by certification to be capable to carrying the imposed loads.

ENGINEERING CONSTRAINTS

(a) Design:

1. All structural materials, detailing of elements and connections and methods of construction shall be such as to result in a structure whose life without major maintenance shall be 100 years. Experimental materials or systems which cannot meet such a requirement shall not be used.

2. There is no restriction within the area outlined above, on structural type or system except as dictated by architectural constraints.

3. Structure outside the area outlined and over the remains of the First Government House shall be conceived and detailed so that no ground supports are required.

4. The floor structure over the Remains shall be hung from structure above it and shall readily permit future access by archeologists, conservators and researchers. Permanent provision shall be made for the removal and replacement of platforms, walkways and flooring.
5. Footings shall be as small as possible and shall not be closer than 2 metres clear from any part of the Remains, or the terraces except portion of the East end of the stables and on the East side of the Young street terraces where, notwithstanding, all attempts shall be made to stand 2 metres clear of existing buildings or Remains.

6. Offsite fabrication, precasting and preconstruction shall be employed whenever it will be instrumental in preventing damage to the Remains, outbuildings or terraces.

(b) Construction:

The construction process shall have as a primary objective the prevention of damage to the Remains, the outbuildings and the terraces, all of which shall be protected by effective barriers against damage by machines, equipment or personnel. Conventional methods of construction shall be used within the constraints specified herein.

1. Avoid Vibration Damage:

   Excavation in the foundation sandstone shall not disturb the Remains. Explosives shall not be permitted. Sawcutting, trenching and wedging as in quarrying shall be used generally. Hand operated pneumatic drills may be used at a distance of greater than 4 metres from the Remains. Mechanical rock picking equipment other than hand operated drills shall not be used. Ripping shall not be used.

2. Avoid Water Damage:

   Excavation work shall be so arranged that at no time during construction is stormwater, town water, sewerage or waste water permitted to enter the Remains area. Positive steps must be taken to prevent this.

   Excavations shall not cause the permanent ponding of water after construction in a manner detrimental to the Remains.

3. Avoid Construction Over Remains:

   There shall be no scaffolding, falsework or other construction equipment supported within the area of the Remains.

   The proposed roof and wall structure over the Remains area shall be entirely prefabricated or erected as a cantilever structure without ground contact. Protect the remains against falling materials or equipment.

4. Avoid Construction Damage:

   All access for materials and equipment shall be from Phillip street, Young street and Raphael Place. There shall be no access or craneage from Bridge street.
On site cranes shall be entirely within the shaded area referred to under item 3 "Site Constraints".

There shall be no storage of materials or equipment over the Remains area.

CELLAR

1. Subject to approval from the owners of the Telecom tunnel and any conditions placed upon its use, it may be used for final access to the cellar. Investigatory access shall be from the top.

2. Excavation of the cellar shall not be attempted unless all Bridge street traffic in the Southern lanes is prohibited.

3. Excavation shall proceed with care, the walls being continually monitored for any sign of deflection which could lead to failure.
## INTERPRETATION CENTRE DESIGN REQUIREMENTS

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General</strong></td>
<td>The interpretative centre is to include three main areas which incorporate a public display area, a commercial area and an administrative area.</td>
</tr>
<tr>
<td><strong>Public Display Area</strong></td>
<td>The public display area consists of all areas that are open to the public that contribute to the interpretation of the site. It includes the entry, orientation gallery, theatre and thematic display areas. This area will also include public toilets.</td>
</tr>
<tr>
<td><strong>Entry</strong></td>
<td>A controlled entry area will be provided from Phillip street into the Interpretation Centre. The public will only enter the centre at this point, and a ticket selling and collecting system will have to be incorporated into this area. (Fig's 3, 9, 10).</td>
</tr>
<tr>
<td><strong>Decompression Gallery</strong></td>
<td>A decompression gallery shall be provided that enable people to gradually leave the city environment and adjust to a museum environment.</td>
</tr>
<tr>
<td><strong>Orientation Gallery</strong></td>
<td>An Orientation Gallery shall be provided where people can gain a general understanding of the significance of the site. The area shall contain displays that allow people to gain a general understanding of the relationship of the FGH site to present day Sydney. This Gallery should also incorporate an information desk and should be linked to the thematic display areas, theatre, entry public toilets, souvenir shops and administrative areas.</td>
</tr>
<tr>
<td><strong>Thematic Display Areas</strong></td>
<td>Display areas will be provided for the interpretation of various themes that are related to the site. These themes are Architectural/Landscape, Urban Evolution, Social, Archaeological, Administrative Function, Government Printer, Culture Interaction. (More information about these is supplied in the section on interpretive themes).</td>
</tr>
<tr>
<td><strong>Public Toilets</strong></td>
<td>Public toilets could be provided in the basement of the Phillip street terraces so as to minimise the loss of areas for public display.</td>
</tr>
<tr>
<td><strong>Commercial Area</strong></td>
<td>An area should be allocated for souvenir Bookshops and a cafeteria. The Phillip street level and basement level of 39, 41, 43 and 45 Phillip street could be used as souvenir book shops and tea rooms that are associated with the FGH Interpretation Centre.</td>
</tr>
</tbody>
</table>
Area should be allocated for the administrative staff of the Interpretation Centre. It should incorporate an office for the curator, a general office for the secretary, assistant curator, and three research assistants (archaeological, architectural/planning, anthropological/social), guides office and staff common room and volunteer guides office.

The top floor areas of the Phillip street terraces could be used as office space for the administration of the Interpretation Centre.

A library should be provided to store copies of historic records and reports that relate to the site that can be studied by visitors. This would incorporate stack shelving, book/periodical display shelves, video and micro disk equipment. A desk to be provided for a librarian.

One of the Phillip street terrace house should be restored to its original design and furnished as a typical 19th century townhouse. The others should be conserved by restoration and adaptation of use as an annex to the Interpretation Centre of the FGH site.

Areas will have to be provided for fire stairs, lifts, airconditioning ducts and other services. A loading dock, accessed from Raphael Place, will also have to be provided. This will need to be close to a storage area that will temporarily house some artefacts and other display materials.

A cleaners store will need to be located at a convenient level for the cleaner to gain access to the entire complex.

Examples of how these requirements may be achieved are shown in Fig's 1, 10, 11, 12 & 13.
FGH INTERPRETATION CENTRE - PRELIMINARY
BRIEF OF PREFERRED OPTION

FUNCTIONAL ELEMENTS

Entrance

Entry Zone
- A display of Historic Maps
- Vehicle Set Down - Bus/Taxi/Private Vehicle
- Awning Protection - Transparent
- Set-back to allow for crowd gathering
- Main doors - revolving
- Security system - shutter screen, electronic

Foyer
- Ticketing booths
- Turnstiles
- Bags/Cloaks
- Programme - Hours of Operation, Changing Displays
- Seats
* - Toilets Male/Female/Disabled

Introductory Areas

Decompression Gallery
- Quiet space - Display Watling Paintings
- Foundation Plaque under spotlight
- Seats

Orientation Gallery
- Information Centre - brochures
- Model of Settlement 1820s - supporting graphic texts
- Illuminated model of FGH building complex
- History Wall 1788-1988: 60 metres long
- 175 Seat Orientation Theatre - 10 minute orientation films
- Seats
- Projection Booth, audio visual and movie projectors

Demonstrations
Shopfront display
- Brickmaking, Shingle Splitting, Woodcutting, Lime Burning and Stone Mason at work
- Lighting
- Audio Visual back up
- Push-button shopfront display
- Pavement viewing ports into excavations including cellar

Changing Displays - Meeting Rooms

Gallery
- Topical Exhibitions on related subjects
- Flexible display stands
- Movable wall panels
- Flexible lighting
- Counter

Thematic Displays

FGH Gallery
- Historic Aspects
  - The Governors - a display focusing on the 9 governors and their association with the building.
  - Visitors at FGH
  - Events at FGH
  - The Printing office
- Archaeological Aspects
  - The Remains Display 1 - Printing Office/Drain
  - The Remains Display 2 - Kitchen/Service (Phillip)
  - The Remains Display 3 - Original House (Phillip)
  - The Remains Display 4 -
  - The Remains Display 5 - (Macquarie)
  - The Remains Display 6 - Stables (Phillip)
Architectural Aspects
- Architectural innovations and evolution of Georgian background style

Post-FGH Gallery
- Evolution of streets and services
  - 1845-1912 The Carter's Yard
  - 1868-1985 Terraces, Victorian Sydney
  - 1912-1969 The Tin Shed
  - 1969-1983 Parking Lot
  - The story of Government Plans, the excavation, the decision to dedicate the site
  * Display of typical 19th Century townhouse - recreation of interiors, furniture etc.

Pre-History Gallery
- The Natural Environment of Sydney Cove
  - Aboriginal Settlement

Rest Points
- Interlude areas
  - Views out to city
  - Seats

Outdoor Remains
- Pavement display
  - Brass plaques

Commercial Areas

* Book/Print Shop - Souvenirs
- Display Stands, Books, Prints, Slides, Souvenirs, Maps
  - Counter
  - Storage
  - Manager's Office

* Refreshments
- Tea/Coffee Shop. Ground floor
  - Small restaurant. 1st Floor
  - Common kitchens
Management & Research

* Administration  
  - Offices Curator etc.  
  - Conference Room  
  - Report Production  
  - Staff amenities (lunchroom, toilets, showers)  
  - Caretaker/Cleaner

* Research Centre  
  - Archaeological research office  
  - Laboratory  
  - Artefacts Store (selected artefacts)  
  - Information Centre - NSW Archaeological Sites

* Library  
  - Historical Reports and Documents  
  - Book, periodical display shelves  
  - Stack  
  - Video and Microfilm storage and machines.  
  - Librarians desk

Service Facilities  
  - Loading dock (accessed from Raphael Place)  
    *  
    - Store  
    *  
    - Workshop - Display repairs and maintenance  
    *  
    - Cleaners facilities, store special equipment  
      - Security gates - electronic system  
      - Service access - (light vehicle) to FGH Gallery (Ground Floor level)

Plant Rooms  
  - Rooftop level - Lift Motor Rooms and Overrun  
    - Air conditioning system  
    - Cooling tower  
    - Electronic switch  
    - Hydraulic System  
    - Fire Protection System

* AREAS INDICATED THUS WOULD BEST BE LOCATED IN THE EXISTING PHILLIP STREET AND YOUNG STREET TERRACES

Examples of how these requirements can be achieved is shown in Figs 1, 10, 11, 12 & 13.
Note: This plan is indicative of the urban form of the proposed FCH Interpretation Centre and not intended to express a design.

Extension of imprint of remnant opens up Phillip and Bridge Streets, a part of the historic area and significance of the FCH remains as an important historical element.

Street trees in avenue planting

Pavement imprint of
remains of full street plant
set in recesses and recessed
Pavement marking to areas
returning to depict origins of
remnant section of house
and functions of spaces marked.

Special design and scale
required for presentation
creations, historical context
street signs and objects etc.

Articulation of new building
from terrace.

Note:

Young Street terrace recycled
as the office accommodation
of the Historical Society, offices, and archaeological research centre.

Closure of Raphael Place to
public vehicular access;
establishment of pedestrian
paved area.

Impacts of remains of
stables, pilions incorporated in pavement.

Restore historic garden
of No.47 as part of display.

Service and loading bay to be
incorporated into No.41 and 43.

Narrow vehicular pavement
of Raphael Place and wider footpath
adjacencies No.47.

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B-B  EAST-WEST SECTION THROUGH F.G.H SITE LOOKING SOUTH
SECTION THROUGH RAFHAEL PLACE AND PHILLIP STREET TERRACES
A drawing shows the elevation of Phillip Street with New Roof Height not exceeding that of adjacent Phillip Street Terraces. The Possible Building Envelope is marked, and the Articulation of New Building from Young Street Terraces is noted. Light-Weight Suspension Structure over F.G. Footings is indicated. The drawing is labeled as Bridge Street Elevation. The scale is 1:400, and the date is May 1965. Conybeare Morrison Architects Urban & Landscape Design Co. are credited.