

Godden Mackay Logan

Heritage Consultants



Concept Plan—University of Technology, Sydney (UTS) Broadway

Heritage Impact Statement

Report prepared for the University of Technology, Sydney
April 2009

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Report Register

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Concept Plan—University of Technology, Sydney (UTS) Broadway—Heritage Impact Statement

1.0 Introduction

1.1 Preamble

Godden Mackay Logan (GML) has been commissioned by the University of Technology, Sydney (UTS) to prepare a heritage impact statement (HIS) to accompany the UTS Concept Plan application under the *Environmental Planning and Assessment Act 1979* (NSW).

This HIS identifies and assesses the potential heritage impact of the proposal on the existing buildings and site as well as any potential impacts on the heritage significance of the setting, heritage streetscapes, Aboriginal and historical archaeological remains, conservation areas and landscape and built heritage items in the vicinity of the site.

1.2 Methodology

GML undertook a comprehensive assessment of the built heritage and archaeological potential of the UTS Broadway Precinct (the study site) in three stages:

- Stage 1—Built Heritage Assessment provided assessment of three heritage-listed buildings (CB03, CB08 and CB11) and four further potential heritage items (CB09, CB10, CB12 and CB13). GML assessed the seven buildings against NSW Heritage Criteria and prepared State Heritage Inventory forms for each detailing the conclusions. These inventory forms are provided in Appendix A of this report.
- Stage 2—Archaeological Assessment was an Aboriginal and European archaeological assessment of the UTS site. The assessment was prepared to identify known or potential Aboriginal and historical archaeological heritage within the site and provide advice regarding the management of the known and potential archaeological resource.
- Stage 3—Heritage Impact Statement (this report) assesses the potential impact of the UTS Concept Plan application on the archaeological potential and heritage items within the study site and its vicinity. The conclusions of the Stage 1 and 2 assessments have been used to guide this heritage impact assessment.

In preparing this HIS, reference has been made to the NSW Heritage Manual *Guidelines for the preparation of Statements of Heritage Impact* (NSW Department of Planning and Heritage Council of NSW, First Edition 1996).

1.3 Background

Following submission of the Part 3A Preliminary Assessment in August 2008, the Director-General issued the following requirements in regard to heritage assessment to accompany the Part 3A Concept Plan:

- *Heritage Impact Statement (HIS) assessing impacts of the proposed development on the existing campus layout and buildings and heritage items within the site;*

- *Heritage Impact Statement (HIS) assessing impacts of the proposed development in the vicinity of the site; and*
- *justification for the demolition of any locally or nationally listed heritage items.*

The City of Sydney Council requires an HIS for development of all buildings older than 50 years.

1.4 Documentation

This HIS is based on the following documentation provided by UTS:

- drawings prepared by Bligh Voller Nield (BVN) for the UTS Part 3A Concept Plan Submission, dated 19 December 2008. These are:
 - 3A-SP-00 site plan
 - 3A-EE-S Broadway elevation
 - 3A-EE-N Thomas Street elevation
 - 3A-EE-W Wattle Street elevation
 - 3A-EE-NS1 Jones Street elevation 01
 - 3A-EE-NS2 Jones Street elevation 02
 - 3A-SS-01 north–south sectional diagram 01
 - 3A-SS-02 north–south section diagram 02
- Clouston Associates, UTS Broadway Concept Plan Part 3A Application Visual Impact Assessment, prepared for the University of Technology, Sydney, December 2008.

Previous heritage reports undertaken for UTS Broadway Precinct that have been referenced for this report include:

- INHERITage, Heritage Impact Statement for Proposed Additions and Alterations at The University of Technology, Sydney, prepared for the University of Technology, Sydney, September 2008.
- Clive Lucas Stapleton and Partners, Re: The Loft, rear of 9–13 Broadway, Sydney, letter to the University of Technology, Sydney, 31 August 2008.
- Terry Kass, History of the Bradshaw Building: 81, The Broadway, Ultimo, prepared for the Property Development Unit, University of Technology, Sydney, July 2001.
- Conybeare Morrison & Partners, The Terraces and the Bon Marche Building: Lifting of the Heritage Listings, Part A—Preliminary Investigative Research, prepared for the University of Technology, Sydney, August 2000.

1.5 Limitations

This HIS is limited to the Broadway Precinct of the UTS City Campus and uses documentation produced for the UTS Part 3A Concept Plan submission.

1.6 Authorship

GML personnel involved in the project, and their key roles, were:

- Geoff Ashley, Senior Associate—Project Manager and built heritage assessment;
- Andrew Sneddon, Associate—archaeological assessment;
- Mark Dunn, Historian—historical background information for archaeological assessment;
- Rachel Davies, Historian—historical background information for built heritage assessment;
- Julia Dowling, Research Assistant—built heritage assessment and report preparation;
- Laura Farquharson, Consultant—Aboriginal archaeological assessment and consultation; and
- David Logan, Partner—specialist input and review.

1.7 Acknowledgements

GML gratefully acknowledges the assistance provided by the following UTS staff:

- Greg Moore, Senior Architect Policy Advisor—Facilities Management Unit;
- Clive Gunton, Manager, Planning and Design Review—Facilities Management Unit; and
- Rod Hahn, Supervisor—Building Services Branch, Facilities Management Unit.

Allen Madden of the Metropolitan Local Aboriginal Land Council (MLALC) participated in the site visit during the Stage 2 Aboriginal archaeological assessment and provided valuable comment on the findings and recommendations of the assessment.

2.0 Identification of Study Area

2.1 Site Location

The study area comprises the UTS Broadway Precinct (the UTS site), located in Ultimo on the southern side of Sydney's central business district (Figure 1). The study area is defined by Broadway to the south, Thomas Street to the north, Wattle Street to the west and Harris Street to the east, with CB06 located on the eastern side of Harris Street (Figure 2). The campus houses a range of teaching spaces, offices and associated student facilities within a number of buildings across the site.

The site contains the following campus buildings:

- CB01—UTS tower (15–71 Broadway);
- CB02—73–79 Broadway;
- CB03—the Bon Marche building (1–7 Broadway);
- CB04—Science Faculty building (733 Harris Street);
- CB06—Design, Architecture and Building (DAB) faculty building (702–730 Harris Street);

- CB08—The Terraces (9–13 Broadway);
- CB09—the Loft (at the rear of 9–13 Broadway);
- CB10—former Herald-Sun building (235–253 Jones Street);
- CB11—the Bradshaw building (81 Broadway);
- CB12—former Muzak building (113–115 Broadway); and
- CB13—former Regent Hotel (117–121 Broadway).

This report will refer to the above buildings by their UTS campus designations (CB03, etc).

2.2 Heritage Listings

Three buildings within the UTS site are currently listed as heritage items on the City of Sydney LEP 2005 (SLEP 2005)—CB03, CB08 and CB11. CB09 is included within the site boundary of CB08. CB13 was listed as a heritage item on the SLEP (1989), but this listing was revoked in 1992.



Figure 1 Location plan. (Source: Sydways with GML amendments)

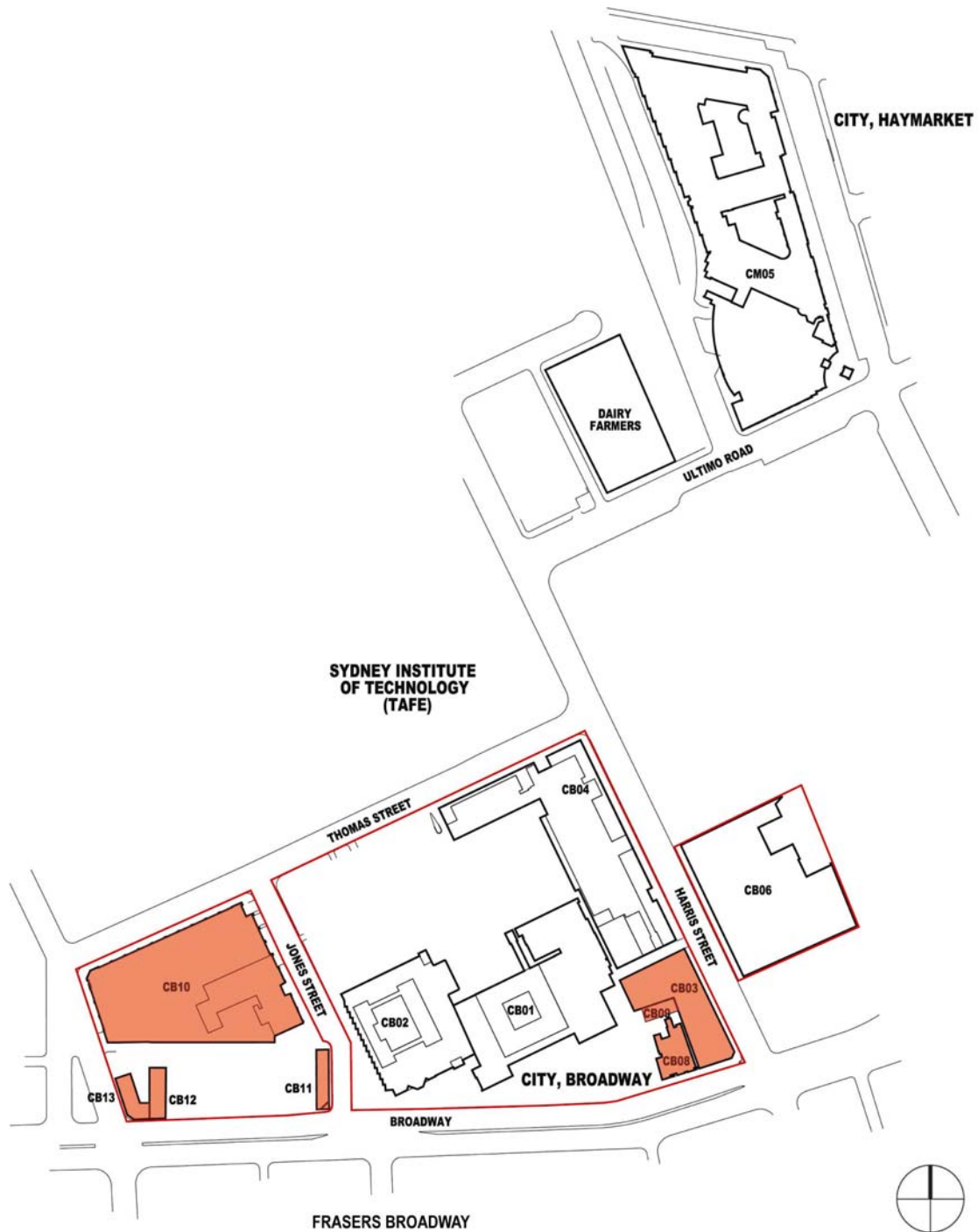


Figure 2 Site plan showing study area in outline. Buildings assessed for Stage 1—Built Heritage Assessment are shown shaded.
(Source: UTS, with GML amendments)

3.0 Summary History

3.1 Aboriginal Ethnohistory

More than thirty different Aboriginal groups are recorded as having occupied the Sydney region prior to contact. The available evidence suggests that the area that today houses UTS forms part of a wider expanse of land traditionally occupied by Cadigal (or Gadi, Gadigal) people, who were known to early European settlers as the Botany Bay tribe.¹ The Cadigal subsisted on the wide resource base of the local area, including terrestrial, estuarine and marine resources, although archaeological and ethnohistorical evidence indicates that the Sydney Aboriginal economy is likely to have been predominantly marine-oriented. Food was obtained through fishing, shellfish collection, hunting and gathering of small plants and animals. These activities would have been conducted in the vicinity of what is today the UTS site; indeed it is likely that the nearby swamps, estuarine mud flats and bays would have provided a relatively reliable, predictable and concentrated range of fish, shellfish and crustacean resources.

The Cadigal were the earliest Aboriginal people to be impacted physically and socially by the European colonisation of Sydney. Incidents of conflict soon emerged and this, combined with European expansion and land and resource use, placed pressure on traditional Aboriginal practices. The local Aboriginal population became increasingly dispossessed of their traditional lands and food and plant resources, leading to inter-tribal conflict, starvation and the breakdown of traditional cultural practices.² These pressures were further compounded by the decimation of large portions of Sydney's Aboriginal population by introduced European diseases, particularly smallpox, which quickly became prevalent within the local Aboriginal population. It is likely that these pressures impacted on the Cadigals' occupation of their traditional lands, including the UTS site. However despite these pressures on the local population, there is historical and archaeological evidence that Aboriginal people maintained a presence within Sydney for a considerable time after European settlement.

3.2 Ultimo Estate

The Ultimo Estate consisted of a series of grants to and purchases by surgeon John Harris between December 1803 and May 1818. His first grant, in December 1803, was of 34 acres bounded in the east by a line from the head of Cockle Bay to the old Parramatta Street (later renamed Parramatta Road), following Parramatta Road west to Blackwattle Creek, then following the creek line for approximately 200 yards where it ran east back to Cockle Bay. In 1806 Harris was granted a further 9¼ acres to the south of the Parramatta Street. In taking possession of this portion, Harris also effected the realignment of Parramatta Street to the present alignment of Parramatta Road. It is within this second portion that the study area lies.

The estate, at its peak, was an area of 233 acres extending along the frontage of Parramatta Street between Blackwattle Creek (now Blackwattle Lane) and the approximate position of Barlow Street in Haymarket, and taking in all the present suburb of Ultimo and much of Pyrmont as well.

The Ultimo estate remained largely intact until the beginnings of the 1830s when the first parcels were subdivided from it by Harris. He was probably encouraged by the rising land prices in Sydney, the increasing development close to his estate and the improvements made to Parramatta Road, which fronted his land. By 1825 Robert Cooper had built the first stage of his Brisbane Distillery on Blackwattle Creek south of Parramatta Street, which was followed in 1835 by the brewery of John Tooth, whose main gate stood directly opposite the main entrance to the Ultimo Estate. In addition,

the government had used convict labour to improve the condition of the road to Parramatta, widening it and realigning it, which in turn encouraged the use of the road and the development of businesses along its route close to Sydney. The alignment of Parramatta Street (later Parramatta Road) had previously run through the study area (see Figure 3).

3.3 Subdivision and Development

In 1830–31 Harris subdivided the estate area fronting Parramatta Street and George Street. He sold 45 blocks with an average frontage of 66 feet and depth of 132 feet and raised £6076 in the process.³ A number of these lots were purchased by land speculators, re-subdivided into smaller sites and re-sold to satisfy the growing market for land in Sydney. By 1835 houses and shops were being built along the street frontage of Parramatta Street within the study site boundaries. In 1839 James Macle hose commented in his *Picture of Sydney and Stranger's guide to NSW for 1839*:

From the Old Toll-bar the street (George Street) diverges considerably westward, and is called Parramatta Street, from its being the direct road by which people leaving Sydney must travel towards that town. Almost all the houses in this vicinity have been erected in the last four years—since the greater part have, in fact, sprung up since the close of the year 1835. Most of these houses are of brick, but being overlaid with cement, they have the appearance of freestone, and will bear a close inspection, both as regards the workmanship and the manner in which they have been contrived⁴

Macle hose also compiled a directory of New South Wales to accompany his 1839 *Stranger's guide*, listing the citizens of Sydney (and other settled districts). This directory lists at least 22 people living along Parramatta Street in 1839. Maps from this same period show that the majority of the development is on the north side of the street, including the study site. Residents of Parramatta Street listed by Macle hose include butchers, blacksmiths, fellmongers, spirit merchants, grocers, builders, general dealers, boot and shoemakers, tailors, stonemasons and hoteliers.⁵ These commercial and small industrial sites were mixed in with residential buildings that faced out to Parramatta Street. These land uses remained typical for the study area until the mid twentieth century.

Sands' Sydney Directory for 1855–58 (its first year of publication) gives some indication of the types of businesses that had established themselves along the Parramatta Street frontage during the first twenty years of occupation. As with Macle hose's 1839 directory, the street was still home to a range of businesses and small-scale industry, many housed in small cramped premises. The businesses included Thomas Berwick, farrier, close to the junction with Harris Street; John Goodlet, timber merchant next door; three butchers who probably got meat from the slaughter yards further down Parramatta Street; nine drapers, clothiers or upholsterers; four hotels; three boot makers; a cooper; an ironmonger; a corn dealer; a hairdresser; a surgeon; a druggist; a pawnbroker; seven grocers; and a glazier and printer.⁶

The types of shops and businesses along Parramatta Street remained largely unchanged throughout the nineteenth century (see Figures 4 and 5). The street was dominated by small-scale industrial buildings and commercial shops trading to locals and those travelling along Parramatta Street between Sydney town and the western districts. Many of the shops included an upstairs domestic dwelling. Hotels were interspersed along the street, with the Volunteer Hotel trading since 1848. This hotel, although altered in the 1930s and again in the late 1950s, remained on site until at least the 1960s when it was demolished to make way for the NSW Institute of Technology (now the University of Technology).⁷

In 1886 the Sydney Metropolitan Fire Brigade erected a fire station on the site, two doors up from the Volunteer Hotel, to serve as a station for the southern end of the city. The station had four storeys with accommodation for six married and two single firemen, stalls for two horses and engine bays for two steamer engines and a manual engine.⁸ The station was badly damaged by fire in January 1901 but was restored and remained in service until it was closed in 1955 and then demolished to make way for the NSW Institute of Technology.⁹

Development in Thomas Street was similar to Parramatta Street, although it had more residential development which began later in the 1860s and 1870s. Houses with attached stables, small stand-alone industrial sites such as cooperages, stores and a coach factory in Mews Street off Thomas Street, are all recorded in the Denison Ward rate books through the 1870s and into the early years of the twentieth century. During the 1890s the Thomas Street area was sold in a number of subdivisions as freehold land from the Ultimo Estate, from which the lots had previously been leased. From the 1920s, many of the houses were replaced by larger stores and a depot of the Sydney Municipal Council, Dairy Farmers Co-op and, later, the Department of Instruction as part of the Sydney Institute of Technology development.

3.4 Early Twentieth Century Development

The construction of Central Station led to a boom in the surrounding area, particularly along Broadway and at Railway Square, where a number of department stores appeared at the beginning of the twentieth century. The Bon Marche building was constructed in 1911 to a design by architects McCredie and Anderson on land purchased in 1909 by Marcus Clark, owner of the Bon Marche Trading Company (established 1896).

The first of Marcus Clark's Bon Marche department stores operated from the Goodwins Building on the corner of George and Pitt Streets at Railway Square. Clark extended the building by four floors in 1905–1906 to accommodate the growing popularity of the department store. By 1909, the department store filled the entire Goodwins Building and Marcus Clark decided to move the store into a purpose-designed building on land at the corner of George and Harris Streets. The new, much larger building was completed in 1911 and the Bon Marche department store reopened in its new location later that year. The design of the Bon Marche building emphasised natural lighting and a clear layout to enable easy navigation for customers. McCredie and Anderson specialised in retail design and had previously designed the first two floors of Mark Foy's department store in 1908.

The small shops constructed along Broadway during the early twentieth century included the Bradshaw Building (now CB11) and a McIlraths grocery store (now CB12). The store was built in 1917 to a design by Kent, Budden & Greenwell for the McIlraths chain of grocery stores that was prominent in Sydney during the early twentieth century. The building replaced two earlier, smaller shops (113 and 115 George Street West).

The late 1930s saw a boom in hotel construction in the area. The Regent Hotel, on the corner of Wattle Street and Broadway, was constructed in 1936 to a design by VJ Davis. It replaced three early twentieth-century shops. The Regent Hotel was owned by Tooheys Ltd and when constructed had 17 rooms and a cellar. The Regent Hotel was one of many pubs built in the Ultimo/Chippendale area at the time and one of two owned by Tooheys along this section of Broadway—the other was the Great Western Hotel, which has been demolished recently. The Regent Hotel closed c1970 and has been occupied for various uses since then, including as a box office for the Sydney 2000 Olympic Games.

3.5 Fairfax and the University of Technology 1950–1985

In 1954 John Fairfax & Sons purchased the land bounded by Jones Street, Thomas Street, Wattle Street and Bishop Lane for the site of its new Sydney headquarters. Fairfax had intended to purchase the allotments fronting Broadway as well, but was unable to secure the properties at this juncture. While combined shops and dwellings lined Broadway, the allotments fronting Thomas and Wattle Streets and Harris Lane included an assortment of brick factories and offices. All the existing buildings on site were demolished between September 1954 and January 1955 to make way for the new Fairfax building. Although partially occupied from September 1955, the new building was not completed until 1957.

In March 1967 Fairfax applied to Sydney City Council to demolish the buildings it now owned facing Broadway for the construction of a carpark on the cleared area. Fairfax had purchased the lots in separate transactions between 1954 and 1964. Demolition commenced in 1969 and a carpark was built to accommodate 21 trucks and 40 cars. By 1970 Fairfax also owned Bishop Lane.

From the 1940s the NSW Government's Department of Public Instruction had also been purchasing land along Broadway and Harris, Jones and Thomas Streets. An institute of technology had been proposed in 1940, with an Act in the NSW Parliament establishing the institute within the Department of Public Instruction, expanding the training and educational facilities being run by the Sydney Technical College. Rate books for the Phillip Ward in 1948 show that the department had ownership of all the lots from numbers 15 to 57 Broadway, leasing the majority to shops and workshops. The Sydney Technical College occupied 43–49 Broadway.

In the early 1960s the department proposed a series of seven twelve-storey tower buildings for the site. Between 1963 and 1969 this was reworked to a single twenty-seven storey tower. Work began in 1967 on the excavations for the site. As part of the preparations, the shops and workshops that fronted Broadway (just west of numbers 9–13 Broadway) were demolished. Deep excavation for basements was carried out between these terraces and Jones Street, removing any evidence of the previous occupation. Construction commenced in 1969 with the tower finally completed in 1979. A second building of eleven floors was added to the site between 1980 and 1984 and extended to Jones Street.

UTS has continued to expand, all buildings on its Broadway site having been purchased by the late 1990s. The Bon Marche building and former CBC branch buildings were refurbished for use as teaching space and offices. In 1999, UTS purchased the Herald-Sun building from LH Properties (Australia), a short-term owner, that had purchased the building from Fairfax following the company's move to new premises in Chullora. In 2002 the architectural firm of Bligh Voller Nield, in association with Woods Bagot (NSW), won the Sir John Sulman medal for the 'transformation' of the former Fairfax building into a 'contemporary teaching facility' for the University of Technology, Sydney.

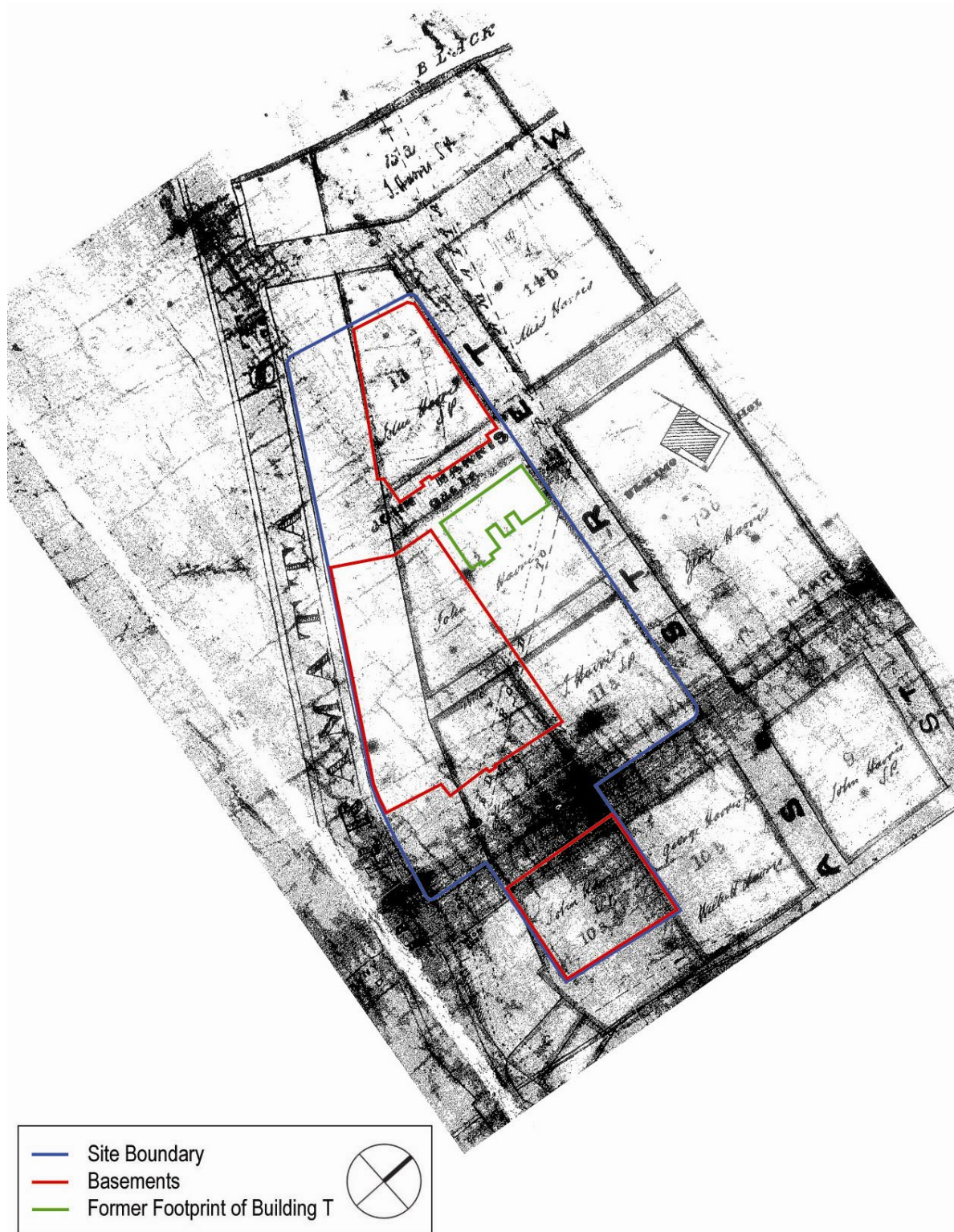


Figure 3 c1850s plan of part of the Ultimo Estate showing the old Parramatta Street's alignment as a broken line running at an angle toward Ultimo House. This alignment marked the southern boundary of John Harris's first land grant. The old road alignment is annotated as 'Old Road to Parramatta'. This old alignment crosses the UTS site and Jones Street. The wider site boundary (blue), basement excavations (red) and former footprint of Building T (green) are shown. (Source: Mitchell Library ZM4 811.173/1866?/1)

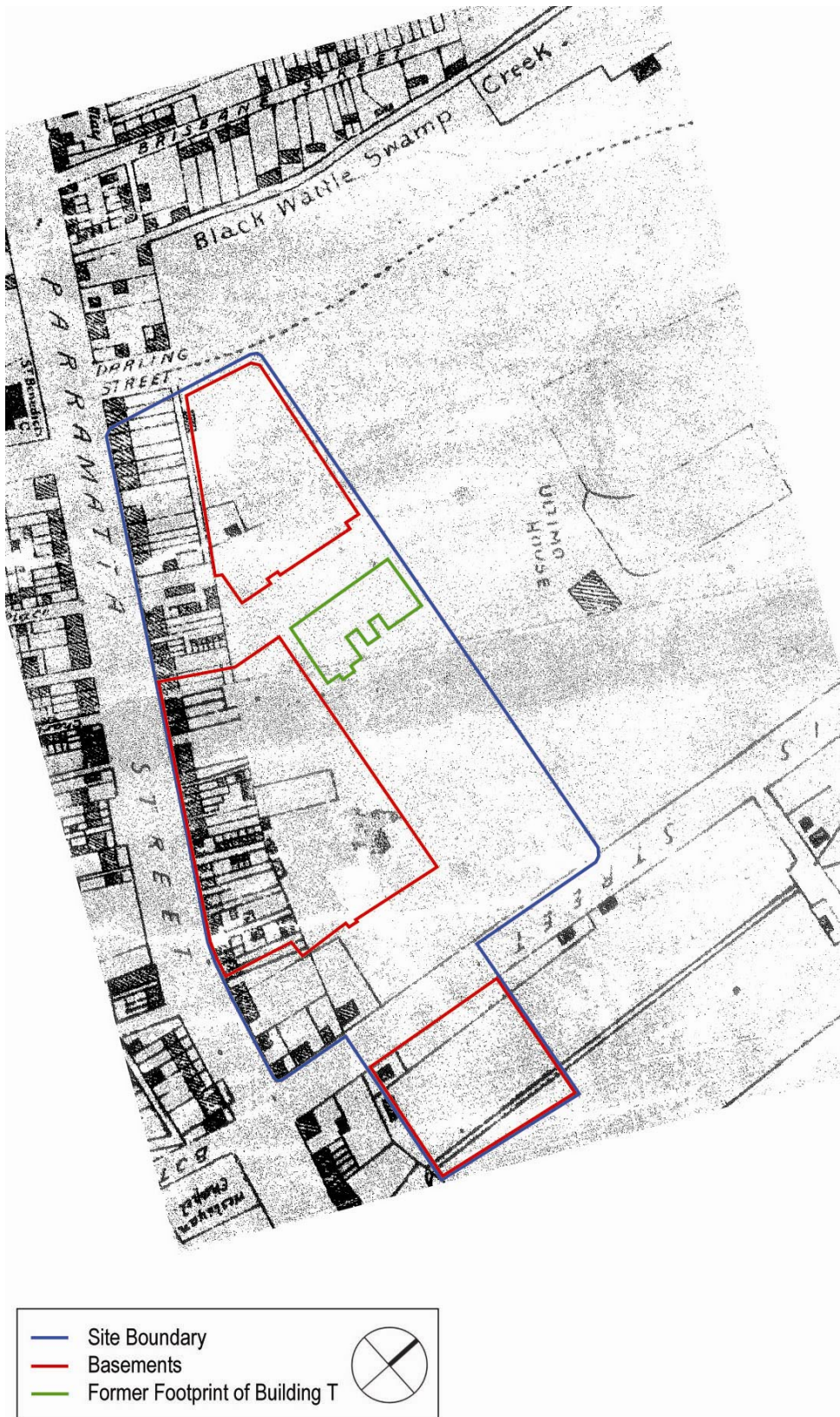


Figure 4 Detail of the *Plan of Sydney including its Environs*, 1850, showing the development along Parramatta Street and Harris Street with the study area marked. The plan shows most of the allotments facing Parramatta Road as having been occupied, including outbuildings. The lanes and passageways were also being developed, with terrace houses facing these narrow streets. To the rear, however, much of Ultimo Estate remained undeveloped. Darling Street was later widened and renamed Wattle Street and marked the western boundary. (Source: Mitchell Library ZM4 811.17gbbd/1850/1)

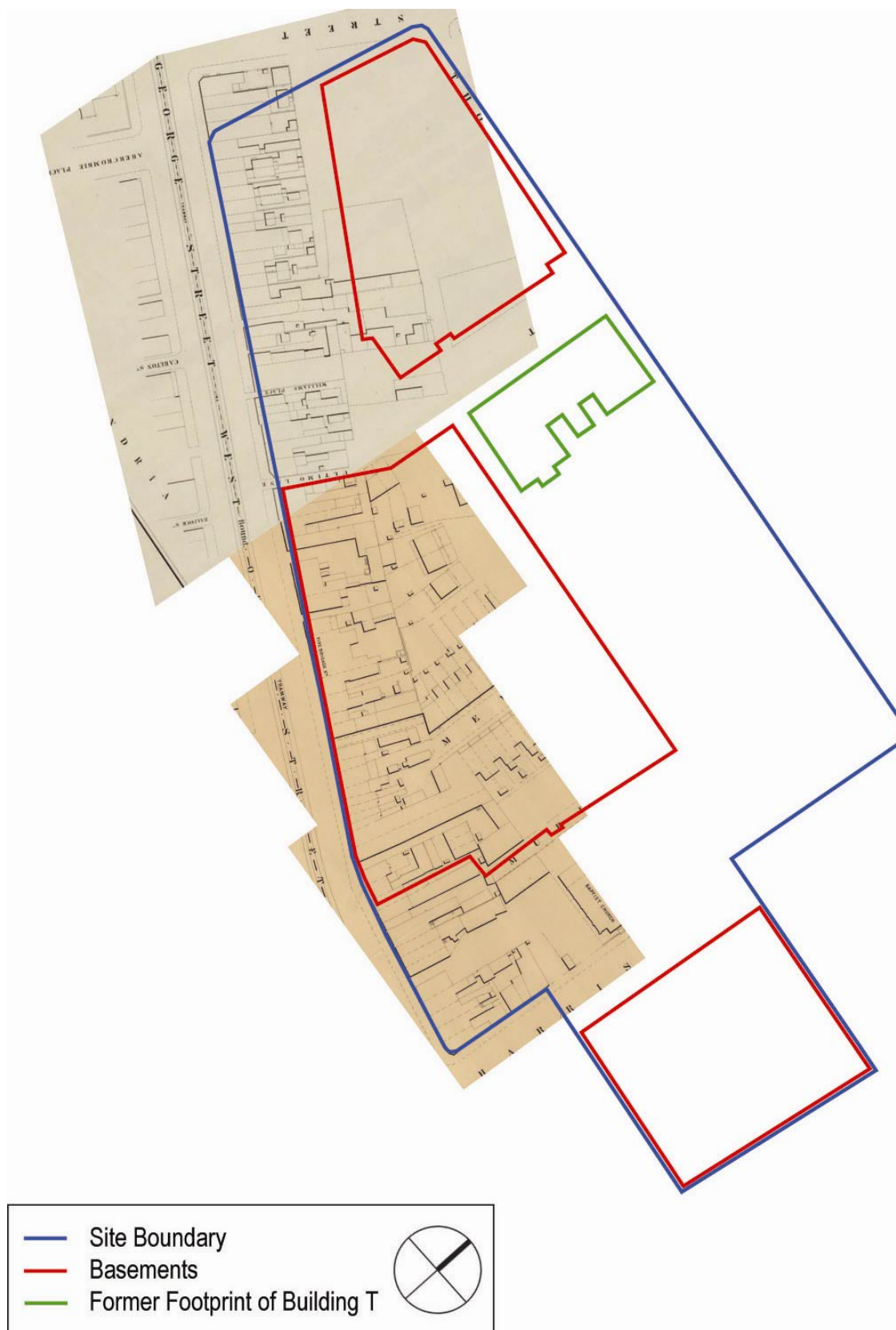


Figure 5 Composite plan of the Metropolitan Detail Series Survey 1887–1888 for the Parramatta Street frontage of the study area showing the shop terrace development and associated outbuildings and laneways. Terraces with combined shops and residences were the main form of development along the Parramatta Street frontage from the 1830s until the 1950s. (Source: Mitchell Library)

4.0 Site Description

4.1 Setting and Context

UTS Broadway Precinct is a tightly constrained site covering a number of city blocks. The precinct consists of several high-rise buildings with some smaller three- and four-storey buildings and little open space in between. Since its establishment, UTS has gradually expanded across adjacent city blocks, remodelling existing buildings as needed. The university has tended to refit existing buildings rather than demolish and rebuild.

The Broadway Precinct buildings display a range of styles and types, with small Federation-era shops juxtaposed against late 1960s Brutalist towers. The earliest building on the site dates from 1890 and the most recent from the early 1990s.

Historically, the area around Broadway has been predominantly industrial and commercial, characterised by large-scale industrial sites (such as the Carlton and United Brewery) interspersed with small two- and three-storey shops and warehouses. The area to the north of UTS contains the Ultimo TAFE—a mix of low, brick buildings which date from the late nineteenth century through to the mid twentieth century—which is surrounded by warehouses, wool stores and some small groups of terrace houses. The mix of large- and small-scale commercial and industrial buildings continues in areas to the east and west of UTS. Broadway itself continues to be the main entry route into the city when approaching from the west.

4.2 Heritage Items within UTS Broadway Precinct

The currently identified heritage items within the study area, as listed on the City of Sydney LEP 2005 (SLEP 2005), all date from the late nineteenth and early twentieth-century development of George Street West (now Broadway).

CB03

CB03 (the Bon Marche building) is a four-storey retail and commercial building of Federation Free Classical style, located on the corner of Broadway and Jones Street (Figure 6). The facade of the building is relatively intact, though some of the ornamentation and the curved parapet have been removed. The interior has been highly modified for teaching and office spaces.

CB08 and CB09

CB08 and CB09 comprise the former Commercial Banking Corporation of NSW branch buildings and are located adjacent to CB03 at 9–13 Broadway. CB08 consists of three three-storey terraces of Federation Free Classical style, designed by Wardell and Vernon (Figure 12). The spatial integrity of this building has generally been retained. CB09 (the Loft) is a small two-room, two-storey brick building located at the rear of CB08 (Figure 11) and dates from the same period. It has been converted recently by UTS to a small café and bar.

CB11

CB11 (the Bradshaw building) is a remnant of the early twentieth-century streetscape of Broadway. It is a former shop building of Federation Free style (Figure 10), located on the corner of Jones Street and Broadway. The exterior of CB11 is generally intact, though alterations were made to the entrance by Fairfax during the 1980s.

4.3 Other Buildings Assessed within UTS Broadway Precinct

UTS Broadway Precinct contains three buildings older than 50 years. The buildings were assessed by GML for heritage significance as part of Stage 1—Built Heritage Assessment. Summary assessments of each item are contained in Section 5.0 of this report. Full heritage assessments are included in Appendix A.

CB10

CB10, the former Herald-Sun Building, is a large 1950s office tower at 235–253 Jones Street on the corner of Jones and Thomas Streets, Ultimo (Figures 14 and 15). The building comprises two sections: the 13-storey section to the south (built as the administrative tower) and the lower six-storey annex to the north (originally the printing house). A tall radio tower forms the apex of the building, making it a landmark of the local area.

CB12

CB12, 113–115 Broadway is a remnant of the early twentieth-century streetscape of Broadway. It is a narrow brick store building with a pitched metal sheet roof and flat-fronted facade (Figure 11) which displays some early Art Deco decoration. The building is timber-framed with timber floors and staircase. The building shares its western wall with 117–121 Broadway, formerly a hotel. The shopfront has floor-to-ceiling glass with a row of small windows above and two large windows on the second storey. A smooth, unadorned panel sits below the decorative coursing between the two second-storey windows and was once used for the shop's sign. Remnants of an awning can be seen on the facade.

CB13

CB13, the former Regent Hotel, is a two-storey brick building on the corner of Broadway and Wattle Street, Ultimo (Figure 11). An example of the interwar Georgian Revival style, the hotel is constructed mainly of textured brick of a light colour, with angled brick detailing on the upper floor. The ground-floor facade is completely tiled in large yellow-cream tiles, with dark brown tiles at the base. Most internal fittings from the pub have been removed, with patches of tiles on the floor and wall, some original cornices, and a men's toilet remaining on the ground floor. The staircase leading to the first floor has a timber banister that appears to be original. The first floor comprises single accommodation rooms along both sides of a narrow corridor, with a bathroom halfway along the eastern side.



Figure 6 CB03 (the Bon Marche building), showing the UTS tower in the background. (Source: GML 2009)



Figure 7 CB03 and the Agincourt Hotel opposite. This corner site is listed on the SLEP 2005. (Source: GML 2009)



Figure 8 CB08 on the right and CB09 on the left as viewed from the forecourt of CB01. (Source: GML 2009)



Figure 9 View across the Alumni Green to CB10. CB04 can be seen to the right. (Source: GML 2008)



Figure 10 CB11 (the Bradshaw building), showing CB10 in the background. (Source: GML 2009)



Figure 11 CB13 on the left and CB12 on the right, showing the Wattle Street section of CB10 in the background. (Source: GML 2008)



Figure 12 CB08 (the Terraces), showing CB01 in the background. (Source: GML 2008)



Figure 13 CB09 (the Loft), showing the walkway connecting to CB08 and CB03 at the top of the image. (Source: GML 2009)



Figure 14 View of CB10 from the Alumni Green at the centre of UTS Broadway Precinct, showing the radio tower that forms the apex of the building. (Source: GML 2008)



Figure 15 View of CB10 from the corner of Wattle and Thomas Streets. (Source: GML 2008)

4.4 Heritage Items in the Vicinity of UTS Broadway Precinct

Heritage items in the vicinity of UTS reflect the mix of building types and uses in the Ultimo area. City of Sydney Council identified a number of heritage items in the SLEP 2005 that are located in the vicinity of UTS Broadway in response to the submission of the Part 3A Preliminary Assessment. The location of these items in relation to UTS can be seen in Figure 16.

Hotels and Brewery

The former Regent Hotel (CB13) on the UTS site is one of a number of hotels in the area that date from the late 1930s–early 1940s period. The former Australian Hotel (now Abercrombie Hotel), shown in Figure 23, the County Clare Inn (now Clare Hotel) and Sutherlands Hotel (now Bar Broadway), both shown in Figure 20, and the Agincourt Hotel (Figure 19, constructed in 1898) are listed on the SLEP 2005 as items of Local heritage significance. Each of these hotels is located on a corner site along Broadway.

It is understood that the Kent Brewery administration buildings, formerly of the Carlton and United Brewery, will be retained along Kensington Road in the redevelopment of the Frasers Broadway site, in addition to the two hotels and the No. 1 Gate Portal.

The Sydney Institute Ultimo TAFE

Sydney Technical College (now the Sydney Institute Ultimo TAFE) buildings are located to the north and east of the UTS site—Buildings I and P were identified by Council as heritage items that may be affected by proposed development at UTS.

Building P (Mechanical and Automotive Engineering Trades) was constructed c1940 to a design by NSW Government Architect Cobden Parkes. The SLEP listing provides the following statement of significance:

The building dates from the key period of expansion of Sydney Technical College. It is an outstanding example of an Inter-War Functionalist style building located on a prominent corner site which makes a positive contribution to the streetscape.

Building I (Technical and Further Education) was constructed c1890 to a design by NSW Government Architect WE Kemp. The SLEP listing provides the following statement of significance:

The building dates from one of the key period of layers for the development of Ultimo as a direct result of subdivision of the Harris and Macarthur Estates. It is an outstanding example of Federation Romanesque educational building which makes a positive contribution to the streetscape and is part of the first technical college in the NSW public education system.

Building W (Marcus Clark Building) is a former Marcus Clark department store at Railway Square, constructed in 1910 (see Figures 17 and 18). The SLEP listing provides the following statement of significance:

The Sydney Institute of Technology, Ultimo, is part of an ongoing tradition of centralised commercial, financial and professional dealings within the CBD, particularly of emporia. The choice of site reflects the pre-eminence of this precinct for retail in the 1920s-30s. The building is historically significant for its associations with the influential Australian retailing firm Marcus Clark, with Spain & Cosh architects, and with James Nangle, architect, teacher of architects and later superintendent of technical education in NSW. It is one of the largest Free Classical buildings of the Inter-war period, distinguished from its peers by the 'skyscraper' effect of the central tower. The former Marcus Clark building is one of the major contributors to the spatial

quality and townscape character of Railway Square and a rare record of the development of Railway Square and Broadway as a transportation node. The twelve storey tall central tower defines the building as a landmark on the southern edge of the CBD. Its social significance is as a reminder of the former role of Broadway as a retail shopping area and more recently for its functions within the Sydney Institute of Technology.

Commercial Buildings

The former Westpac Bank branch building is located on the corner of Regent Street and Broadway (Figure 21). The SLEP listing provides the following statement of significance:

The bank is an important record of the influence and distribution of banking in the centralised pattern of commercial development in central Sydney. It was also associated with the gold smelting operations of the Bank of NSW. The combination of the two functions is unusual and it is considered of regional significance. It is also associated with Varney Parkes, a prominent and skilled architect in late nineteenth and early twentieth century. The Westpac Bank illustrates a rare use of the Federation Romanesque style in a bank building, being well proportioned and skilfully detailed. It is a significant landmark on a prominent corner of George Street, designed to accentuate its location through corner chamfer, arched main entry and cupolas above the parapet.

Canada House (former) is a narrow seven-storey masonry building adjacent to the former Westpac Bank branch building. The SLEP listing provides the following statement of significance:

Former Canada House is representative of the historical development of this area following the construction of Central Railway. It is visually dominant in the precinct of buildings of similar age and scale that surrounds Railway Square. Although some design elements provide interest by their idiosyncratic placement, the building is not a distinguished architectural work.

894–855 George Street is a small two-storey commercial building adjacent to the Marcus Clark Building. The SLEP listing provides the following statement of significance:

849-855 George Street is one component of a major phase of development that occurred around Railway Square in the 1900s, reflecting the growing importance of the area as a retail precinct, in no small part due to its proximity to the railway. It is one of a group of Federation period buildings of differing scales & styles which create the predominant townscape character of the precinct (& the nearby city markets precinct) and is considered of local historic significance.

849-855 George Street is an individualistic example of the Federation Free Style with Anglo-Dutch influences. Bold forms in plaster & decorative ceramic tiles are utilised on the street facade in a manner rarely seen in Sydney. The unusual nature of the facade treatment creating a unique architectural quality is considered to be of Regional importance.

A Victorian Gothic style commercial building is located on the corner of Wattle Street and Broadway, opposite the former Regent Hotel. The SLEP listing provides the following statement of significance:

The building dates from one of the key period of layers for the development of Ultimo/Pymont as a direct result of subdivision of the Harris and Macarthur Estates. It is a good example of a late Victorian Gothic commercial building on a prominent corner site which makes a positive contribution to the streetscape.

A former Briscoe & Co warehouse is located on Wattle Street. The SLEP listing provides the following statement of significance:

The Briscoe and Co building at 485-501 Wattle Street has aesthetic significance as a good and reasonably intact example of the Federation Warehouse style. The building contributes to the streetscape of Wattle Street as part of a cohesive group of late 19th and early 20th century former warehouses. It has historic significance as a physical reminder of the proliferation of warehouse construction in the Blackwattle Bay area of Sydney during the late 19th and early 20th century, and is associated with the well-known Sydney architects Robertson & Marks.

Blackfriars School Group

Blackfriars School Group (owned by UTS) and the St Benedicts Roman Catholic Church group are listed as heritage items on the South Sydney Amending LEP (2000). The two items fill the block defined by Abercrombie, Buckland and Blackfriars Streets and Broadway (Figure 24).

Streetscapes

Four listings for significant corner sites are included in SLEP 2005. The significance of the junction of Broadway, Harris and Regent Streets is described as follows:

The intersection is of environmental and aesthetic significance as a key pivotal point or gateway at the southern extremity of the north-south street grid of the CBD. The corners are well defined by prominent buildings and these are of architectural and cultural significance as examples of the mixed uses and decorative richness once commonly employed in prominent corner sites.

The Carlton United Brewery streetscape is currently listed as an item of Local significance, but only the Abercrombie, Clare and Sutherlands Hotels and the No. 1 Gate Portal remain following recent demolitions for the Frasers Broadway development. These four remaining items are listed individually in the SLEP 2005.

Heritage streetscapes in the vicinity of UTS are indicated in Figure 16.

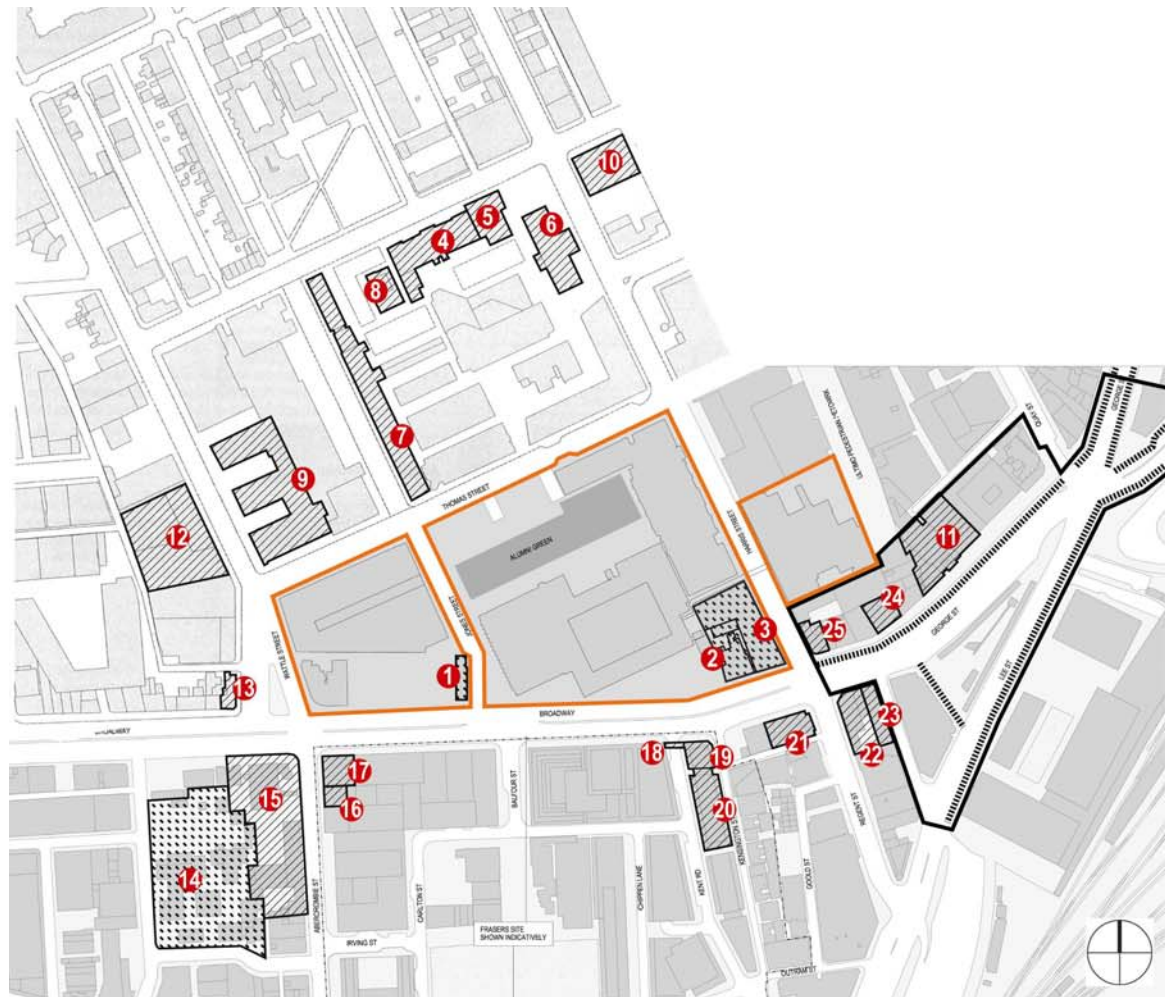
Railway Square Special Area

A number of Special Areas are identified in SLEP 2005 which include some or all of the following elements:

- a character unmatched elsewhere in central Sydney;
- a concentration of heritage items and streetscapes;
- a highly distinctive element in the public domain;
- a focus of public life with high cultural significance; and
- a widely acknowledged public identity.

The character of each of the Special Areas is considered to be of prime importance to the identity and quality of central Sydney.

The extent of the Railway Square Special Area is shown in Figure 16.



- 1 CB11 (Bradshaw Building)
- 2 CB08 (The Terraces) and CB09 (The Loft)
- 3 CB03 (Bon Marche Building)
- 4 Building A—Administration Building (Sydney Institute)
- 5 Building B—Turner Hall (Sydney Institute)
- 6 Building C—Museum of Applied Arts and Sciences (Sydney Institute)
- 7 Building H—Technical and Further Education (Sydney Institute)
- 8 Building I—Counselling Building (Sydney Institute)
- 9 Building P—Mechanical and Automotive Engineering Trades (Sydney Institute)
- 10 Building U—Former National Cash Register Co. building (Sydney Institute)
- 11 Building W—Marcus Clark Building (Sydney Institute)
- 12 Former Briscoe & Co warehouse
- 13 Victorian Gothic commercial building
- 14 Blackfriars School Group
- 15 St Benedicts Roman Catholic Church Group
- 16 Terrace (part of former CUB site)
- 17 Former Australian Hotel
- 18 No. 1 Gate Portal (former Carlton and United Brewery)
- 19 County Clare Inn
- 20 Kent Brewery administration buildings
- 21 Sutherlands Hotel
- 22 Former Westpac Bank branch
- 23 Canada House (former)
- 24 Federation Free style commercial building
- 25 Agincourt Hotel

Key

- UTS Broadway Precinct Boundary
- Heritage Item owned by UTS
- Heritage Item in the vicinity of UTS Broadway Precinct
- Heritage Streetscapes
- Railway Square Special Area

Figure 16 Map of heritage items in the vicinity of UTS Broadway Precinct. (Source: BVN with GML overlay 2009)



Figure 17 View of the Marcus Clark Building from the southern side of Railway Square. The proposed 20-storey tower would fill the gap in the view between the recent apartment block to the left and the Marcus Clark Building to the right. (Source: GML 2009)



Figure 18 The former Marcus Clark department store building at Railway Square, now part of the Sydney Institute TAFE. (Source: GML 2009)



Figure 19 The Agincourt Hotel at the corner of Harris Street and Broadway. (Source: GML 2009)



Figure 20 Broadway streetscape showing Sutherlands Hotel to the left and Clare Hotel to the right. (Source: GML 2009)



Figure 21 The former Westpac Bank branch on the corner of Harris Street and Broadway, diagonally opposite CB03. (Source: GML 2009)



Figure 22 View along Broadway from the corner of Buckland Street, showing evidence of the early twentieth-century Broadway streetscape on the left. (Source: GML 2008)



Figure 23 View along Abercrombie Street to UTS, showing terraces and the former Australian Hotel in the centre of the image and CB13 and CB10 in the background. (Source: GML 2008)



Figure 24 View of the Blackfriars school and St Benedict's church buildings from the roof of CB10. (Source: GML 2008)



Figure 25 View of George Street, Railway Square, showing the recent residential tower behind the Agincourt Hotel, on the left, and Marcus Clark Building, on the right. (Source: GML 2009)

5.0 Significance Assessment

5.1 Conclusions of the Built Heritage Assessment

CB03, CB08 and CB11

CB03, CB08 and CB11 are existing heritage items on the City of Sydney LEP (2005) Schedule 9. The Stage 1—Built Heritage Assessment concluded that all three buildings are good examples of their building styles and representative of the early twentieth-century streetscape of Broadway, and that their current heritage listings are appropriate.

CB09

CB09 is not currently listed as an item in its own right, although it would be included within the listing of CB08 given that it is located within CB08's lot boundary. Our assessment finds that this building (the Loft) was constructed as part of the former Commercial Banking Company of Sydney branch (CB08) and used as a store. Our conclusion is that CB09 has heritage significance as part of CB08 and our recommendation is that the existing listing of CB08 be reviewed to specifically include CB09.

CB10

CB10, the former Herald-Sun building, is a landmark in the Ultimo area and has historical significance as a building designed specifically for John Fairfax & Sons in the 1950s. The building is indicative of the significant growth and importance of the Fairfax company at this time. It has historical associations with the production of many prominent Sydney newspapers and magazines, including the *Sydney Morning Herald*, *Australian Financial Review* and *Woman's Day*. The form and materials of CB10 reflect the image of a powerful media empire. The building has landmark aesthetic qualities that contribute positively to the character of the local area. Although not currently listed, the assessment for this project concludes that CB10 meets the threshold for listing at a local level.

CB12

CB12, the former McIlraths grocery store, has limited heritage value and does not reach the threshold needed to satisfy any of the heritage criteria for listing as a local heritage item. Though a relatively unusually designed remnant of the early twentieth-century streetscape of Broadway, CB12 is not rare, as similar buildings from this period still exist along Broadway to the west. The heritage assessment concludes that CB12 does not satisfy any of the heritage criteria for listing as an item of Local significance.

CB13

CB13, the former Regent Hotel, has some heritage value but does not, in our assessment, satisfy any of the heritage criteria for listing as a local heritage item. While the building is an example of its period, it is not a good example and its use and fabric has undergone changes that have impacted its integrity. The building complements the similarly low scale of the former Australian Hotel across Broadway, the Bradshaw Building, and other pubs in the area. However, given the imminent increase in scale of this context, in particular on the FRASERS BROADWAY site opposite, and the visual separation between the hotel and those other elements, this streetscape contribution will be reduced. The heritage assessment concludes that CB13 does not satisfy any of the heritage criteria for listing as an item of Local significance.

Further details and assessments of each building are included in Appendix A.

6.0 Archaeological Assessment

An Aboriginal and historical archaeological assessment of the UTS site was conducted in order to identify and assess existing or potential archaeological values, including Aboriginal objects, sites or places and historical (non-Aboriginal) relics. Historical research and desktop assessment identified significant disturbance across the site because of past demolition and building activities, with impacts on both the potential Aboriginal and non-Aboriginal archaeological resource. Site inspection confirmed the high level of disturbance across the site, indicating significant impacts on potential Aboriginal and historical archaeological remains. The findings of the archaeological assessment are summarised below. The assessment is provided in full in Appendix B.

6.1 Aboriginal Archaeology

A review of the Aboriginal Heritage Information Management System (AHIMS) database maintained by the Department of Environment and Climate Change (DECC) identified no recorded Aboriginal object or places within the UTS site. Field survey of exposed ground surfaces within the study area, in the company of a representative of MLALC, identified no Aboriginal objects or places. This survey identified significant levels of ground disturbance across the surveyed area, leading to the conclusion that little or no surviving topsoil remains within the surveyed area. This led to an assessment that the UTS site has very low potential for Aboriginal archaeological cultural material.

The Metropolitan Local Aboriginal Land Council indicated that it has no concerns with regards to the proposed future masterplanning and development of the UTS site.

Significance Assessment

The significance of Aboriginal cultural heritage in NSW is generally assessed under four criteria commonly applied in Aboriginal cultural heritage management: cultural, scientific/archaeological, aesthetic and educational value. Aboriginal cultural heritage within the UTS site was assessed under these four criteria, as outlined below and summarised in Table 1.

Cultural Significance

No Aboriginal objects or places were identified through field survey. Consultation with MLALC was conducted throughout the course of the archaeological assessment. This consultation did not identify any Aboriginal community concerns regarding the proposed development of the study area, indicating low significance under this criterion. However, it should be noted that community consultation was limited to MLALC, so cultural significance to other potential Aboriginal stakeholders was not determined.

Scientific/Archaeological Significance

No Aboriginal sites were identified within the study area, so significance under this criterion could only relate to the site's archaeological potential. The field survey identified the study area to have low archaeological potential, with surviving intact topsoil deposits considered extremely unlikely. Thus, the scientific or archaeological significance of the study area, in terms of its archaeological potential, was assessed to be low.

Aesthetic Value

As no Aboriginal sites or places were identified within the study area, assessment under this criterion was considered not applicable.

Educational Value

As no Aboriginal sites or places were identified within the study area, assessment under this criterion was considered not applicable.

Table 1 Summary significance assessment of Aboriginal cultural heritage within the study area.

Cultural significance to the contemporary Aboriginal community	Scientific/archaeological significance	Aesthetic value	Educational value
Low	Low	N/A	N/A

6.2 Historical (non-Aboriginal) Archaeology

Historical research indicates that at one time the following kinds of relics may have existed in the UTS site:

- Isolated structures and garden remains from the Ultimo House period.
- Wall footings, cellars, piers, post holes etc belonging to the structures on the Broadway frontage post-c1830 to the early twentieth century.
- Cesspits, refuse pits or cisterns belonging to the nineteenth-century structures that existed on the site (these would generally be located at the rear of such structures, some distance from the street frontages).
- The earliest alignment of Parramatta Road, which once traversed the study area. At the time, Parramatta Road (then 'Parramatta Street') was of rudimentary construction, being little more than a dirt track. Evidence of kerb stones, sealants (gravels and stones), and drainage may have existed but in other respects the road alignment would probably be difficult to discern.
- Laneways and alleys from the nineteenth century. These can be reflected in the archaeological record by road base, bitumen surfaces, kerb stones and gutters.

However, the archaeological assessment identified a number of site formation processes that will have significantly disturbed or destroyed the potential historical archaeological resource. In particular, the construction of the Fairfax building, the UTS buildings and basements and to former Building T will have significantly disturbed or destroyed the potential archaeological resource within the current and former building footprints. Where archaeological relics do survive they are likely to have been disturbed and to survive in patches only in these areas. The potential for historical archaeological relics is somewhat higher on the western third of the site's Broadway frontage where structural evidence of the demolished nineteenth-century structures may survive in landscaped areas. The archaeological potential of this area is moderate. The potential for archaeological evidence of the original alignment of Parramatta Road to survive is low.

The assessment thus determined that there is generally moderate to low potential for in-situ non-Aboriginal archaeological relics to survive in the study area.

Significance Assessment

The significance of historical (non-Aboriginal) cultural heritage in NSW is assessed under several criteria adopted by the Heritage Council of NSW, as well as additional criteria extended by Bickford

and Sullivan which provide a more specific framework for assessing the significance of an archaeological site within a relative framework. The evaluation of historical (non-Aboriginal) heritage significance at the UTS site was based on these criteria (refer to Appendix B for further detail), and can be summarised in the following points:

- If undisturbed historical archaeological relics were to survive in the study area dating to the post-1830s subdivisions, they would have research value but would embody few other heritage values. They would generally augment data obtainable from other sources and sites, and their value would relate principally to research questions relevant to the local area rather than to the state. Such archaeological evidence of post-1830s development in the study area would be significant at a Local level.
- Although there is low potential for evidence of the Parramatta Road alignment to survive, if any did survive, these would have research value and would be rare physical evidence of Sydney's historic development. The level of significance of any such relics would also depend on their nature and extent. Evidence of the original road alignment would be symbolic of an important phase in the colony's development, reflecting westward expansion and communication routes. Surviving archaeological evidence may be of State significance (depending on the physical integrity, nature and extent of the relics). Partial and disturbed relics of the road (should any exist) would be less significant.

7.0 Concept Plan Proposal

The UTS Part 3A Concept Plan proposal seeks to maximise the availability of land for the future expansion of the university. UTS has provided the following description of the Concept Plan:

The Concept Plan involves the demolition, construction and extension of certain buildings on the Broadway Precinct to enable UTS to provide an additional 84,750 m² of gross floor area ¹⁰ of education, social and sporting facilities, including student housing. The proposal will also enhance existing open space and improve pedestrian, bicycle and vehicular access into the Campus. The project will deliver facilities for up to 15,000 EFTSL (equivalent full time student load) on the campus by 2015, up from 12,200 in 2008.

Concept approval is sought for the following:

- *Demolition of existing Building 11 (81 Broadway), Building 12 (113 Broadway) and Building 13 (115 Broadway).*
- *Building 1 – extension to podium of existing building to a height * of 22.47 metres to provide an additional 4,050 m² of gross floor area for educational and cultural uses.*
- *Building 2 – extension to, and refurbishment of, existing building to a height of 24.24 metres to provide an additional 6,750 m² of gross floor area for educational uses.*
- *Building 3 – modifications to existing building to provide café or retail uses on Level 1.*
- *Building 4 – modifications to existing building to provide café, retail uses or public facilities on Level 1.*
- *Building 6:*
 - *extension and modifications to Levels 1-7 of the existing building to provide approximately 5,950 m² of gross floor area for educational, retail or café uses;*

- *construction of a new 69.20 metre high extension to provide approximately 19,300 m² of gross floor area for student accommodation;*
- *new pedestrian link between Harris Street and the Ultimo Pedestrian Network through Building 6.*
- *Building 10 – modifications to existing building to provide vehicular access into the new Broadway Building at basement level, and pedestrian access at ground and upper levels.*
- *Broadway Building – construction of a new 44.47 metre high building to provide 34,650 m² of educational, and café or retail uses plus basement car parking for approximately 160 relocated spaces.*
- *Thomas Street Building – construction of new 27.10 metre high building to provide 10,000 m² of gross floor area for educational, cultural and café or retail uses.*
- *Alumni Green:*
 - *landscaping;*
 - *below ground book storage vault (2,250 m² of gross floor area);*
 - *below ground multi-purpose sports hall (1,800 m² of gross floor area).*
- *Public domain improvements to Broadway and Thomas, Harris, Wattle and Jones Streets.*

8.0 Heritage Impacts within UTS Broadway Precinct

8.1 Heritage Impacts on UTS Broadway Precinct Layout

The Concept Plan retains the overall urban form of the site including the existing street pattern. This would be a positive heritage impact.

Proposed new buildings respond to this existing urban form by being aligned to current street alignments, also a positive heritage effect of the proposal.

The retention and enhancement of the Alumni Green as a pedestrian core of the site allows for important views to the main facade of CB10 (see Figure 9).

8.2 Impacts on Heritage Items within UTS Broadway Precinct

A key characteristic of the development history of UTS is the adaptive re-use of former commercial buildings. The retention and further adaptive re-use of three buildings (CB03, CB08 and CB10) would be a positive heritage effect of the Concept Plan.

Bon Marche (CB03), the Terraces (CB08) and the Loft (CB09)

The currently-listed heritage buildings that will be retained—the Bon Marche (CB03) the Terraces (CB08) and the Loft (CB09), which is not individually listed on the LEP but formerly part of and within the site of the Terraces—form an important group representing examples of the late nineteenth-century commercial expansion in the area associated the construction of Central Station. The continuation of campus use for these buildings is a positive heritage impact and, given that all three buildings have undergone extensive internal alterations, further minor adaptation (such as the addition of a lift to CB09) would not have an adverse impact. The Bon Marche is associated with the Marcus Clark building on Railway Square and together with the former CBC Bank (the Terraces

CB08) will continue to contribute to the values of the intersection of Broadway and Regent and Harris Streets, which forms a heritage corner site listed in the SLEP 2006.

The Bradshaw Building (CB11)

81 Broadway (the former Bradshaw Building, CB11) has heritage significance as a good example of the early twentieth-century commercial development along George Street West (now Broadway) and is evocative of the early twentieth-century character of Ultimo. The building has had many owners and uses, including as a newsprint and classified advertising office for Fairfax, which occupied the adjacent building on Jones Street. 81 Broadway is good example of the Federation Free style and while its streetscape context has changed, it retains prominence due to its corner site response.

The heritage assessment undertaken for this project confirms the appropriateness of the listing of 81 Broadway as a heritage item at a local level, and as such, its demolition would result in a significant adverse heritage impact.

The Director-General requires that the Concept Plan include a justification for the proposed demolition of any local or nationally listed heritage item. UTS has identified the following reasons as to why it is seeking approval to demolish this locally listed heritage item:

- To accommodate growth in student and staff numbers, approximately an additional 65,500 sqm of floor area is required within the Broadway Precinct of the UTS City Campus. The Broadway site is the only significant development site within the Broadway Precinct and consolidation of future development on this site would allow development to be minimised on Alumni Green and the retention of the open space on Alumni Green as a core pedestrian space in the centre of the site. Alumni Green would become the 'green heart' of the campus and would intensify the cultural and social life of the campus generally. The retention of the Bradshaw building would jeopardise the strategy to minimise development on Alumni Green and would also limit the potential for UTS to provide the floor area required for the faculties identified for the Broadway site within the height limit.
- There are strong limitations arising from the nature of the building itself. It has small and irregular floor plates that make it an inefficient and difficult building to use for university purposes, particularly in regard to the Faculty of Engineering and Information Technology and Creative Industries uses proposed in the Master Plan where larger open and interactive spaces are the required physical environment.
- The retention of the Bradshaw building would also jeopardise the Masterplan strategy of providing a modern, cutting-edge building that is appropriate for and expressive of the technology-based teaching and research, and Creative Industries Innovation Centre (CIIC) that will be accommodated on the Broadway site. In February 2009 the federal government awarded UTS the role of establishing the CIIC. The centre will assist approx 35% of Australia's Creative Industries and Information and Communication Industries located in Sydney. It is strategically important for UTS and Sydney that the building has a memorable modern image that will promote and contribute to the success of the CIIC. The retention of the Bradshaw Building is counter to this strategy.
- From an urban design perspective the retention of this building does not allow for a cohesive design for this prominent corner site and would result in a stepping down from 10 to 3 levels at the corner of Jones Street—an unsatisfactory design outcome. The Bradshaw building also forms a barrier between the main campus block and the Broadway site and will not allow

a new building to have a strong connection to the main campus. A key strategy in the UTS Masterplan is to provide a cohesive and connected campus.

The proposed new building on this site represents a major capital investment and is vital to meeting UTS's Masterplan objectives. While acknowledging the heritage values of the Bradshaw Building, UTS believes that the benefits to Alumni Green and the increase in floor space that this site would free up outweigh the benefits in retaining the building and that the need to provide modern educational facilities for future generations outweighs the heritage value of this building.

BVN, the architects and urban designers preparing the Concept Plan have commented that:

The junction of Broadway and Jones Street will mark an important new gateway to UTS. With a new building on the western side, and a major refurbishment on the eastern side, there is a significant opportunity to define Jones Street as a new pathway into the heart of the campus, Alumni Green. The existing Bradshaw Building has the potential to affect the ability to design a new gateway through new building form.

In summary, the consent authority needs to balance the requirements of UTS and the functional and design/planning limitations posed by the building itself against the identified heritage significance of the building and its listing as a heritage item.

8.3 Heritage Impacts on Other Buildings within UTS Broadway Precinct

Retention of the Former Herald-Sun Building (AKA Fairfax Building) (CB10)

The heritage assessment undertaken as part of this Concept Plan application in fulfilment of the City of Sydney requirements for buildings over 50 years old has identified the former Herald-Sun Building as meeting the threshold for listing at a local level and inclusion on the UTS Heritage and Conservation Register (see Appendix A). As noted in Section 6.1, this building has historical associations and aesthetic values that contribute positively to the local area. UTS values this building and it has previously undertaken adaptive re-use works that were awarded the prestigious Sulman Prize by the (Royal) Australian Institute of Architects.

The Concept Plan would retain the majority of this building as a core element of this campus including the key elements of the upper office floor, plant room and radio tower. The retention of this building as a core element within the Broadway Precinct would be a very positive heritage outcome.

While the scale of the new building on Broadway would be slightly lower than that of CB10, it would result in a loss of views to the upper level offices of CB10, the northern wing of the L shaped form and the plant and service cores of the sides and rear of the building from most viewpoints along Broadway to the west of Jones Street. The tower and some parts of the lift motor room would continue to be visible from some areas further to the west along Broadway near the City Road (Princes Highway) intersection. Views to the upper office level, the tower, plant room/concrete arched roof verandah would be available from across Jones Street in the Alumni Green and from the corner of Jones and Thomas Streets. The higher quality materials used at the front/eastern and the north side of CB10 indicate that these elevations were intended as the primary elevations. The loss of these views would not constitute a significant heritage impact on the setting of CB10 because the areas of view loss are not of the primary elevation of the building and views to the primary elevation would be retained. There would be no need to modify the current proposal to mitigate the impacts on views of this building, although in the future design stages the eastern junction between CB10 and the new development on Jones Street should be carefully handled.

Demolition of CB12 and CB13

The heritage assessment of the former Regent Hotel (CB13) and the former McIlraths Store (CB12) undertaken as part of this Concept Plan application in fulfilment of the City of Sydney requirements for buildings over 50 years old has identified these buildings as **not** meeting the threshold for listing at a Local level nor inclusion on the UTS Heritage and Conservation Register (see Appendix A). They do not make a major contribution to the heritage streetscape value of the UTS Broadway Precinct as a whole.

CB12 and CB13 are remnants of the original George Street West (Broadway) streetscape east of Abercrombie Street, which was characterised by two- or three-storey terraced buildings on either side of the road. A larger, more cohesive group of shops from this period exists on the block further west.

While displaying some unusual decoration on the front facade, the integrity of CB12 has been diminished through many changes of use and the removal of original signage, fittings and fixtures, and no longer contributes greatly to an understanding of the historical streetscape of Broadway.

Though CB13 was listed as an item of Local significance on the City of Sydney LEP (1989), this listing was revoked in 1992. Subsequent heritage studies of the area have not resulted in the re-listing of this building. A number of heritage-listed hotels from this era exist in the area around Railway Square, including the Hollywood Hotel, the former Australian Hotel, Clare Hotel and Sutherlands, and all are still in operation. The Regent Hotel stopped trading in the 1970s; this loss of continuity of use has diminished the heritage value of the building overall.

The building complements the scale of the former Australian Hotel (now Abercrombie Hotel) across Broadway and other pubs in the area. However, given the imminent increase in scale of this context, in particular on the Frasers Broadway site opposite, and the visual separation between the hotel and those other elements, this streetscape contribution will be reduced. The UTS site and Frasers Broadway site opposite could equally be seen as appropriately having a higher city-edge scale as distinct from the lower-scale heritage streetscape of Broadway to the west of Wattle and Abercrombie Streets.

BVN, the architects and urban designers preparing the Concept Plan have commented that:

The new building on Broadway will provide an important urban gateway to the city from the southern approach on Broadway, which would not be possible if these 2 storey buildings were to remain. The new building will also provide permeability at the Broadway and Wattle street corner, with the possibility of new pedestrian arcades or laneways leading through the building into Jones Street, an opportunity that would not be possible with the retention of CB 12 and 13.

8.4 Impacts on Archaeological and Aboriginal Cultural Values

Proposed development at UTS would include the construction of new buildings along Broadway and Thomas Street, as well as a below-ground book vault and sporting facilities at the Alumni Green. This work would cause significant and extensive ground disturbance across these areas, including deep bulk excavation for basements, carparks, below-ground building space and foundations. This would result in the bulk removal of all soil strata down to bedrock in these areas. Ancillary landscaping works within the public domain would also have an impact on upper soil strata in other areas not subject to significant development works.

Aboriginal Archaeology

No Aboriginal objects or places were identified within the study area. The archaeological assessment concluded that it was extremely unlikely that remaining intact topsoil deposits (with potential to contain in-situ Aboriginal objects) would survive within the study area; however, such deposits could not entirely be ruled out. It is also possible that isolated Aboriginal objects may survive within the study area in disturbed contexts; however, were such objects to survive they would be of low scientific or cultural significance. Given the significant levels of past disturbance and very low potential for in-situ Aboriginal objects, the impact of the proposed development on Aboriginal cultural heritage is assessed to be low.

Consultation with MLALC did not identify any Aboriginal community concerns regarding the proposed development, indicating that the site has low cultural significance. Based on this consultation, the proposed development is not considered to significantly impact upon Aboriginal cultural heritage values of the site.

Historical (Non-Aboriginal) Archaeology

A number of potential archaeological relics have been identified within the UTS site, including archaeological evidence of post-1830s development and evidence of the original alignment of Parramatta Road. The potential impact on these remains is considered in Table 2.

Table 2 Assessment of possible impact on potential archaeological remains within the proposed development area.

Potential archaeological remains in the vicinity of the proposed development area	Location in relation to proposed development area	Assessment of potential impact
1. Isolated structures and garden remains from the Ultimo House period	The entire study area once formed part of the Ultimo Estate, thus if isolated structures or garden remains associated with this period survive, they may be expected in any area of the site. During the Ultimo House period, such structures may have been concentrated along the original Parramatta Street, and so there may be higher potential for these remains along this original road alignment. The original alignment crosses diagonally through the centre of the UTS site, in the area where development works are proposed to the Alumni Green and along Thomas Street.	The construction of the Fairfax building and the UTS buildings and basements is likely to have significantly disturbed or destroyed much of the archaeological resource deriving from the Ultimo House period. If further remains from this period were to survive, the impact of development on them would be significant. The construction of a new building on Thomas Street and the below-ground book vault at the Alumni Green (including the bulk excavation of soil strata for foundations, basements and the below-ground vault) would have a significant impact on any remaining relics in these areas.
2. Wall footings, cellars, piers, post holes etc belonging to the structures on the Broadway frontage post c1830 to the early twentieth century	If present, remains of post-1830s development are most likely to survive on the western third of the site's Broadway frontage. This is in the area where a new building is proposed along Broadway. Historical plans indicate that these structures once stretched along the extent of the site's Broadway frontage; however the construction of the UTS tower and other subsequent buildings is likely to have destroyed these remains along the eastern two thirds of the	The proposed construction of a new building on Broadway would significantly impact on structural remains, were they to survive in this area.

Potential archaeological remains in the vicinity of the proposed development area	Location in relation to proposed development area	Assessment of potential impact
	Broadway frontage.	
3. Cesspits, refuse pits or cisterns belonging to the nineteenth century structures that existed on the site	If present, remains of cesspits, refuse pits or cisterns associated with nineteenth century structures are most likely to survive on the western third of the site's Broadway frontage. This is in the area where a new building is proposed along Broadway. Historic plans indicate that nineteenth century structures (and therefore associated cesspits etc) once stretched along the extent of the site's Broadway frontage; however the construction of the UTS tower and other subsequent buildings is likely to have destroyed these remains along the eastern two thirds of the Broadway frontage.	The proposed construction of a new building on Broadway would significantly impact on such remains, were they to survive in this area.
4. Evidence of the original Parramatta Street alignment, including kerb stones, sealants (gravels and stones) and drainage	The original Parramatta Street alignment traverses the UTS site, crossing the UTS site and the Alumni Green. The alignment crosses the area where development is proposed on the Alumni Green and along Thomas Street.	The original alignment of Parramatta Street is situated in the area where a number of development works are proposed. These include the construction works on Thomas Street and at Alumni Green. Impact of these works on potential relics, if they survive, would be significant.
5. Evidence of laneways and alleys from the nineteenth century, including road base, bitumen surfaces, kerb stones and gutters	If present, remains of laneways and alleys are most likely to survive on the western third of the site's Broadway frontage. This is in the area where a new building is proposed along Broadway. Historic plans indicate that these laneways and alleys once stretched along the extent of the site's Broadway frontage; however the construction of the UTS tower and other subsequent buildings is likely to have destroyed these remains along the eastern two thirds of the Broadway frontage.	The proposed construction of a new building on Broadway would significantly impact on such remains, were they to survive in this area.

In summary, whilst there is potential for relics associated with the Ultimo House period, the original Parramatta Street alignment and nineteenth century structures to be impacted by proposed development works, the potential for such relics to survive within the study area is moderate to low.

9.0 Heritage Impacts in the Vicinity of the UTS Broadway Precinct

9.1 Impacts on Built Heritage Items in the Vicinity of UTS Broadway Precinct

While there would be a distinct scale change between the proposed new development on Broadway and the Blackfriars School and St Benedict's Church sites, this would be less than the scale differential resulting from the Frasers Broadway development behind and above the Abercrombie Hotel. These heritage items would continue to read as part of the lower streetscape to the west of

Wattle and Abercrombie Streets, as would the heritage-listed Victorian Gothic commercial building on the corner of Wattle Street and Broadway.

Similarly, the impacts of the Concept Plan on the former Briscoe & Co warehouse on Wattle Street would be no greater than those of recent development to the west and south of the warehouse building.

As noted elsewhere, the impacts resulting from the Frasers Broadway development on heritage items on that site fronting Broadway (Abercrombie and Clare Hotels, the Kent Brewery Administration Building and Gate) would be greater than any impacts resulting from the new development on the UTS site.

The development in front of CB01 and CB02 would not result in heritage impacts on the heritage items on the southern side of Broadway, including those noted above on the Fraser's site and the Sutherlands Hotel on the corner of Regent Street and Broadway. As noted in Section 8.1 the retention of the Bon Marche and Terraces buildings would positively impact the special values of this corner, which includes a number of heritage items: the Agincourt Hotel, the former Westpac Bank branch and Canada House.

The heritage-listed TAFE buildings H and P form the northern side of Thomas Street and are primarily historically significant for their ability to demonstrate the growth of the Sydney Institute TAFE as well as having some aesthetic significance for the contribution each makes to Thomas Street. Given that the proposed Thomas Street building will cover part of the site of an earlier building on Jones Street and is of a smaller scale to the previous building on this site, the proposed development is unlikely to have an adverse impact on the heritage value of either of the TAFE buildings or on the Sydney Institute of TAFE site as a whole.

9.2 Impacts on Other Heritage Items in the Vicinity of the Site

Railway Square Special Area

Railway Square is listed on the Sydney LEP 2005 as a Special Area and the streets within that area are also included on the LEP as Heritage Streetscapes. The listing for Railway Square identifies the high significance of views and vistas of various landmark Federation-era buildings.

The proposed 13-level tower addition to CB06 (making the building 20 storeys in total) would be located to the rear of the Peter Johnson building and set well back from Harris Street. As such, it would not be particularly visible from Harris Street and would not have a visual or scale impact on other heritage buildings on the UTS site itself, namely the Bon Marche or the Terraces.

The upper levels of the proposed tower may be visible in the backdrop to the heritage items that are located on the northern side of Railway Square in views from the south. These heritage items include the former Marcus Clark department store (TAFE building W) and two other heritage items on Broadway in this Special Area (the Agincourt Hotel, 871 George Street, and the Federation Free Style Commercial Building, 849–855 George Street). While the proposed development is unlikely to be visible behind the tower of the Marcus Clark building in key views from George and Pitt Streets and Railway Square itself (given the view lines and angles), it is also possible that the proposed addition may be visible behind the lower section of the Marcus Clark tower in a small number of views, for example from the exit ramp to Railway Square from Central Railway Station. However, it is our opinion that given the setback of the proposed tower addition from this area, there would be

negligible heritage impact on the Railway Square Special Area and the Heritage Streetscapes within it.

Harris Street/Regent Street/Broadway Intersection

As discussed in Section 9.1 above, given that the Bon Marche building and the Terraces will be retained, there will be no adverse impact on the character of this heritage-listed intersection.

Streetscapes

As noted in Section 4.4, the Carlton United Brewery Broadway streetscape is currently listed as an item of Local significance but only the Abercrombie, Clare and Sutherlands Hotels and the No. 1 Gate Portal remain following recent demolitions for the Frasers Broadway development. Given this context, there would not be any additional heritage impact on this streetscape from the UTS development than that which will arise from the Frasers development.

As noted above there would not be any heritage impact on the Heritage Streetscape within the Railway Square Special Area.

10.0 Conclusions and Recommendations

10.1 Conclusion

The UTS site is highly constrained in terms of usable floor space and one of the key Concept Plan aims is the consolidation of additional floor space within this existing campus area.

The Concept Plan retains the overall urban form of the site including the existing street pattern and this would be a positive heritage impact. Proposed new buildings respond to this existing urban form by being aligned to current street alignments, a positive heritage effect of the proposal.

A key characteristic of the development history of UTS is the adaptive re-use of former commercial buildings. The retention and further adaptive re-use of three buildings—the Bon Marche (CB03), the Terraces (CB08) and the Loft (CB09)—would be a positive heritage effect of the Concept Plan.

While not currently identified as a heritage item, the retention and conservation of the former Sun Herald Building (Fairfax Building) (CB10) is a very positive aspect of this Concept Plan proposal. The retention and enhancement of the Alumni Green as a pedestrian core of the site would enhance important views to the main facade of CB10.

The demolition of the Bradshaw Building (CB11) would be the most significant heritage impact from the Concept Plan proposal. As noted in this report, the consent authority needs to balance the masterplanning requirements of UTS and the functional and design/planning limitations posed by the building itself against the identified heritage significance of the building and its status as a heritage item.

The buildings located on the corner of Broadway, the former Regent Hotel (CB13) and the former McIlraths Store (CB12) are identified for demolition in the Concept Plan. The heritage assessments undertaken for this report have concluded that these two buildings do not satisfy any of the heritage criteria for listing as local heritage items.

The Concept Plan proposal would be unlikely to have adverse heritage impacts on built heritage items or other heritage items in the vicinity of site.

The study area was assessed to have moderate to low archaeological potential. Proposed development would impact on historical archaeological remains, if they survive within the study

area. Mitigation of this impact through further archaeological investigation and recording is recommended below.

10.2 Recommendations

Site Interpretation

Site interpretation is now considered to be an essential part of the heritage conservation process. Interpretation of heritage places supports community recognition and understanding of a site's values and significance. It is recommended that an Interpretation Plan be prepared to communicate the significance of heritage values of the site or its component elements, including built items and archaeology.

Photographic Archival Recording

An archival recording should be undertaken prior to commencement of any demolition work, in accordance with the NSW Heritage Branch's guidelines for photographically recording items of Local heritage significance.

Aboriginal Archaeology

Future development of the study area would not require a permit to disturb or destroy Aboriginal archaeology under Part 6 of the *National Parks and Wildlife Act 1974* (NSW). In the event that unexpected or significant Aboriginal remains not identified by the archaeological assessment and HIS were to be discovered during excavation at the site, all works in this area should cease and the nominated archaeologist and MLALC should be contacted to assess the finds. DECC must also be notified of the discovery, in accordance with Section 91 of the *National Parks and Wildlife Act 1974*.

A copy of this report should be forwarded to Allen Madden (MLALC) for his information.

Historical (Non-Aboriginal) Archaeology

The following strategies are recommended to mitigate the impact of the proposed development on historical archaeological remains that may survive at the UTS site. These recommendations are made under the presumption that the development application will be assessed by the Department of Planning under Part 3A of the EP&A Act.

- Any proposed ground disturbance in areas identified as having historical archaeological potential should be undertaken in conjunction with or preceded by appropriate archaeological investigation and recording by a suitably qualified archaeologist. In the western third of the Broadway frontage, where archaeological potential is greatest, this should take the form of archaeological test excavation and salvage excavation, where appropriate. In other areas, archaeological monitoring and recording by a suitably qualified archaeologist would be appropriate.
- Archaeological investigation of the site should be conducted in accordance with an archaeological research design (ARD). The ARD should detail the strategy for archaeological investigation of the site, including a methodology and research framework. It should be prepared in accordance with Heritage Branch guidelines and be approved by the Department of Planning prior to the commencement of any ground disturbance.

- Suitable clauses should be included in all contractor and subcontractor contracts to ensure that on-site personnel are aware of their obligations and requirements in relation to the potential archaeological resource. In particular, site personnel should recognise the authority of the archaeologist(s) on site to halt or redirect site works as required.
- In the event that unexpected or significant archaeological remains not identified by the archaeological assessment or HIS are discovered during excavation at the site, all works in this area should cease and the Heritage Branch, Department of Planning must be notified in accordance with Section 146 of the Heritage Act.
- A copy of this report should be submitted to the Department of Planning, NSW, in support of a Concept Plan Major Project Application pursuant to Section 75M of the EP&A Act.

11.0 Endnotes

- ¹ Attenbrow, V 2002, *Sydney's Aboriginal Past*, UNSW Press, Sydney, p 22.
- ² Jo McDonald Cultural Heritage Management 2006, *Sydney University Campus 2010 Test Excavations at the University of Sydney Central Site, Darlington Campus*, report prepared for Capital Insight Pty Ltd, p 9.
- ³ Fitzgerald, S & H Golder 1994, *Pymont and Ultimo: Under Siege*, Hale & Iremonger, Sydney, p 21.
- ⁴ Macle hose, J 1839, *Picture of Sydney and Strangers; Guide in NSW for 1839*, facsimile edition RAHS, Sydney, p 71.
- ⁵ Macle hose, J, *New South Wales and Port Phillip General Post Office Directory for 1839*, facsimile edition RAHS, Sydney, 2000. It should be noted that the Macle hose Directory is alphabetical by name and does not include street numbers, so exact location of residents or occupants within the study area can not be determined by using this directory.
- ⁶ Sands Sydney and Suburban Directory 1855–1858.
- ⁷ City of Sydney Archives BA File 1957 1677/57.
- ⁸ Adrian, C 1984, *Fighting Fire: A Century of Service 1884–1984*, George Allen & Unwin, Sydney, pp 80–81.
- ⁹ *ibid*, p 81.
- ¹⁰ Note: Gross floor area and building height are measured in accordance with the definition applying to Ultimo-Pymont in Sydney Local Environmental Plan 2005.

12.0 Appendices

Appendix A

State Heritage Inventory forms

- CB03 (Bon Marche Building), 1–7 Broadway
- CB08 (the Terraces), 9–13 Broadway
- CB09 (the Loft), rear of 9–13 Broadway
- CB10 (former Herald-Sun Building), 235–253 Jones Street
- CB11 (Bradshaw Building), 81 Broadway
- CB12 (former Muzak Building), 113–115 Broadway
- CB13 (former Regent Hotel), 117–121 Broadway

Appendix B

Concept Plan—University of Technology, Sydney (UTS) Broadway—Aboriginal and Historical Archaeological Assessment, prepared by Godden Mackay Logan, February 2009

Appendix A

State Heritage Inventory forms

- CB03 (Bon Marche Building), 1–7 Broadway
- CB08 (the Terraces), 9–13 Broadway
- CB09 (the Loft), rear of 9–13 Broadway
- CB10 (former Herald-Sun Building), 235–253 Jones Street
- CB11 (Bradshaw Building), 81 Broadway
- CB12 (former Muzak Building), 113–115 Broadway
- CB13 (former Regent Hotel), 117–121 Broadway

Heritage Data Form

ITEM DETAILS							
Name of Item	Bon Marche Building						
Other Name/s Former Name/s	UTS CB03						
Item type (if known)	Built						
Item group (if known)	Retail and wholesale						
Item category (if known)	Department store						
Area, Group, or Collection Name							
Street number	1-7						
Street name	Broadway						
Suburb/town	Ultimo					Postcode	2007
Local Government Area/s	Sydney						
Property description	Lot 2004, DP 1053548						
Location - Lat/long	Latitude	-33.883838			Longitude	151.201907	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	University of Technology, Sydney (UTS)						
Current use	UTS campus building and Co-op Bookshop						
Former Use	Department store						
Statement of significance	<p>This early twentieth-century building is a good example of the Federation Free Classical architectural style and is representative of a common form of utilitarian retail and commercial building constructed in Sydney during this period. The Bon Marche building has historical associations with Marcus Clark & Co Ltd, a prominent retailing company that operated numerous stores in New South Wales in the first half of the twentieth century.</p> <p>The Bon Marche building is a remnant of the booming commercial centre that emerged around Central Station in the early years of the twentieth century, and makes a positive contribution to the Broadway streetscape.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	McCredie and Anderson					
Builder/ maker	Unknown					
Physical Description	<p>The Bon Marche building: <i>... is a large four-storey retail and commercial building of Federation Free Classical Style. It features grouped and single semi-circular arched windows contrasting with rectangular windows on the same levels, some of which are formed as oriels. Some windows are surmounted by label moulds. There are prominent vertical bands of rendered pilasters. A large corner tower with domed roof and flagpole is a major feature of the building and the tower roof's eaves are bracketed. The roofline is parapeted with a moulded cornice. As well as reflecting characteristics of a certain architectural style the building is also representative of Sydney retail and commercial buildings of the period. Located on a corner of a major Broadway intersection, and possessing a landmark tower and distinctive styling, the building is an important streetscape feature in this inner part of Sydney.</i> (NSW Heritage Database)</p>					
Physical condition and Archaeological potential	In good condition and relatively intact with high potential for restoration.					
Construction years	Start year	1909	Finish year	1911	Circa	<input type="checkbox"/>
Modifications and dates	The building has been modified throughout to be converted to teaching rooms and offices for the University of Technology, Sydney.					
Further comments	<p>City of Sydney Council also lists the Bon Marche building's contribution to the Railway Square streetscape: <i>1-7 Broadway contributes to the Railway Square streetscape in contributing to a sense of place. Possessing a landmark tower, being a distinctive style and standing on a major inner Sydney intersection, the building is a key feature of the local streetscape.</i> (NSW Heritage Database)</p>					

HISTORY	
Historical notes	<p>The Bon Marche building was constructed in 1911 to a design by architects McCredie and Anderson on land purchased in 1909 by Marcus Clark, owner of the Bon Marche Trading Company. After running a number of successful drapery stores in the Newtown area, Marcus Clarke established the Bon Marche Trading Company in 1896. The company was named after the well-known and successful Bon Marche department store in Paris.</p> <p>The first of Marcus Clark's Bon Marche department stores operated from the Goodwins Building on the corner of George and Pitt Streets at Railway Square. Clark extended the building by four floors in 1905-1906 to accommodate the growing popularity of the department store. By 1909, the department store filled the entire Goodwins Building and Marcus Clark decided to move the store into a purpose-designed building on land at the corner of George and Harris Streets.</p> <p>The new, much larger building was completed in 1911 and the Bon Marche department store reopened in its new location later that year. The design of the Bon Marche building emphasised natural lighting and a clear layout to enable easy navigation for customers. McCredie and Anderson specialised in retail design, and had previously designed the first two floors of Mark Foy's department store in 1908.</p> <p>Between 1925 and 1928, Marcus Clark opened another department store further north along George Street, and expanded his business by opening stores in numerous locations throughout New South Wales and Victoria. The company was taken over by Waltons Limited in 1966.</p>
THEMES	
National historical theme	Developing local, regional and national economies
State historical theme	Commerce

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Bon Marche building has historical significance as one of the department stores belonging to Marcus Clark and company, which operated a number of stores throughout NSW. The Bon Marche department store opened in this purpose-designed building at 1–7 Broadway in 1911 and was one of many such stores that opened in the booming Central Station area at this time.
Historical association significance SHR criteria (b)	The Bon Marche building has historical associations with Marcus Clark, a prominent retailer in New South Wales in the late nineteenth century and first half of the twentieth century. The department store was named after the successful Bon Marche department store in Paris.
Aesthetic significance SHR criteria (c)	The Bon Marche building is a good example of the Federation Free Classical architectural style. It has a good corner response and contributes positively to the streetscapes of Broadway and Harris Street.
Social significance SHR criteria (d)	The Bon Marche building has no known social significance.
Technical/Research significance SHR criteria (e)	The site of the Bon Marche building has little archaeological potential.
Rarity SHR criteria (f)	The Bon Marche building is not rare.
Representativeness SHR criteria (g)	The Bon Marche building is representative of the early twentieth-century department stores built in Sydney around Central Station. Other examples include the former Marcus Clark store (now the Sydney Institute TAFE) at Railway Square, and the former Mark Foy's department store, which was also designed by McCredie and Anderson, architects of the Bon Marche store. The Bon Marche building is a good example of its type.
Integrity	The Bon Marche building is relatively intact externally, though its original parapet level decoration has been removed.

HERITAGE LISTINGS	
Heritage listing/s	City of Sydney LEP 2005, Schedule 9

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	Conybeare Morrison & Partners/UTS	The Terraces and the Bon Marche Building: Lifting of the Heritage Listings	2000	University of Technology, Sydney
Database	NSW Heritage Branch	NSW Heritage Database entry—Federation Commercial Building	2005	www.heritage.nsw.gov.au

Heritage Data Form

RECOMMENDATIONS	
Recommendations	The building should be conserved. The LEP listing should be updated by City of Sydney Council to include current condition, history of the building and assessment of significance included on this heritage inventory form.

SOURCE OF THIS INFORMATION			
Name of study or report	UTS Concept Plan Application—Built Heritage Assessment	Year of study or report	2008
Item number in study or report			
Author of study or report	Godden Mackay Logan Pty Ltd		
Inspected by	Geoff Ashley, Julia Dowling and Rachel Davies, Godden Mackay Logan Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Julia Dowling	Date	November 2008

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Bon Marche building in context, showing the Agincourt Hotel opposite and the UTS tower in the background.				
Image year	2009	Image by	Julia Dowling, Godden Mackay Logan Pty Ltd	Image copyright holder	University of Technology, Sydney



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Bon Marche building				
Image year	2009	Image by	Julia Dowling, Godden Mackay Logan Pty Ltd	Image copyright holder	University of Technology, Sydney



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Interior of Bon Marche building, showing original archways.				
Image year	2008	Image by	Geoff Ashley, Godden Mackay Logan Pty Ltd	Image copyright holder	University of Technology, Sydney



Heritage Data Form

ITEM DETAILS							
Name of Item	9-13 Broadway						
Other Name/s Former Name/s	Commercial Banking Company of Sydney (former George Street West branch); The Terraces; UTS Campus Building 8 (CB08)						
Item type (if known)	Built						
Item group (if known)	Finance						
Item category (if known)	Bank						
Area, Group, or Collection Name							
Street number	9-13						
Street name	Broadway						
Suburb/town	Ultimo					Postcode	2007
Local Government Area/s	Pyrmont						
Property description	Lot 1, DP 1079855						
Location - Lat/long	Latitude	-33.883920			Longitude	151.201701	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	University of Technology, Sydney						
Current use	Vacant (proposed 2SER studios)						
Former Use	Commercial Banking Company of Sydney, Broadway branch						
Statement of significance	<p>9-13 Broadway is historically significant as a former branch of the Commercial Banking Company of Sydney (established 1834), which merged with National Australia Bank in 1981. The bank occupied the ground floor of No. 11, with the bank vault in the basement and the upper levels of all three buildings used as the bank manager's residence. The buildings have significant historic associations with Walter Liberty Vernon and James Wardell, both prominent Sydney architects of the nineteenth century.</p> <p>The stepped massing of the rear of the buildings is characteristic of the work of Walter Liberty Vernon. The building is a good example of the Federation Free Classical style and makes a positive contribution to the Broadway streetscape.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Wardell and Vernon					
Builder/ maker	James White					
Physical Description	The building is a three-storey rendered brick building with ground-floor shopfronts and offices above. It is Federation Free Classical in style, with segmented arched windows on the second floor, rectangular windows on the first floor and a balustrade parapet to the roofline. There is a slight projection of the centre bay of the façade, within which are expressed quoins and a triangular pediment above the centre first-floor window. A suspended awning has been added at first-floor level. (Source: City of Sydney Heritage Inventory)					
Physical condition and Archaeological potential	Generally good condition throughout.					
Construction years	Start year	1885	Finish year	1887	Circa	<input checked="" type="checkbox"/>
Modifications and dates	1899—Front elevations of 9 and 13 brought forward to the level of the bank 1911—Minor alterations, at a cost of £540 (painting, papering and repairs by AJ Wellesley Drayton) 1913—Alterations to shop No. 13 costing £357 (tender to MB Sutton) 1914—Painting and renovating bank and both shops 1920—Electrical light installed (tender to O'Donnell and Griffin) 1921—Remodelling of the premises at a cost of £5350 1926—Erection of suspended awnings and alterations at a cost of £832 (including enlarging the windows of No. 13) 1928—Alterations to No. 9, costing £399 1934—Repair and painting by Stuart Bros Ltd 1939—Internal and external renovations (Stuart Bros) 1947—Stripping and relaying slate roof (work carried out by GT Cross & Co) 1948—External renovations and repairs 1951—Installation of fluorescent lighting					
Further comments						

HISTORY	
Historical notes	<p>The Commercial Banking Company of Sydney, which had been established in Sydney in 1834, opened its George Street West branch on 3 July 1885. The land cost £9000 and the building £6687. The first bank manager was Mr RA Clark, who remained as manager until 1888. In August 1885 the general manager of the Commercial Banking Company of Sydney purchased an allotment in George Street West adjacent to the bank branch for £8580. Architects Wardell and Vernon were commissioned to design shop buildings on either side of the bank—it is likely that Wardell and Vernon designed the original bank building as well—and James White was commissioned to build the extensions for £6687. The basement bank vault was constructed at this time.</p> <p>The shops of Nos 9 and 13 were rented out for £250 per annum and were occupied by a number of different businesses over the next 100 years. The first and second floors of all three buildings were combined to form the bank manager's residence.</p> <p>The bank closed its George Street West (by then Broadway) branch in 1980, one year prior to the bank's merger with the National Bank of Australia, and relocated to new premises at 732 Harris Street, Ultimo. The University of Technology, Sydney bought the buildings in the 1990s and made minor internal alterations for use as tutorial rooms. Further alterations were carried out in 2008 to turn the buildings into the new premises for community radio station 2SER.</p> <p>Sources: Board Minutes, Commercial Banking Company of Sydney, 1885–1920 Conybeare Morrison & Partners, report for the University of Technology, Sydney</p>

Heritage Data Form

THEMES	
<i>National historical theme</i>	Building national, regional and local economies
<i>State historical theme</i>	Commerce

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	9–13 Broadway is historically significant as a former branch of the Commercial Banking Company of Sydney (established 1834), which merged with National Bank of Australia in 1981. The bank occupied the buildings continuously for over 90 years, with the bank vault in the basement of No. 11 and the upper levels of all three buildings used as the bank manager's residence.
Historical association significance SHR criteria (b)	9–13 Broadway has significant historical associations with Walter Liberty Vernon and James Wardell, who were prominent Sydney architects of the nineteenth century (Vernon was later NSW Government Architect), and also with the Commercial Banking Company of Sydney, which operated in Sydney for almost 150 years.
Aesthetic significance SHR criteria (c)	9–13 Broadway is a good example of Federation Free Classical styles and makes a positive contribution to the Broadway streetscape. The stepped massing of the rear of the buildings is characteristic of the work of Walter Liberty Vernon.
Social significance SHR criteria (d)	9–13 Broadway has no known social significance.
Technical/Research significance SHR criteria (e)	The site of 9–13 Broadway has low archaeological potential.
Rarity SHR criteria (f)	9–13 Broadway is not rare.
Representativeness SHR criteria (g)	9–13 Broadway is representative of the late nineteenth-century streetscape of Broadway. It is a good example of its architectural style and representative of the commercial designs of Walter Liberty Vernon and James Wardell.
Integrity	The first and second floors of 9–13 Broadway are largely intact. Alterations have been made to the ground-floor shops of Nos 9 and 13 and the interior fittings of the former banking chamber (ground floor of No. 11) have been removed. The exterior is substantially intact overall.

HERITAGE LISTINGS	
Heritage listing/s	City of Sydney LEP 2005, Schedule 9
	National Trust Conservation Area

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	Conybeare Morrison & Partners/UTS	The Terraces and the Bon Marche Building: Lifting of the Heritage Listings	2000	University of Technology, Sydney
Letter	Godden Mackay Logan/Graphite Architects	UTS Terraces, Nos 9–13 Broadway—Heritage Advice	2008	Godden Mackay Logan

Heritage Data Form

RECOMMENDATIONS	
Recommendations	The building should be retained and conserved. The stables building behind 9-13 Broadway should be included within this listing.

SOURCE OF THIS INFORMATION			
Name of study or report	UTS Concept Plan Application—Built Heritage Assessment	Year of study or report	2009
Item number in study or report			
Author of study or report	Godden Mackay Logan Pty Ltd		
Inspected by	Geoff Ashley and Julia Dowling, Godden Mackay Logan Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Julia Dowling	Date	November 2008

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Southern elevation of 9-13 Broadway				
Image year	2008	Image by	Julia Dowling	Image copyright holder	Godden Mackay Logan Pty Ltd



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Broadway streetscape showing the UTS tower to the left and the Bon Marche building to the right, with 9-13 Broadway in the middle.				
Image year	2008	Image by	Julia Dowling	Image copyright holder	Godden Mackay Logan Pty Ltd



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Stepped massing at the rear of 9-13 Broadway.				
Image year	2008	Image by	Julia Dowling	Image copyright holder	Godden Mackay Logan Pty Ltd



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Stepped massing at rear of No. 9 Broadway.				
Image year	2008	Image by	Julia Dowling	Image copyright holder	Godden Mackay Logan Pty Ltd



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Street level façade of No. 11 Broadway.				
Image year	2008	Image by	Julia Dowling	Image copyright holder	Godden Mackay Logan Pty Ltd



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ITEM DETAILS							
Name of Item	The Loft						
Other Name/s Former Name/s	UTS Campus Building 9 (CB09)						
Item type (if known)	Built						
Item group (if known)	Retail and wholesale						
Item category (if known)	Store						
Area, Group, or Collection Name							
Street number	Rear of 9-13						
Street name	Broadway						
Suburb/town	Ultimo					Postcode	2007
Local Government Area/s	Sydney						
Property description	Lot 1, DP 1079855						
Location - Lat/long	Latitude	-33.883689			Longitude	151.201601	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	University of Technology, Sydney (UTS)						
Current use	Bar						
Former Use	Store						
Statement of significance	The Loft building is a small, brick store building located at the rear of 9-13 Broadway associated with the former Commercial Banking Company of Sydney branch at No. 11 Broadway. The building has historical significance as a remnant of the late nineteenth-century commercial development of George Street West.						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The Loft is a small two-room, two-storey building located at the rear of 9–13 Broadway. It is constructed of colonial-bond brickwork with a corrugated-iron roof. The doors and windows on the southern elevation are arched and have rendered sills. The interior has been remodelled recently into a café and bar for UTS. An elevated walkway connects the upper level with the adjacent buildings.					
Physical condition and Archaeological potential	Generally in good condition.					
Construction years	Start year	1892	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	1998—Fire damage to interior and roof of building 2000—Interior remodelled and roof replaced.					
Further comments						

HISTORY	
Historical notes	<p>The Loft building was originally owned by the Commercial Banking Company of Sydney, which operated its George Street West (now Broadway) branch from the terraced buildings of 9–13 Broadway in front of the Loft. The first description of the premises appears in the city council rate assessments for 1892. In these the building is described as being owned and occupied by the bank; used as a store; of two floors and two rooms; constructed of brick with an iron roof; and of a value of £104.</p> <p>Entries for the building were included in the rate assessments up until c1910. The Bon Marche department store was built on the adjacent site in 1911. The building was possibly used by Denham, Wilson & Co, manufacturing chemists, from 1918 to 1920.</p> <p>The building was remodelled in 2000 for use as a café and bar for the University of Technology, Sydney, following purchase of the building in 1998.</p> <p>Source: Clive Lucas, Stapleton & Partners Pty Ltd, Letter to UTS, 1998.</p>

THEMES	
National historical theme	Developing local, regional and national economies
State historical theme	Commerce

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Loft building has historical significance for its connection with the commercial development of George Street West during the late nineteenth century and early twentieth century. Its retention throughout extensive redevelopment of surrounding areas is indicative of the inherent usefulness of these small, utilitarian store buildings.
Historical association significance SHR criteria (b)	The Loft building does not possess any known historical associations of significance.
Aesthetic significance SHR criteria (c)	Though a neat utilitarian building, The Loft does not possess any aesthetic significance.
Social significance SHR criteria (d)	The Loft building does not possess any known social significance.
Technical/Research significance SHR criteria (e)	The site of the Loft building has low archaeological potential. The site was part of the Ultimo estate.
Rarity SHR criteria (f)	The Loft building is not rare.
Representativeness SHR criteria (g)	The Loft building is not representative.
Integrity	Form and fabric of the building has a high level of integrity. The interior has been remodelled.

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	Conybeare Morrison & Partners/UTS	The Terraces and the Bon Marche Building: Lifting of the Heritage Listings	2000	University of Technology, Sydney
Letter	Clive Lucas, Stapleton & Partners Pty Ltd/UTS	The Loft, Rear of 9-13 Broadway, Sydney	1998	UTS

RECOMMENDATIONS	
Recommendations	

Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	UTS Concept PlanApplication—Built Heritage Assessment	Year of study or report	2009
Item number in study or report			
Author of study or report	Godden Mackay Logan Pty Ltd		
Inspected by	Geoff Ashley, Julia Dowling and Rachel Davies, Godden Mackay Logan Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Julia Dowling	Date	November 2008

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Loft building—front façade				
Image year	2009	Image by	Julia Dowling	Image copyright holder	Godden Mackay Logan Pty Ltd



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Loft building to the left, with the former CBC branch buildings to the right.				
Image year	2009	Image by	Julia Dowling	Image copyright holder	Godden Mackay Logan Pty Ltd



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ITEM DETAILS						
Name of Item	Former Herald-Sun Building					
Other Name/s Former Name/s	UTS Campus Building 10 (CB10); Fairfax Building (former); Sydney Morning Herald Building (former); Herald Building (former)					
Item type (if known)	Built					
Item group (if known)	Manufacturing and Processing					
Item category (if known)	Printery					
Area, Group, or Collection Name						
Street number	235–253					
Street name	Jones Street					
Suburb/town	Ultimo				Postcode	2007
Local Government Area/s	Sydney					
Property description	Bounded by Jones Street to the east, Thomas Street to the north, Wattle Street to the west and Bishops Lane to the south. Lot 1, DP 218673					
Location - Lat/long	Latitude	-33.883505			Longitude	151.199491
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	University of Technology, Sydney					
Current use	UTS campus building					
Former Use	John Fairfax & Sons Newspapers					
Statement of significance	<p>The former Herald-Sun Building is a 14-storey 1950s office building with a prominent radio tower. The building has historical significance for its connection with the Fairfax Media group, for which it was purpose-built. The building has landmark qualities that symbolise the growth of an important Australian media empire. Fairfax was based in the building for 40 years. The fourteenth floor of the building contains intact offices decorated in a Functionalist style. The prominent radio tower—used for news broadcasts for 2UE and 2GB—that forms the apex of the building is visible from surrounding areas, including from Prince Alfred Park to the south, and to the west and east along Broadway. When Fairfax occupied the building, the printing presses on the ground-floor levels could be viewed from Thomas and Wattle Streets.</p> <p>A number of well-known media formats were published in the building, including the <i>Sydney Morning Herald</i>, <i>Australian Financial Review</i>, <i>Sun Herald</i> and <i>Woman's Day</i>. The former Herald-Sun Building was an employment and activity focus for the local area and probably holds significance for those employed by Fairfax at the time.</p> <p>Modifications to the building by Bligh Voller Nield and Woods Bagot won the prestigious Sulman Prize for public architecture in 2003, awarded by the Australian Institute of Architects.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	ER Bradshaw of Stuart Bros, and Fowell, Mansfield and MacLurcan Bligh Voller Nield and Woods Bagot—2002 alterations					
Builder/ maker	Stuart Bros					
Physical Description	<p>The former Herald-Sun Building is a large 1950s office tower at 235–253 Jones Street on the corner of Jones and Thomas Streets, Ultimo. The building comprises two sections: the 14-storey section to the south (built as the administrative tower) and the lower eight-storey annex to the north (originally the printing house). With a tall radio tower forming the apex, the building is a landmark of the local area.</p> <p>The building is steel-framed with a façade made of composite stone panels and aluminium-framed windows. The ground floor on the Jones Street frontage is faced with red granite. The entrance features a large concrete awning and glass doors.</p> <p>The 14-storey section is symmetrical at the front, with a number of protruding stepped sections at the rear. The building features an arched concrete sunshade on the fifteenth-floor roof terrace. A lower, dark glass building has been added to the southwestern corner.</p> <p>The building underwent extensive alterations when UTS took over in 2001, including the insertion of an atrium between the two wings and internal alterations throughout.</p>					
Physical condition and Archaeological potential	Generally in good condition, with top-floor offices of eastern wing still intact. No archaeological potential—basement levels are built on rock.					
Construction years	Start year	1954	Finish year	1959	Circa	<input type="checkbox"/>
Modifications and dates	<p>The former Herald-Sun Building was modified extensively when UTS bought the building in 2001. Other known modifications are as follows:</p> <p>1961—Extensions and alterations</p> <p>1972—Lecture hall constructed and airconditioning plant room extended</p> <p>1981—Alterations to roof</p> <p>1987—Alterations to roof</p> <p>2002—Construction of atrium and internal alterations (Bligh Voller Nield)</p> <p>2005—New partitions throughout</p>					
Further comments						

HISTORY	
Historical notes	<p>The site of the Herald-Sun building is located on land originally granted to John Harris between 1803–1818.</p> <p>When Fairfax purchased the site (bordered by Jones Street, Thomas Street, Wattle Street and Bishop Lane) in 1954, the site was occupied by a number of businesses. All tenants were given notice to leave and had done so by June of that year. Fairfax had hoped to extend the site to the boundary with Broadway but found at least one of the owners unwilling to sell. This meant that the new building was planned without this frontage (though over time Fairfax did purchase the remaining properties in this city block).</p> <p>On 20 September 1954 Fairfax was granted permission to build its new premises. It demolished No. 512/514 Wattle Street, corner Thomas Street, and 235/243 Jones Street. Council's assessment describes these buildings as 'two and three-storey brick factories and offices, misc[ellaneous] buildings on site used for various purposes. All to be demolished [...] mostly now vacant' with all machinery removed (though Fairfax's application shows that there were still metal stamping machines present).</p> <p>The Fairfax publishing business began in 1841 when John Fairfax (b 1805), from Warwickshire, England, and a partner bought the <i>Sydney Herald</i>. By 1852 the paper had a circulation of 4000 and both men were very wealthy. In 1853 the partner sold his interest to Fairfax and over the next (almost) 150 years, five generations of the family ran the paper. They were a wealthy and influential family, two of whom were knighted, and members of which sat on the boards of the largest financial institutions in</p>

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	<p>Australia. They had a large family home in Bellevue Hill and a number of rural properties and were also known for their philanthropic commitment.</p> <p>Fairfax moved from a building which had been owned and inhabited by the company for 73 years. Located on the corner of Hunter, O'Connell and Pitt Streets in the city, this building, occupied in 1856, was sold to the Bank of New South Wales in 1954. The money received contributed capital to the purchase of the Ultimo site.</p> <p>The reason for the move to new premises in Ultimo was the need for more space to accommodate a growing business. More printing presses were already needed for Fairfax's largest print run: the Saturday edition of the <i>Sydney Morning Herald</i> (Fairfax's flagship paper since 1841). Then, in 1953, a merger with Associated News meant that even greater printing capacity was required to accommodate the new publications. It had also become possible to print during both the day and night, thus maximising use of the plant. The SMH was printed at night and the <i>Sun Herald</i> (created by the amalgamation of Fairfax's unpopular Sunday Herald and the Sunday Sun (Associated News) during the day. In addition Associated News had a magazine subsidiary (Sungravure Ltd) which was enlarged after the merger and by 1956 was publishing the popular <i>Woman's Day</i>. Also in the stable by this time was the increasingly successful <i>Australian Financial Review</i> (launched 1953). The merger brought the radio station 2UE into the fold and spurred the directors to pursue their interests in television (first broadcast in Australia in 1956). A secondary reason for the move to what was then the edges of the CBD was the growing traffic congestion in the city centre. The new location freed up road transport to the outer suburbs, gave excellent access to the railway, and brought the company closer to the airport.</p> <p>The new building was built by Stuart Bros Pty Ltd and designed by ER Bradshaw, the firm's architect. Fowell, Mansfield & MacLurcan were consulting architects (John Mansfield designed the exterior). Stuart Bros had been builders for Fairfax for 70 years, which had given them extensive experience in building for the publishing industry. They applied to build this latest building in brick and glass (walls), reinforced concrete (floors), and reinforced concrete and corrugated fibro (roof). Structural engineers were HR Smith & Lascelles. The building would have a six-floor printery topped with a tower of another 8 floors for administration.</p> <p>Joseph Charles Fowell began his architectural practice in Australia in 1926. In 1928 he and KH McConnel became partners (McConnel resigned in 1939), and in 1935 JLS Mansfield joined them as a third partner. In 1946 OR Jarvis and DCB MacLurcan also joined the firm, which was then renamed Fowell, Mansfield & MacLurcan. Fowell's son (JD Fowell) was made a partner in 1950.</p> <p>The building was owned by AMP and leased to Fairfax for 25 years with the option to buy at the end of this period (Fairfax bought the Herald-Sun Building in 1982).</p> <p>Demolition of existing buildings on the site began in September 1954. Foundations began to be laid as excavations continued. The foundations are notable as the Council allowed shallower excavations than usual as these were into strong rock and were to be compensated for by the use of concrete with a crushing strength of 5,000 pounds per square inch, the first time the Council had approved such a move. The steelwork began in January 1955. Between June and November of that year the move progressed. This included the installation of the 20 Hoe's Press units from the old building. On 19 September the first printing took place in the new building and on 21 and 22 December 1955 the Fairfax staff moved in; the building had only six of its final 14 floors at this time. The staff of Associated News moved in later. The building was still unfinished in March 1956.</p> <p>News broadcasts for radio stations 2UE and 2GB took place from the new building.</p> <p>In July 1961 Fairfax was given consent to extend and alter its existing premises. At the time the building is described as having the following number of storeys—8 storeys to the north and 14 to the south. The extension approved consisted of: 'new 2nd floor internally over triangular section and new floor extensions over flat roof to 3rd, 4th, and 5th floors [...], triangular in shape.' The extension were to abut Bishop Lane.</p> <p>In March 1967 Fairfax applied to demolish buildings that they owned on Broadway and 'bitupave' the cleared area to make a carpark that would accommodate 21 trucks and 40 cars. Nos 83–107 were shops, Nos 109–111 already vacant land. These properties had been bought by Fairfax at the following times: 83–93 (Jan 1955), 95–97 (May 1954), 99 (Nov 1964), 101–105 and 109–111 (May 1954), 107 (June 1959). The majority of premises were vacant, but others were occupied: No. 87 was</p>
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Heritage Data Form

	<p>a sandwich shop, No. 89 was WG Watson & Sons (signwriters), and No. 95 was a second-hand clothing shop. Construction of the carpark had commenced by July 1969.</p> <p>In c1969 John Fairfax & Sons bought a portion of Bishop Lane from the Council. It was 6¾ perches in size (about two-thirds of its length from its eastern end to the boundary of the Regent Hotel). They purchased the remainder of the lane from the eastern boundary of the Regent Hotel to Wattle Street in c1970. In 1972 Havens, Kirkwood & Hynch completed a lecture hall on the roof at the level of the seventh floor. Stuart Bros were the builders and HR Smith & Lascelles the structural engineers. In the same year the same team extended the existing airconditioning plant room on the seventh and eighth floor levels.</p> <p>In 1981 the existing airconditioning plant room on the seventh and eighth floors had the metal roof replaced with a concrete one. In August 1987 part of the 'lightweight' roof on the third floor was replaced with a concrete slab (Havens, Kirkwood & Meertens, HR Smith & Lascelles, Stuart Bros).</p> <p>In 1982 Fairfax exercised its option to buy the Herald-Sun building from the AMP Society. It paid \$1,700,000 for a building then valued at \$18–25,000,000. The <i>Sun</i> was being overtaken by the <i>Mirror</i> in popularity and Fairfax considered moving to premises further from the city.</p> <p>In 1987 Fairfax was still publishing from the building but another very successful media proprietor (Rupert Murdoch) had bought many of the newspapers and television channel ATN7 had been sold. In 1995, Fairfax commissioned a new printing plant in Chullora in western Sydney and moved out of 235–253 Jones Street.</p> <p>Eventually the University of Technology Sydney bought the building to expand its campus. In 2002 the architectural firm of Bligh Voller Nield, in association with Woods Bagot (NSW), won the Sir John Sulman medal for the 'transformation' of the former Fairfax building into a 'contemporary teaching facility' for the University of Technology, Sydney.</p> <p>Sources:</p> <p>Fowell Mansfield Jarvis & Maclurcan Architects, no author, c1970</p> <p><i>Heralds & Angels: the House of Fairfax, 1841–1990</i>, Gavin Souter, 1991</p> <p><i>Company of Heralds: A Century and a half of Australian Publishing by John Fairfax Limited and its predecessors, 1831–1981</i>, Gavin Souter, 1981</p> <p>www.architecture.com.au (Australian Institute of Architects site)</p> <p>www.bvn.com.au (Bligh Voller Nield site)</p> <p>Building Journal</p> <p>Council Records:</p> <p>CRS 34, 722/69</p> <p>CRS 93, 729/54</p> <p>CRS 59, 28/71</p> <p>CRS 59, 1196/70</p> <p>CRS 62, 220/67</p> <p>CRS 116, 45 80 0804</p> <p>CRS 116, 45 86 2041</p>
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THEMES	
<i>National historical theme</i>	Developing local, regional and national economies
<i>State historical theme</i>	Communication

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The former Herald-Sun Building was designed in 1954 specifically for the expansion of John Fairfax & Sons. The building was the headquarters of Fairfax until 1995 and contained printing presses in the Wattle Street ground-floor levels. The Fairfax offices were an employment and activity focus (with CUB) for the local area. The former Herald-Sun Building has historical significance for demonstrating the growth of an important media empire in Australia and as the home of the <i>Sydney Morning Herald</i> (originally <i>Sydney Herald</i> , est. 1831) for over 40 years.
Historical association significance SHR criteria (b)	The former Herald-Sun Building has strong associations with John Fairfax & Sons (now Fairfax Media Limited) and has broadcasting associations with radio stations 2GB and 2UE. The building was the home of a number of popular media formats, including the <i>Sydney Morning Herald</i> , <i>Australian Financial Review</i> , <i>Woman's Day</i> and <i>Sun Herald</i> .
Aesthetic significance SHR criteria (c)	The former Herald-Sun Building has aesthetic significance for the functionalist style evident in its upper floors and the landmark qualities the building has for the local area. The building's design reflects the image of the company at the time—a growing media empire. The exterior form of the building displays an amalgam of styles. Recent alterations and additions by Bligh Voller Nield won the prestigious NSW Australian Institute of Architects 'Sulman Prize' for public architecture in 2003.
Social significance SHR criteria (d)	The former Herald-Sun Building is likely to possess significance for Fairfax employees and the local community.
Technical/Research significance SHR criteria (e)	The building has a basement—no archaeological potential. Some interpretation potential about local area and history, but no research potential per se since all machines have been removed.
Rarity SHR criteria (f)	The former Herald-Sun Building is not rare as continuity of function has been lost.
Representativeness SHR criteria (g)	The former Herald-Sun Building is representative of mid-twentieth century buildings designed for media and communications, where the function of the building (media headquarters) is expressed in the building's form. Other examples in Sydney include the AWA building and the <i>Reader's Digest</i> building in Surry Hills.
Integrity	The former Herald-Sun Building retains a high level of integrity.

HERITAGE LISTINGS	
Heritage listing/s	No heritage listings.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	INHERITage Heritage Advisors & Consultants/UTS	Heritage Impact Statement	2008	

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RECOMMENDATIONS	
Recommendations	

SOURCE OF THIS INFORMATION			
Name of study or report	UTS Concept Plan Application—Heritage Assessment	Year of study or report	2009
Item number in study or report			
Author of study or report	Godden Mackay Logan Pty Ltd		
Inspected by	Geoff Ashley, Julia Dowling and Rachel Davies, Godden Mackay Logan Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Julia Dowling	Date	November 2008

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of the front façade from the UTS campus, looking west.				
Image year	2008	Image by	Geoff Ashley	Image copyright holder	Godden Mackay Logan Pty Ltd



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of the front façade from the UTS campus, looking west.				
Image year	2008	Image by	Geoff Ashley	Image copyright holder	Godden Mackay Logan Pty Ltd



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of top of building showing aerial and curved sunshades on roof terrace.				
Image year	2008	Image by	Geoff Ashley	Image copyright holder	Godden Mackay Logan Pty Ltd



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Eleventh-floor lobby showing original timber panelling and curved ceiling design.				
Image year	2008	Image by	Geoff Ashley	Image copyright holder	Godden Mackay Logan Pty Ltd



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of the stepped rear section, looking northeast from Broadway.				
Image year	2008	Image by	Geoff Ashley	Image copyright holder	Godden Mackay Logan Pty Ltd



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ITEM DETAILS							
Name of Item	81 Broadway						
Other Name/s Former Name/s	Bradshaw Building; UTS CB11						
Item type (if known)	Built						
Item group (if known)	Retail and wholesale						
Item category (if known)	Shop						
Area, Group, or Collection Name							
Street number	81						
Street name	Broadway						
Suburb/town	Ultimo					Postcode	2007
Local Government Area/s	Sydney						
Property description	Lot 1, DP 89492						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	University of Technology, Sydney						
Current use	Vacant						
Former Use	Shop/warehouse						
Statement of significance	81 Broadway (the former Bradshaw Building) is a good example of the early twentieth-century commercial development along George Street West (now Broadway) and is evocative of the early twentieth-century character of Ultimo. The building has had many owners and uses, including as a newsprint and classified advertising office for Fairfax, which occupied the adjacent building on Jones Street. 81 Broadway is a good example of the Federation Free style and, while its streetscape context has changed, it retains prominence due to its corner site response.						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION	
Designer	Kent, Budden & Greenwell (1911 alterations)
Builder/ maker	Unknown
Physical Description	The following description has been reproduced from the current inventory listing: <i>The building at 81 Broadway is a former warehouse and office building of three stories in Federation Free Style. It has external walls of face brick, now painted, with brick pilasters, decorative mouldings of special bricks and render, and bands of pebbledash render to the top storey and chimney tops. Windows are timber framed, of varying shapes, and exposed rafters at eaves are carved. The building has a low tower on the street corner, and chimneys at opposite corners, the rear one forming part of a</i>

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	<p><i>tall brick parapet with arched opening. There is evidence of alteration to several openings especially at ground floor level, although many of the decorative upper floor windows retain original woodwork and glazing. Internally, the building has a timber stair, with typical Arts and Crafts detailing to upper balustrades, and suspended acoustic tile ceilings below original ripple iron and pressed metal. There are no internal columns; encased beams in the ceiling of the first floor may indicate that original walls have been removed.</i></p> <p><i>Category: Individual building. Style: Federation Free Style. Storeys: 3. Facade: Face brick (painted), timber windows. Side/Rear Walls: Face brick (painted), timber windows. Internal Walls: Rendered masonry, plasterboard and stud. Roof Cladding: Corrugated steel sheet, waterproof membrane to rear deck. Internal Structure: Load bearing brick walls, steel beams (possibly later). Floor: Timber joists and boards to upper floors, reinforced concrete ground floor, all carpet; WCs concrete and tiles. Roof: Not inspected; presumably timber framing. Ceilings: Ripple iron, pressed metal, fibrous plaster (with half-round battens), all above suspended acoustic tiles. Stairs: 1, timber, with decorative timber balustrade to top flight only, elsewhere plain timber handrails. Fire Stairs: Refer Stairs. Lifts: None. General Details: One large fireplace, typical of the kind built in a kitchen, remains in the rearmost room of the top floor. Large brick arches on street corner at ground level, once infilled by shopfronts, now open with splayed modern shopfront across the corner.</i></p>					
Physical condition and Archaeological potential	While retaining its overall form and appearance, the interior of the Bradshaw Building has been altered greatly. The façade and upper floors are generally in good condition.					
Construction years	Start year	1902	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Extensive modifications took place when John Fairfax & Sons became proprietors in 1981:</p> <ul style="list-style-type: none"> • Original street entrance demolished and replaced with angled entrance. • Window framing on ground floor replaced. • Two loading-dock entrances at the rear of the building bricked up. • Internal fit-out of ground and first floors. 					
Further comments						

HISTORY

Historical notes	<p>The following is reproduced from the current inventory listing:</p> <p><i>The first land grants were made in 1803 and 1806 to Surgeon John Harris who was granted 34 acres and then constructed and named Ultimo House in 1804. He named it Ultimo (meaning last month) as a result of a clerical error in his charge papers. There were further grants to Harris of 9 and 135 acres in 1806 and another 12 acres in 1818. He moved to his farm at Shanes Park (near St Marys) in 1821 but retained the estate and leased Ultimo House first to Edward Riley and then to Justice Stephen.</i></p> <p><i>Broadway was originally known as George Street West. Proposed improvements along the first few miles of Parramatta Rd prompted subdivision by Harris along the Parramatta Rd and George Street frontages, and these were developed into houses, shops and public houses over the next 10 years. The remainder of the estate remained largely undeveloped and following Harris' death in 1838, legal complications prevented further subdivision until 1859. Ultimo was incorporated into the City of Sydney in 1844 and the early 1850's saw a number of major developments in Pyrmont and also in Ultimo to a lesser extent. Its close proximity to the city's expanding central business district, Brisbane Distillery port and transport facilities made it an attractive area for housing. In 1853, the Sydney Railway Company resumed 14½ acres of the Ultimo Estate for a railway line to and with a terminus at Darling Harbour. The area was further subdivided in 1860 which established major north/south streets including Pyrmont, Harris, Jones and Wattle Streets although the roads were not fully formed until 1870. The west side of the estate was dominated by quarrying activities and the remainder used for dairying paddocks. Services including water and sewer came to the area in the early 1860's and gas lighting between 1868 and 1872.</i></p>
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	<p><i>The population doubled during this time, and industry began to establish including Castlemaine Brewery in Quarry Street, Atlas Ironworks, and manufacturer and merchant Samuel Freeman in Harris Street. The early 1880's saw a boom in housing in the area followed by Goldsborough Mort's woolstores in 1883 and other substantial warehouse buildings including a large grain and produce store in Allen St, Waite & Bull's woolstore in 1893, Winchcombe Carson No.1 in 1895 (in Wattle St) and Farmers and Graziers (between Wattle and Jones Sts). In 1892 the Ultimo Technical College opened in Mary Ann St. By the early 1880s Union Square was established as a commercial centre and by 1900 most residential development had ceased by which time the Pymont and Ultimo Power Houses had opened and the new Pymont Bridge had been constructed. Most development in the 20th century was commercial and industrial and included additional woolstores, Pymont Incinerator (1934), flour mills (1940) , additional power stations (1955) and the Government Printing Office (1960s).</i></p> <p><i>The earliest record of the site being occupied is an entry in Sands' Directory for 1909, listing Esther Levy's furniture warehouse. The front part of the ground floor appears to have been separate from the remainder until the 1981 alterations. The Levy listing lasted only one further year, after which time the building was occupied by Leahy & Co, business and property exchange. In 1912 the building was described as Boronia Hall and Chambers. Subsequent tenants in addition to Leahy included the Retail Travellers' Club, the United Spiritualist Association, C W Dundas' mechanical drawing school, and Turner & Co electroplaters. By 1921 the building was again occupied as a furniture warehouse by J A Booth & Co. Alterations proposed to the building subsequently included partitions, a roller shutter and lavatory in 1933 and an awning in 1934. In 1955, William James Bradshaw, builder and contractor of Mosman, who had presumably acquired the building at some previous time, sold it to Process Engravers Pty Ltd, only to repurchase it in 1958. Bradshaw appears to have made a number of alterations to the building during his ownership, including a roller shutter opening and relocation of the stairs at ground floor level. The building was owned by Bradshaw until 1978, and after passing briefly through several other hands it was acquired by John Fairfax & Sons Ltd in 1981. Fairfax promptly made further alterations, including the provision of suspended ceilings, to the ground and first floors for use as newsprint and classified advertising offices. The building was vacated in 1995.</i></p>
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THEMES

National historical theme	Developing local, regional and national economies
State historical theme	Commerce

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	81 Broadway is a good example of the early twentieth-century phase of development along Broadway (George Street West) after the completion of Central Station, when a number of department stores (Bon Marche, Grace Bros) opened along the same street. 81 Broadway was used by John Fairfax & Sons, who occupied the adjacent purpose-built office block from 1981 to 1995, as newsprint and classified advertising offices.
Historical association significance SHR criteria (b)	81 Broadway has no currently known historic associations.
Aesthetic significance SHR criteria (c)	81 Broadway is a good example of the Federation period building of the Federation Free style with a good corner site response. The designer is not known, but is most likely to have been Kent & Budden, who were commissioned to design alterations to the building in 1911.
Social significance SHR criteria (d)	81 Broadway does not possess any known social significance.

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Technical/Research significance SHR criteria (e)	The site has archaeological potential. The building probably replaced earlier developments and the site was originally part of the Ultimo estate.
Rarity SHR criteria (f)	81 Broadway is not rare.
Representativeness SHR criteria (g)	81 Broadway is representative of two- to three-storey shops from the early twentieth-century development of George Street West. It is a good example of the Federation Free architectural style.
Integrity	81 Broadway retains a high level of integrity externally.

HERITAGE LISTINGS

Heritage listing/s	City of Sydney LEP 2005, Schedule 9
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Report	Terry Kass/University of Technology, Sydney	History of the Bradshaw Building, 81 Broadway, Ultimo	2001	UTS
Report	Anglin Associates/City of Sydney Council	Pymont/Ultime Heritage Study	1990	City of Sydney Archives

RECOMMENDATIONS

Recommendations	
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SOURCE OF THIS INFORMATION

Name of study or report	UTS Concept Plan Application—Built Heritage Assessment	Year of study or report	2008
Item number in study or report			
Author of study or report	Godden Mackay Logan Pty Ltd		
Inspected by	Geoff Ashley, Julia Dowling and Rachel Davies, Godden Mackay Logan Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
This form completed by	Julia Dowling	Date	November 2008

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Southern elevation of 81 Broadway.				
Image year	2008	Image by	Geoff Ashley, Godden Mackay Logan Pty Ltd	Image copyright holder	University of Technology, Sydney



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Eastern elevation of 81 Broadway.				
Image year	2008	Image by	Geoff Ashley, Godden Mackay Logan Pty Ltd	Image copyright holder	University of Technology, Sydney



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Northern elevation of 81 Broadway.				
Image year	2008	Image by	Geoff Ashley, Godden Mackay Logan Pty Ltd	Image copyright holder	University of Technology, Sydney



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ITEM DETAILS							
Name of Item	113–115 Broadway						
Other Name/s Former Name/s	UTS Campus Building 12 (CB12); McIlraths grocer (former); Musak building						
Item type (if known)	Built						
Item group (if known)	Retail and wholesale						
Item category (if known)	Shop						
Area, Group, or Collection Name							
Street number	113–115						
Street name	Broadway						
Suburb/town	Ultimo					Postcode	2007
Local Government Area/s	Sydney						
Property description	Lot 1, DP 554602						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	University of Technology, Sydney						
Current use	Furniture warehouse						
Former Use	McIlraths grocery store						
Statement of significance	113–115 Broadway is an example of the early twentieth-century streetscape of George Street West (now Broadway). The façade of the building displays early Art Deco detailing. 113–115 Broadway is an example of two- to three-storey shops from the early twentieth-century development of George Street West, but is not a good or representative example of its type.						
Level of Significance	State <input type="checkbox"/>				Local <input type="checkbox"/>		

DESCRIPTION	
Designer	Kent, Budden & Greenwell
Builder/ maker	Unknown
Physical Description	<p>113–115 Broadway is a narrow brick warehouse building with a pitched metal sheet roof and flat-fronted façade. The building is timber-framed with timber floors and staircase. The building shares its western wall with 117–121 Broadway, formerly a hotel. The eastern wall is lined with windows on both storeys, indicating the existence of a gap between this wall and the next building to the east. The windows are steel-framed and appear to be original.</p> <p>The shopfront has floor-to-ceiling glass with a row of small windows above and two large windows on the second storey. The façade is constructed of predominantly stretcher bond brick coursing, with a decorative brick feature along the top. A smooth, unadorned panel sits below the decorative coursing</p>

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	between the two second-storey windows and was once used for the shop's sign. Remnants of an awning can be seen on the façade. The brickwork of the second storey has been painted.					
Physical condition and Archaeological potential	113–115 Broadway is generally in poor condition. Internal finishes and fittings have not been maintained and have been damaged in many places.					
Construction years	Start year	1917	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>The following modifications have taken place:</p> <ul style="list-style-type: none"> • 1968–1971—Internal alterations • 1972—Alterations to façade and interior • c2000—Internal alterations 					
Further comments						

HISTORY	
Historical notes	<p>The site of 113–115 Broadway was located on land originally granted to John Harris between 1803–1818. An area of this became Fowler's Lower Pottery Ground which was subdivided to create house/shop sized lots between Broadway and Bishop Lane. Two of these lots were used as the site for the grocer.</p> <p>Martin McIlrath purchased the site, complete with two shops, for £6,500 on 16 May 1916 from Stella Friend and others. The site extended from George Street West (now Broadway) to Bishop Lane at the rear. In 1914/15 both premises were leased, No. 113 to George Angelides, a confectioner, and No. 115 to J Homenadis, restaurateur. Both business types had only been present at these addresses for two or three years.</p> <p>Also in May 1916, McIlrath Bros Ltd employed the architectural firm of Kent, Budden & Greenwell to erect business premises on the vacant lot left by the demolition of the two shops. The firm constructed a two-storey, two-room building of brick with an iron roof, gross value £624. The party wall was considered too weak to carry the proposed construction and it was sold to Council, with the new building's western wall built next to it.</p> <p>Kent, Budden & Greenwell were a successful Sydney architectural firm known for their design of commercial buildings. In 1911 they drew up alterations to a commercial building at 81 Broadway in the same block as the future McIlraths grocery. HC Kent had started his practice in Sydney by 1889. Attributed to Kent is the John Bridge Woolstore at Wattle and Jones Streets (1895) as are alterations and extensions to the Commercial Bank at George and Barrack Streets (1907). Kent served as president of the Institute of Architects (1906–08). Harry Budden was a pupil in his office. Later in his career (1920s) HE Budden designed the David Jones department store on Elizabeth Street with Mackeller. In 1936 he collaborated with Mackey and Railway Department architects to design the former Railway House built over Wynyard Station and in 1938 he and Mackey designed Transport House for the Transport Authority.</p> <p>McIlraths was established in 1892 when Martin McIlrath (b.1874) (later Sir Martin), moved from Victoria to Sydney and set up the business with his brother Hugh. In 1897 their younger brother William (b1876) joined them. They were from County Down, Ireland, the sons of a farmer and had worked in the pastoral industry when they first arrived in Australia. Hugh disappeared in China in 1909 and William replaced him to join Martin as joint managing director. Their grocery and importing business expanded to serve all of New South Wales, with 36 branches in the metropolitan area of Sydney. They had a grand headquarters on the corner of Pitt and Goulburn Streets, built c1912, before the city circle railway line had been built and the area around Central Station was the prime retail precinct.</p> <p>In 1912 McIlraths had 12 stores in Sydney. In the early 1930s (pre 1934) there were 24 stores. The business was taken over by Woolworths in 1960.</p> <p>Both surviving brothers were made wealthy by the business. They bought rural properties on which Martin ran herefords and merinos and William was a very successful breeder of cattle. Both brothers played an active role in the public life of New South Wales where, throughout the 1940s and 1950s,</p>

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	<p>they were known for their philanthropic gifts and endowments. Martin sat on the board of the Bank of New South Wales, among other directorships, and both brothers were involved in the running of two of Sydney's elite private schools. They were also members of Sydney's conservative clubs.</p> <p>In 1955 McIlraths was still trading from the ground floor of the premises. In November of that year Consolidated Plastic Industries were given approval to manufacture plastic coats on the first floor. This replaced a tent and canvas blind factory that had occupied that floor since 1945.</p> <p>In February 1961 John Fairfax bought the building. At this time it was owned by Muriel Betty McIlrath and was still trading as a grocery store. In 1954/55 Fairfax built their headquarters on the other side of Bishop Lane (behind those shops with a frontage to Broadway). Prior to erecting this building Fairfax attempted to purchase all the properties in the Broadway/Jones/Thomas/Wattle Streets block; they were unsuccessful but continued to gradually acquire the desired lots over the ensuing years.</p> <p>By 1964 Fairfax was using the building for offices. In the same year Amalgamated Television Services P/L (ATN7, TV channel, part of Fairfax), began using the ground floor to manufacture and alter costumes for television shows. Rehearsals for television programs were also held there. During 1968–71 Fairfax altered the building to accommodate a new use, that of a television production studio with associated office, store, and workshop.</p> <p>In 1972 Fairfax changed internal partitions and modified the frontage to use the building for storage, servicing, and distribution of taped music systems. A neon sign was erected displaying the word 'MUSAK' in blue, white and amber lighting.</p> <p>The University of Technology Sydney is the current (2008) owner and the property is leased by a second-hand furniture and bric-a-brac business. A door has been created to join this building with the former Regent Hotel located next door and the business is run from both premises.</p> <p>Sources: Sands Directory Wise's Post Office Directory Australian Dictionary of Biography—Online Edition Website: delisted.com.au (info for Austn shareholders) McIlraths Ltd Xmas Catalogue 1912 (ML 338.476413/1) <i>Art Deco In Australia: Sunrise Over the Pacific</i>, Mark Ferson & Mary Nilsson (eds.), 2001 History of the Bradshaw Building, 81 The Broadway, Ultimo—Final Report, Terry Kass, 2001</p> <p>Council records: Planning Street Cards Assessment Books CRS 34, 1750/16 CRS 62, 725/55 CRS 34, 1549/66 CRS 62, 466/72 CRS 62, 626/64 CRS 62, 1062/68</p>
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THEMES	
<i>National historical theme</i>	Developing local, regional and national economies
<i>State historical theme</i>	Commerce

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	113–115 Broadway is an example of the early twentieth-century phase of development along Broadway (George Street West) after the completion of Central Station, which included the opening of department stores (Bon Marche, Grace Bros) along the same street.
Historical association significance SHR criteria (b)	113–115 Broadway was one of McIlraiths chain of grocery stores—a company that had 24 stores in Sydney by the 1930s.
Aesthetic significance SHR criteria (c)	Designed in 1917 by Kent Budden & Greenwell, 113–115 Broadway is a modest early example of the Art Deco style, revealed in its detailing rather than its form.
Social significance SHR criteria (d)	113–115 Broadway does not have any known social significance.
Technical/Research significance SHR criteria (e)	The site of 113–115 Broadway has some archaeological potential. The building replaced earlier developments and the site was originally part of the Ultimo estate.
Rarity SHR criteria (f)	113–115 Broadway is not considered rare.
Representativeness SHR criteria (g)	113–115 Broadway is an example of two- to three-storey shops from the early twentieth-century development of George Street West, but is not a good or representative example of its type.
Integrity	113–115 Broadway has been altered greatly throughout.

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	Godden Mackay Logan/UTS	UTS —Heritage Assessment	2008	

RECOMMENDATIONS	
Recommendations	

SOURCE OF THIS INFORMATION			
Name of study or report	UTS Concept PlanApplication—Heritage Assessments	Year of study or report	2009
Item number in study or report			
Author of study or report	Godden Mackay Logan Pty Ltd		
Inspected by	Geoff Ashley, Julia Dowling and Rachel Davies, Godden Mackay Logan Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Julia Dowling	Date	October 2008

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	113–115 Broadway, front façade.				
Image year	2008	Image by	Geoff Ashley	Image copyright holder	Godden Mackay Logan



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	113–115 Broadway, front façade.				
Image year	2008	Image by	Geoff Ashley	Image copyright holder	Godden Mackay Logan



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	113–115 Broadway, eastern elevation.				
Image year	2008	Image by	Geoff Ashley	Image copyright holder	Godden Mackay Logan



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ITEM DETAILS							
Name of Item	Former Regent Hotel						
Other Name/s Former Name/s	UTS Campus Building 13 (CB13)						
Item type (if known)	Built						
Item group (if known)	Commercial						
Item category (if known)	Hotel						
Area, Group, or Collection Name							
Street number	117-121						
Street name	Broadway						
Suburb/town	Ultimo					Postcode	2007
Local Government Area/s	Sydney						
Property description	Lot 1, DP 554602						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	University of Technology, Sydney						
Current use	Furniture store						
Former Use	Hotel						
Statement of significance	<p>The former Regent Hotel is an example of pubs built in the interwar era in the area around Central Station. The hotel was built by Tooheys in direct competition with Tooheys brewery across the road and was used by Fairfax staff after the Fairfax headquarters opened next door but is not significant for these values. The building has not been used as a hotel since the late 1960s. The scale and form of the former Regent Hotel is also typical of corner sites in the Ultimo area, but is not a good example of its type.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input type="checkbox"/>		

DESCRIPTION	
Designer	VJ Davis
Builder/ maker	Unknown
Physical Description	<p>The former Regent Hotel is a two-storey brick building on the corner of Broadway and Wattle Street, Ultimo. A good example of the interwar Georgian Revival style, the hotel is constructed mainly of textured brick of a light colour, with angled brick detailing on the upper floor. The ground-floor façade is completely tiled in large yellow-cream tiles, with dark brown tiles at the base.</p> <p>Most internal fittings from the pub have been removed, with patches of tiles on the floor and wall, some original cornices, and a men's toilet remaining on the ground floor. The staircase leading to the</p>

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	first floor has a timber banister that appears to be original. The first floor comprises single accommodation rooms along both sides of a narrow corridor, with a bathroom halfway along the eastern side. The bathroom is divided into cubicles and appears relatively unchanged since construction. A doorway connects the former Regent Hotel with the shop next door.					
Physical condition and Archaeological potential	Façade generally in good condition, with brickwork, original openings and tiles intact. The original awning has been removed. The interior of the ground floor has been altered greatly, with new internal walls and paint. Most tiles have been removed from the floor and walls. The second floor is largely intact with some minor alterations.					
Construction years	Start year	1936	Finish year	1936	Circa	<input type="checkbox"/>
Modifications and dates	<p>The following modifications have taken place:</p> <ul style="list-style-type: none"> • 1969—internal alterations • 1979—alterations to ground floor • 2000—internal alterations • 2008—awning demolished following partial collapse 					
Further comments						

HISTORY	
Historical notes	<p>The site on which the Regent Hotel was built was part of the land originally granted to John Harris between 1803 and 1818. An area of this became Fowler's Lower Pottery Ground which was subdivided to create house/shop sized lots between Broadway and Bishop Lane.</p> <p>The land on which the hotel was built was purchased by Tooheys Ltd in 1936 for 12,650 pounds. The owner at the time was the Municipal Council of Sydney which had bought up a large number of the properties on both the north and south sides of Broadway (then known as George Street West), in preparation for road-widening activities. Road-widening activities were abandoned on the north side of the street when it was discovered that services would be very difficult and expensive to relocate.</p> <p>Three shops were demolished and their parcels of land amalgamated to allow for the erection of the hotel. The three shops were vacant at the time of the Tooheys purchase and it is apparent that the leases were drawn to a close to allow for the sale and redevelopment of the site. No. 117 became vacant in 1935, its last tenant Peter Zanki, fruiterer; Nos 119 and 121 were vacant by 1936, their last tenants, respectively, Thomas & Forrest, butchers, and Patrick Teague, pastry cook. Thomas & Forrest had owned a business in the strip of shops between Wattle and Jones Streets since at least 1910/11 and Teague had been at the same address since at least 1910/11.</p> <p>The architect was VJ Davis who applied to the council in May 1936 to 'demolish existing and erect [a] new hotel building' and an awning. The hotel building was described in the council's assessment book as a 17-room, two-floor brick building with an iron roof and a cellar worth £1666 gross.</p> <p>By the early 1930s, as a result of the Depression, many hotels had closed. This vacuum was filled from the mid 1930s when the large resources of the brewery companies allowed them to capitalise on the fact that it was now very cheap to build. The Regent was one of two pubs whose construction began a four-year building boom that the breweries pursued in Sydney and rural New South Wales.</p> <p>Hotels were integral to life and work for the people of Ultimo. This reality persisted into the early 1980s when pubs were still the central place for discussion, the exchange of news, and the organisation of sporting teams. Each hotel was frequented by workers from a particular workplace. It is not known whether the Regent had a particular industry or workplace associated with it from its construction in 1936 to the mid 1950s. However, after the construction of the Herald-Sun building directly behind the hotel 1954–55, where a staff of thousands worked to publish and print Sydney's most popular newspapers and magazines, it can be assumed that many in these industries socialised there.</p> <p>Tooheys was a major Sydney brewer and owned a great number of hotels in Sydney at the time.</p> <p>In May 1963 the hotel was bought from Tooheys Ltd by John Fairfax & Sons Ltd (this may have been when the hotel ceased trading). In 1954/6 Fairfax had built their new headquarters, complete with</p>

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	<p>huge printing facilities, in the same city block directly behind the Regent. The company had been gradually buying what property it could in the block bounded by Wattle, Thomas, Jones and Broadway with an eye to future expansion and the Regent was another acquisition to this end.</p> <p>In 1969 'present use of premises' was described as 'nil' and it is indicated that this had been the case since May 1968. In 1969 Fairfax applied to council to make internal alterations to walls and to use the premises as a newspaper office that would be open between the hours of 8am–6pm. Council described the hotel as being vacant at this time. In 1971 the hotel was described as an 'amenities centre' for the use of Fairfax staff.</p> <p>Later, after being purchased by Fairfax Ltd, the hotel was used as a place of recreation by staff from the Herald-Sun Building. In 1979 alterations were made to the ground floor that was used for 'recreation activities'. The builders Stuart Bros, with Havens, Kirkwood & Meertens as architects, bricked up a number of doors and erected new internal walls.</p> <p>In 2000 the building was used as a ticket office by SOCOG (the Sydney Organising Committee for the Olympic Games).</p> <p>The University of Technology Sydney is the current (2008) owner and the building is leased to a second-hand furniture and bric-a-brac shop. A doorway now leads to the building next door (to the east) and the business is run from both premises.</p> <p>Sources: Sands Directory Wise's Post Office Directory The Australian Pub, JM Freeland, 1966 Pyrmont & Ultimo: History, Michael R Matthews, 1982 City of Sydney Council Records: Planning Street Cards Assessment Books CRS 62, 692/69 CRS 59, 1025/78</p>
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THEMES	
<i>National historical theme</i>	Developing Australia's cultural life
<i>State historical theme</i>	Leisure

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The former Regent Hotel was a Tooheys pub, built in 1936, and opened as competition to Tooths (later CUB) brewery across the street. The building has some historic value as a hotel built by the Tooheys Brewery in competition with the Tooths Brewery right across the road, and for the pub's association with Fairfax media group, which occupied the adjacent tower building and bought the hotel in 1969.
Historical association significance SHR criteria (b)	The former Regent Hotel has no known historical associations of significance.
Aesthetic significance SHR criteria (c)	The former Regent Hotel is an example of interwar Georgian Revival style, designed by VJ Davis. The former hotel possesses some aesthetic value for its contribution to the Broadway streetscape and corner response but does not satisfy the criteria.
Social significance SHR criteria (d)	The former Regent Hotel possibly has significance for Fairfax employees, who are said to have been frequent users of the hotel. However, as the building has not operated as a hotel for over 30 years, continuity of use has been lost.

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Technical/Research significance SHR criteria (e)	The site of the former Regent Hotel has low archaeological potential. The building replaced earlier shops and the site was originally part of the Ultimo estate.
Rarity SHR criteria (f)	The former Regent Hotel is not rare.
Representativeness SHR criteria (g)	The former Regent Hotel is an example of the style of hotel built by Tooheys, which tended to be more conservative than those built by Tooths. The scale and form of the former hotel is also typical of corner sites in the Ultimo area, but is not a good example of its type.
Integrity	The use and fabric of the former Regent Hotel has undergone changes that have impacted its integrity, including removal of its awning and most internal fittings.

HERITAGE LISTINGS

Heritage listing/s	Listed as a heritage item on the Sydney LEP in 1989, revoked in 1992.

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Report	Godden Mackay Logan/UTS	UTS—Heritage Assessment	2008	
Listing card	City of Sydney Council	City of Sydney Heritage Inventory—Regent Hotel (former)	2007	

RECOMMENDATIONS

Recommendations	
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SOURCE OF THIS INFORMATION

Name of study or report	UTS Concept Plan Application—Heritage Assessment	Year of study or report	2009
Item number in study or report			
Author of study or report	Godden Mackay Logan Pty Ltd		
Inspected by	Geoff Ashley, Julia Dowling and Rachel Davies, Godden Mackay Logan Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
This form completed by	Julia Dowling	Date	November 2008

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The former Regent Hotel, with former Herald-Sun building in the background.
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Image year	2008	Image by	Geoff Ashley	Image copyright holder	Godden Mackay Logan Pty Ltd



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Corner elevation of the former Regent Hotel.				
Image year	2008	Image by	Geoff Ashley	Image copyright holder	Godden Mackay Logan Pty Ltd



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Wattle Street elevation of the former Regent Hotel, showing similar scale to the former Australian Hotel across the street.				
Image year	2008	Image by	Geoff Ashley	Image copyright holder	Godden Mackay Logan Pty Ltd



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Broadway façade of the former Regent Hotel, showing original tiles.				
Image year	2008	Image by	Geoff Ashley	Image copyright holder	Godden Mackay Logan Pty Ltd



Appendix B

Concept Plan—University of Technology, Sydney (UTS) Broadway—Aboriginal and Historical Archaeological Assessment, prepared by Godden Mackay Logan, January 2009