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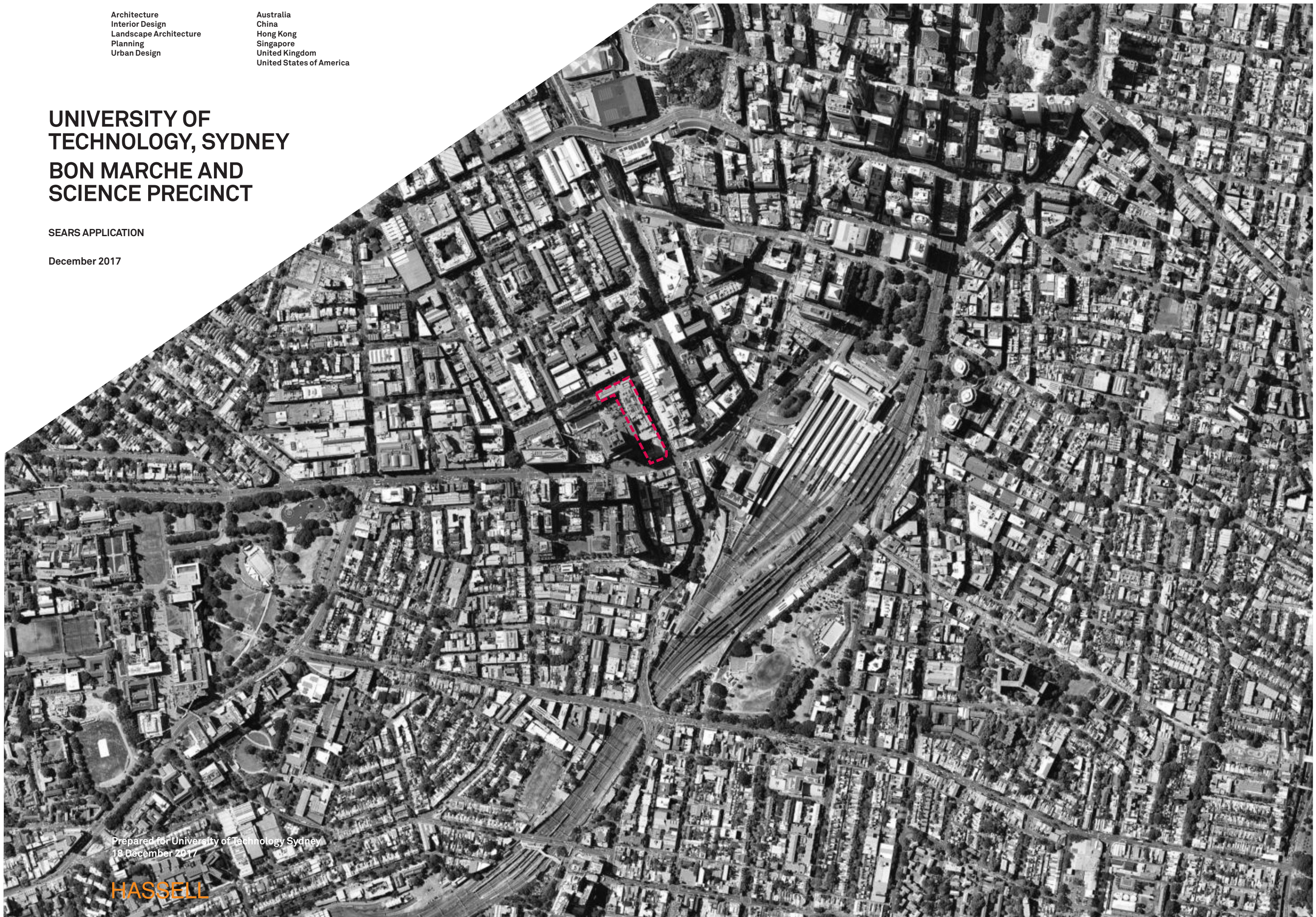
# UNIVERSITY OF TECHNOLOGY, SYDNEY BON MARCHE AND SCIENCE PRECINCT

SEARS APPLICATION

December 2017

Prepared for University of Technology Sydney  
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HASSELL





Front cover image: University of Technology, Sydney  
Aerial Photograph. Source: Nearmaps.

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This document is prepared for the University of Technology Sydney Program Management Office for the modification, refurbishment and redevelopment of the Bon Marche and Science Precinct (Building 3, Building 18, Building 9, Building 4 and Building 1 in part).

HASELL  
DECEMBER 2017





Heritage Assessment  
Building 3 (Bon Marche)

The Bon Marche Building

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. 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.

Summary of Existing Fabric

**Major Changes to the Building:**  
1911: Bon Marche building completed  
1928-1946: Extension added  
1949-1980: Rendered  
1989: UTS Renovation

**Façade:**  
“The original building was face brick with decorative painted cement relief work and features” (2000, Conybeare Morrison & Partners). Not clear when decorative shaped parapet was removed. Building was rendered between 1949-1980’s (refer to historical images).

**Windows:**  
Windows are aluminium and therefore not original. However, window openings appear to be original and mullion layout appear to be consistent with original design.

**Awning:**  
Awning replaced. “Original awning included posts, this has been replaced with a modern cantilevered type”. (2000, Conybeare Morrison & Partners). 1990’s architectural drawings indicate awning to have “new sheeting and soffit” suggesting original awning was demolished pre-1990’s renovation.

**Extension:**  
Extension built post-1928 and late 1930’s (refer to historical images).

**Internal Structure - Floors/Columns/Beams:**  
The building was originally a timber structure. It appears the layout had changed significantly before the 1990’s renovation. Stairs and lifts in the 1911 floor plan are not apparent in the 1990’s demolition plan suggesting there were major changes to the floor plan before the 1990’s renovation. During the 1990’s renovation some floor penetrations were created and filled in. Structural drawings indicate removal of floor joists in new penetrations to be used for filled in penetrations. Structural drawings show few columns removed, many appear to be in the original location however clad in plasterboard. Internal layout:  
“All five levels have undergone a total internal fit-out. The building has been air-conditioned, ducting is suspended and services are revealed. No original features are apparent.”  
(2000, Conybeare Morrison & Partners)



A rendered sketch of the Bon Marche Building 1919-11  
[Source: A Souvenir of the Success of Marcus Clark & Co Ltd, Sydney NSW]



Photograph of Bon Marche Precinct  
HASSELL 01/12/17





**Heritage Assessment**  
Buildings 18 (The Terraces) &  
Building 9 (The Loft)

**Former Commercial Banking Corporation of NSW**

Buildings 18 and 9 comprise the former Commercial Banking Corporation of NSW branch buildings and are located adjacent to Building 3 at 9-13 Broadway. Building 18 consists of three-storey terraces of Federation Free Classical Style, the integrity of which has been generally retained. Building 9 (The Loft) is a small two-room, two-storey brick building located at the rear of Building 8 and dates from the same period. It is used by UTS as a university bar.



Building 18 (The Terraces)



Building 9 (The Loft)



# SEARs Building Footprint

## Bon Marche & Science Precinct

### SEARs: Building Footprint

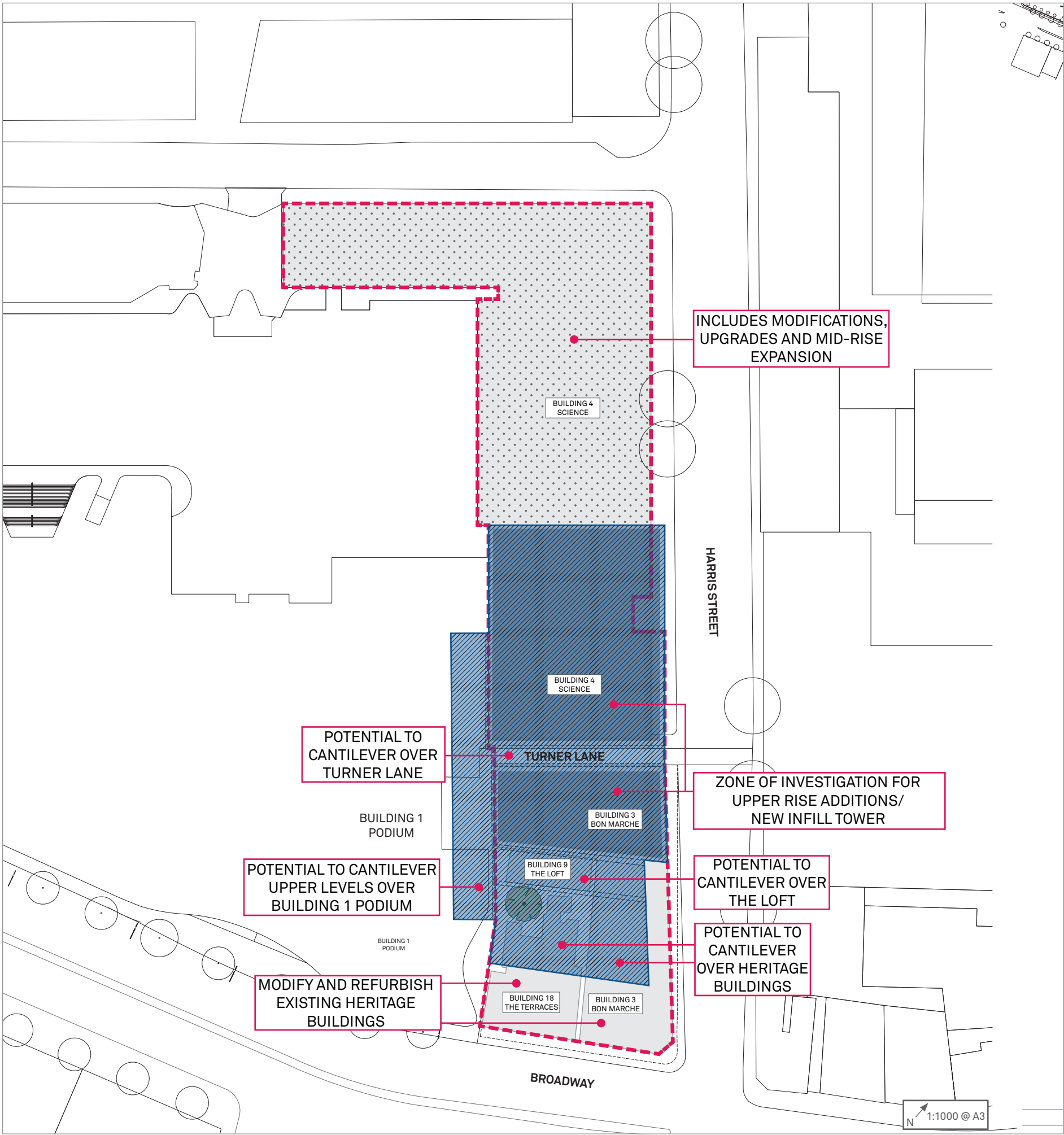
This diagram identifies the land subject to the SEARs request, which is to include modifications, upgrades and mid rise expansion to existing Building 4 within the Science Precinct, modifications and refurbishment to existing Buildings 3, 18 and 9 and upper rise additions and a new tower building integrated with the existing heritage buildings and adjoining buildings.

Further detailed investigation and analysis, particularly in relation to heritage impacts, urban design considerations and potential impacts on surrounding development including overshadowing and view impacts, is required prior to determining the envelope for the new building and for parts of Building 4 capable of expansion.

The footprint including setbacks from existing heritage buildings and street frontages will be developed in consultation with the City of Sydney Council and documented in the S75W application.

### DIAGRAM KEY

- PROPOSED SITE EXTENT
- ZONE OF INVESTIGATION FOR UPPER RISE ADDITIONS/ NEW INFILL TOWER
- MODIFICATIONS, UPGRADES AND MID-RISE EXPANSION





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