

Bon Marche Precinct:

Bon Marche building, terraces &
former apothecary building

Part of 9-73 Broadway, Ultimo
(formerly known as

Nos. 1-13 Broadway, Ultimo)

Conservation Management Plan

June 2018



for UTS

by Paul Davies Pty Ltd

Revision	Date	Issued By
Draft	30/6/2018	Paul Davies
Final	31/08/2018	Paul Davies

Report reviewed by:	
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EXECUTIVE SUMMARY

1.0 INTRODUCTION/BACKGROUND

1.1 LOCATION

The Bon Marche precinct is located on the northern side of Broadway, around the western corner of Harris Street and Broadway within the Sydney local government area.

The precinct today includes the buildings and their setting as outlined in Table 1 below.

Table 1: Legal property details for Bon Marche precinct

Legal street address	Real property description
(Portion of) 9-73 Broadway Ultimo	(Portion of) Lot 2012, DP1183894 (Note: LEP heritage listing states different Lots and DPs)
With the Bon Marche precinct specifically including properties known as:	
Street addresses of properties in Bon March precinct from Sydney LEP 2012	Building name/s
15-73 Broadway Ultimo	Bon Marche building
9-13 Broadway Ultimo	3 terraces plus former Apothecary building at rear of terraces



Figure 1: Location of the Bon Marche precinct on recent satellite image. The Bon Marche precinct is a portion of Lot 2012, DP1183894 as outlined in Table 1 above. Source: NSW Land & Property Information Six Maps

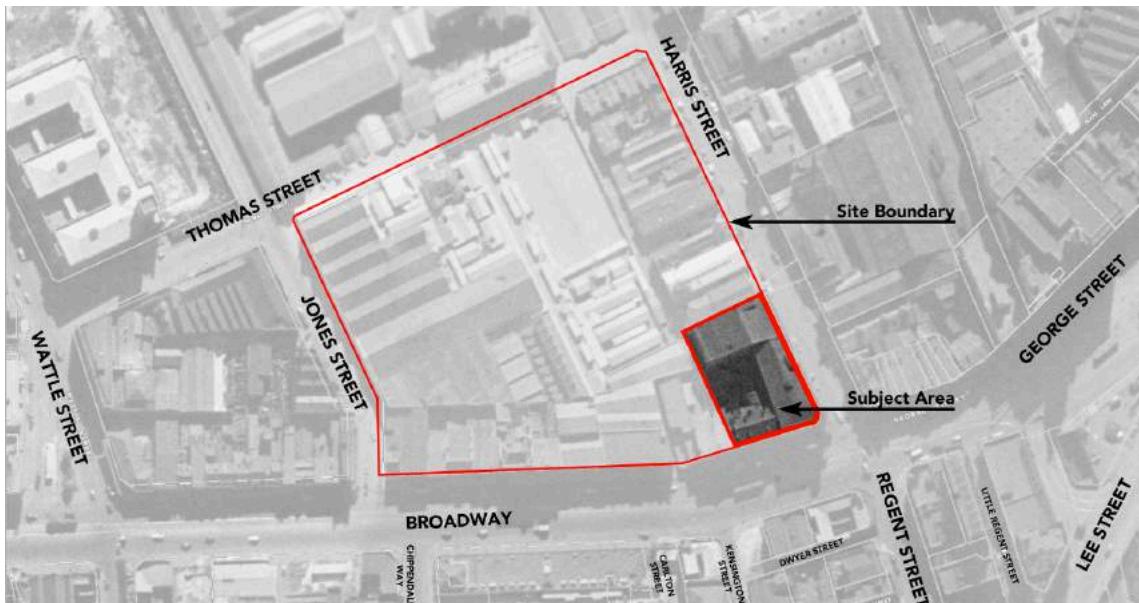


Figure 2: Location of the Bon Marche precinct on 1943 aerial photo image Source: NSW Land & Property Information Six Maps

1.2 ADMINISTRATION

The site is managed by UTS and is currently used for university educational and related uses.

1.3 THE BRIEF

This Conservation Management Plan (hereafter CMP) for the Bon Marche precinct has been prepared for UTS and has been commissioned to develop strategies, guidelines and actions for the conservation of the heritage significance of the precinct.

The CMP is a guiding document for the management and future use of the precinct. It reviews the precinct's cultural significance and provides policies that direct future management, adaptive re-use, new works, works in the vicinity, and interpretation of the site.

This Plan has been prepared in accordance with published Heritage Council guidelines. It initially provides a documentary and physical analysis of the history of the place and makes an assessment of the significance of individual elements, site and the geographic context. The Plan identifies constraints and sets policies for the future management of the place.

The Plan has been prepared with the purpose of submittal to the City of Sydney Council for their endorsement. The Plan follows the guidelines of the NSW Heritage Manual (1996) as amended, and addresses significance under the NSW Heritage Criteria. The Plan follows the principles and methodology of the Australia ICOMOS Burra Charter, 2013 and The Conservation Plan-Fifth Edition by James S. Kerr.

Endorsement of the Plan implies that future management of site will be in accordance with the plan.

1.4 HERITAGE LISTINGS

STATUTORY LISTINGS

State Heritage Register (SHR)

The Bon Marche building and the adjacent terraces are not listed on the NSW State Heritage Register.

Sydney Local Environment Plan 2012

The Sydney Local Environmental Plan (LEP) 2012 includes the heritage listings affecting the site, outlined in Tables 2 and 3 below and in the figure below.

Table 2: Details of Heritage Listings for Bon Marche precinct in *Schedule 5: Environmental Heritage Part 1: Heritage Items* of the Sydney LEP 2012

Suburb	Item Name	Address	Property Description	Significance	Item No.
Ultimo	Commercial building including interior	9-13 Broadway	Lot 1, DP 1079855	Local	I2004
Ultimo	Commercial building (1-7 Broadway) including interior	15-73 Broadway	Lot 2004, DP 1053548	Local	I2005

Table 3: Details of Heritage items within the vicinity of the subject site listed in *Schedule 5: Environmental Heritage Part 1: Heritage Items* of the Sydney LEP 2012

Suburb	Item Name	Address	Property Description	Significance	Item No.
Ultimo	Agincourt Hotel including interior	871 George Street	Lot 7, DP 208902	Local	I2027*
Chippendale	Sutherlands Hotel including interior	2-6 Broadway	Lot 1, DP 189855	Local	I164
Chippendale	Former Bank of NSW including interior	824-826 George Street	Lot 1, DP 66316	Local	I182

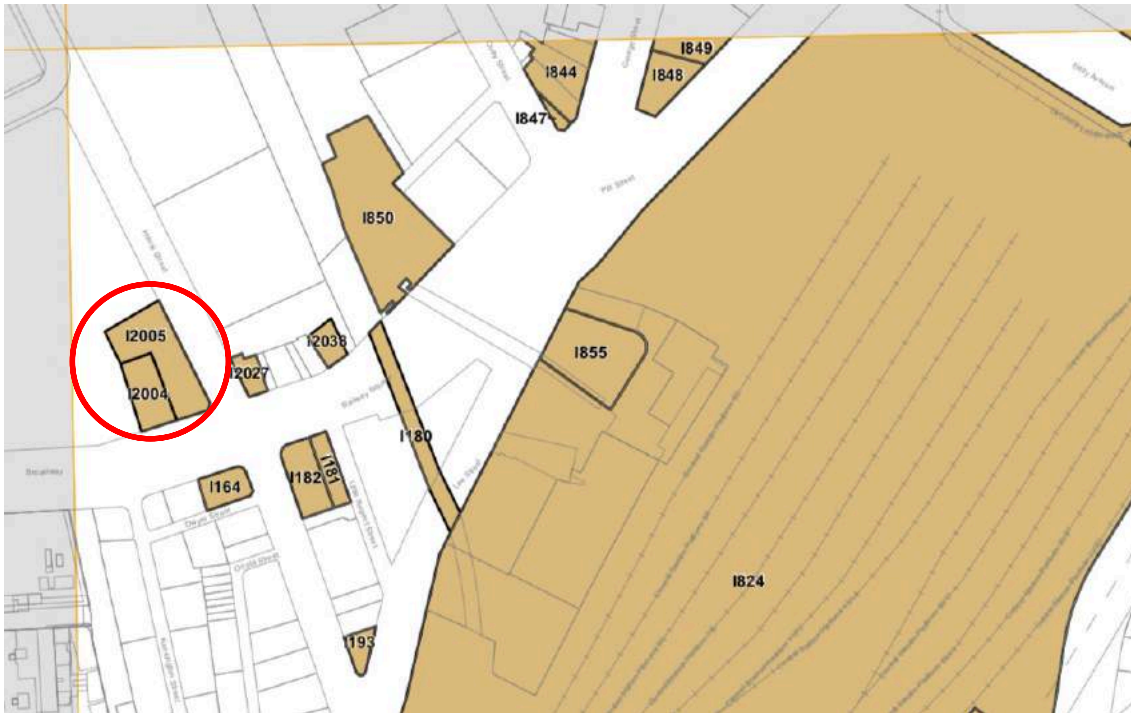


Figure 3: Extract from the Sydney LEP 2012 Heritage Map - Sheet HER_016 showing the Bon Marche precinct with its heritage listed buildings (circled in red).

NON-STATUTORY LISTINGS

There are no National Trust, Australian Institute of Architects or other non-statutory heritage listings for either the Bon Marche building or the terraces to the west.

1.5 TERMS

The majority of the following terms used in this report are defined in the Australian ICOMOS Burra Charter 2013. The definitions of terms that are related to curtilage are from the Heritage Office and 1996 publication Heritage Curtilages.

Adaptation	Means changing a <i>place</i> to suit the existing <i>use</i> or a proposed <i>use</i> .
Associations	Mean the connections that exist between people and a <i>place</i> .
Compatible use	Means a <i>use</i> which respects the <i>cultural significance</i> of a <i>place</i> . Such a use involves no, or minimal, impact on cultural significance.
Composite Heritage Curtilage	This type of Heritage Curtilage generally applies to heritage conservation areas.

Conservation	Means the continuous protective care of the fabric so as to retain its cultural, natural and Indigenous significance. It includes protection, maintenance and monitoring. According to circumstance it may involve preservation, restoration, reconstruction, reinstatement or adaptation and will be commonly a combination of more than one of these. For Indigenous communities, it can include conserving relationships between people and places that embrace spiritual as well as historical values, and protecting Aboriginal sites in order to protect their significance to people.
Cultural significance	Means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
Delegation	A number of agencies with significant heritage portfolios and appropriate heritage expertise are able to deal with minor applications for change to heritage items under delegation. In 2004 the authorisation to endorse CMP's, consider applications under S.60 and 140 of Heritage Act, exemptions, exceptions from excavation permit under s.139 (1) and (2) of the Heritage Act was extended to officers of the Department of Planning & Environment (DPE). The use of these exemptions, authorisations and delegations streamlines the approval and exemption notification processes involving these agencies.
Expanded Heritage Curtilage	This type of heritage curtilage applies when the heritage curtilage may need to be greater than the property boundary. An expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.
Fabric	Means all the physical material of the <i>place</i> including elements, fixtures, contents and objects.
Indigenous significance	Indigenous significance refers to Indigenous heritage value and includes Aboriginal sites showing evidence of Aboriginal occupation and Aboriginal places, which are of contemporary or spiritual importance according to Aboriginal culture or custom.
Interpretation	Means all the ways of presenting the <i>cultural significance</i> of a place.
Local	Refers to the City of Sydney Council area.
Lot boundary Heritage Curtilage	The most common type of heritage curtilage, comprises the boundary of the property containing the heritage item as shown on the lot plan.
Maintenance	Means the continuous protective care of a <i>place</i> and its <i>setting</i> .
Meanings	Denote what a <i>place</i> signifies, indicates, evokes or expresses to people.
Movable heritage	Is a term used to define any natural or manufactured object or collection of heritage significance.
Natural significance	Means the importance of ecosystems, biological diversity and geo-diversity for their existence value for present or future generations in terms of their scientific, aesthetic and life-support value.
Place	Means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
Preservation	Means maintaining the fabric of a <i>place</i> in its existing state and retarding deterioration
Reconstruction	Means returning a place to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new material into the fabric.

Reduced Heritage Curtilage	This type of curtilage applies when the heritage curtilage is less than the property boundary, and the significance does not relate to the total lot, but to a lesser area. This type of curtilage is often only defined when subdivision occurs.
Reinstatement	Or reintroduction means to introduce to a place one or more species or elements of habitat or geodiversity that are known to have existed there naturally at a previous time, but that can no longer be found at that place
Restoration	Means returning a <i>place</i> to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
Setting	Means the area around a place, which may include the visual catchment.
State	Refers to New South Wales.
Use	Means the functions of a <i>place</i> , including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

1.6 ABBREVIATIONS

AHIMS	Aboriginal Heritage Management System
BCA	Building Code of Australia, part of the National Construction Code
CMP	Conservation Management Plan
DPE	NSW Department of Planning & Environment
EPBC	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
Heritage Council	NSW Heritage Council – advises the OEH, the Minister for Environment & Heritage, and the Minister for Planning & Environment
Heritage Division	Heritage Division (formerly NSW Heritage Office), a division of NSW Office of Environment & Heritage (OEH), reports to the NSW Heritage Council
ICOMOS	International Committee on Monuments and Sites
NCC	National Construction Code of Australia (may also be referred to as The Building Code of Australia or BCA)
OEH	NSW Office of Environment & Heritage
RMS	NSW Roads & Maritime Services
SHI	State Heritage Inventory of NSW
SHR	State Heritage Register of NSW
SL	State Library of New South Wales
SR	State Records of New South Wales
UNESCO	United Nations Educational Scientific and Cultural Organisation, which includes ICOMOS - International Convention on Monuments or Sites - and Australia ICOMOS, the producers of the Burra Charter.

1.7 SCOPE AND METHODOLOGY

The methodology used is in accordance with the principles and definitions as set out in the guidelines to the Australia ICOMOS Burra Charter 2013 and its Practice Notes, the guidelines of the NSW Heritage Manual, the Australian Natural Heritage Charter (1997) published by The Australian Heritage Commission, J.S. Kerr's Conservation Plan, and in accordance with the latest version of The NSW Heritage Division, Office of Environment & Heritage (OEH) CMP Assessment checklist, September 2003.

This methodology incorporates the following sections: Historical Background, Physical Analysis, Significance Assessment, Conservation and Management Principles and Management Policies.

Site inspections were conducted to assess the building and landscape elements of the site and the potential for archaeological materials to occur. The inspections were not full landscape archaeological surveys.

This plan evaluates the cultural heritage significance of the built and landscape features within the context of the site. The CMP also considers and determines appropriate conservation management policies and guidelines for the future use of the place, which are consistent with the assessed cultural significance.

The methodology of the preparation of this plan follows that set out in JS Kerr "The Conservation Plan". The key elements of the study are:

Understanding the Place through description and historical research site investigation and analysis looking at how the site is used

Setting out the significance of the Place through a statement of significance looking at the significance of the various parts of the Place

Looking to the future by providing policies and strategies on the place as a whole as well as the various elements that make the Place.

1.8 LIMITS OF THE PLAN

A professional history of the Bon Marche precinct was commissioned from historian Nicholas Jackson in September 2016 and has been utilised for this report.

Staff of Paul Davies Pty Ltd carried out a physical assessment of the Bon Marche precinct on 26 April 2018. However, no intervention has been carried out in reaching the opinions and recommendations in this report.

1.9 AUTHORS

This Conservation Management Plan has been prepared by Paul Davies Pty Ltd., architects and heritage consultants:

Paul Davies	Principal Consultant, Conservation Architect
Chery Kemp	Heritage Specialist

Nicholas Jackson Historian, subconsultant

1.10 ACKNOWLEDGEMENTS

The following people and groups have assisted in the preparation of this Plan:

- Georgia Jamieson, Assistant Design Manager/Architect for UTS, who assisted in arranging site access.

2.0 HISTORICAL BACKGROUND

2.1 RAILWAY SQUARE CONTEXT

1800-1850

The southern fringe of Sydney CBD in the early decades of the nineteenth century was remote from the centre of the penal settlement at Sydney Cove. Most of the Ultimo peninsula was in possession of Dr John Harris following a number of Crown land grants dating from 1803. To the north of Harris' Ultimo was the mud flats of Darling Harbour (then known as Cockle Bay), and to the north east across George Street the rising ground of Brickfield Hill and its enclave of brickmakers.

The foreshore of Darling Harbour, then touching upon George Street, was exploited by private enterprises to supply water for mills processing corn. John Dickson's mill, erected around 1815 at the end of Goulburn Street, was one of the earliest developments in the precinct. Over the 1820s Dickson reclaimed 15 acres of Darling Harbour, which was later subdivided and sold. In later years tanneries and other noxious trades such as slaughterhouses were prevalent throughout Haymarket up to Drutt Street. To the west of Harris' Ultimo and into Chippendale the low-lying ground retained pools of water draining into Blackwattle Bay. This resource also brought development in the form of tanneries, sugar works, and breweries.

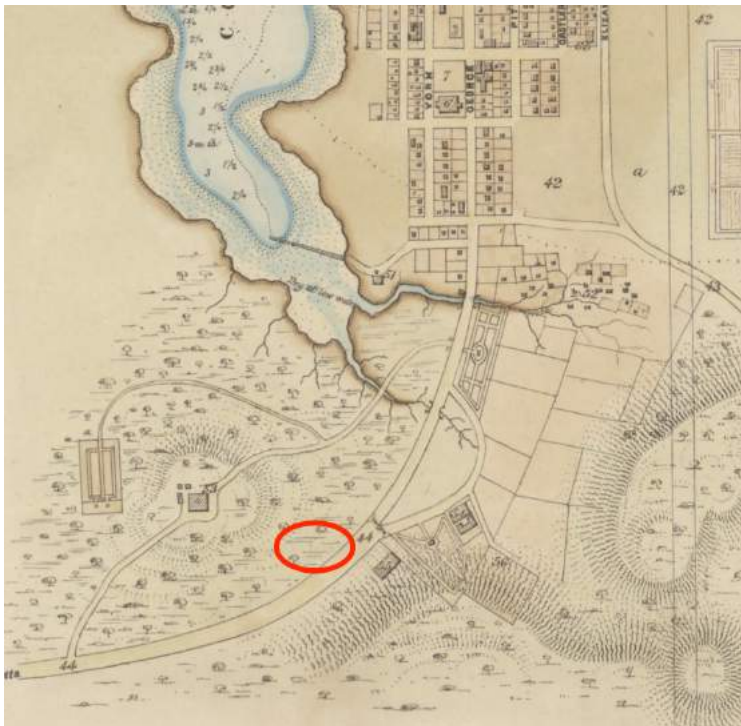


Figure 4: Detail from the 'Plan of the town and suburbs of Sydney' dated 1822. It depicted the southern fringe of the town then terminated around Campbell Street. In the original planning of Dr Harris' Ultimo estate the carriage drive swept north and entered George Street where Ultimo Street is today. Approximate location of the subject sites circled. Source: State Library of NSW (Z/M2 811.17/1822/1)



Figure 5: Detail from Francis Webb Shields' plan of Sydney dated 1844. The plan recorded the extent of reclamation at Darling Harbour, the government reserves east of George Street, and very limited development fringing the Harris family's Ultimo. Since about the mid 1830s Harris Street seems to have been pegged out with final alignment having occurred by the date of this survey. Approximate location of the subject sites circled. Source: City of Sydney Archives

Between Chippendale and Haymarket was Harris' Ultimo on the west side of George Street and government reserves on the east. The government reserves comprised the Government or Cleveland Paddocks, the Benevolent Society, Carter's Convict Barracks, the cattle market, and the general cemetery for Sydney (the Devonshire Street Cemetery). These government reserves were not revoked until 1900 for the building of Central railway station, while the Cleveland Paddocks remains a reserve in Prince Alfred Park.

Along the west side of the George Street frontage Dr Harris permitted development by releasing in 1834/36 a strip of building allotments, but the bulk of the estate was locked up until subdivision in 1860.

1850-1900

This southern part of the Sydney began to develop in the 1850s following the discovery of gold in the colony which brought profound social, economic and demographic changes, and the rapid development of outlying suburbs such as Chippendale, Glebe, Surry Hills, and Redfern.

In 1853 the Harris family's stranglehold on development on the peninsula was loosened by the compulsory resumption of land to make a railway line from the city's new railway station at Redfern to the foreshore of Darling Harbour; the line being completed in 1855. Subsequently in

1858 the northern edge of the estate became accessible from Sydney on the opening of the first Pyrmont Bridge.

While there had been piecemeal sales of Harris family's Ultimo from 1860, the greater part of the peninsula became available for development from the late 1870s with the release of building blocks in leasehold. From about 1880 Ultimo developed as a place of residence and industry. The leasehold title probably presented a disincentive to invest heavily in parts of Ultimo, but where freehold was available such as along George Street/Broadway then investment occurred in the form of the former bank and shops at Nos. 9-13 Broadway.



Figure 6: Detail from a Higinbotham and Robinson's plan of City of Sydney dated 1888. Depicted is the second Sydney Railway Station completed in 1874 with the railway terminal still south of Devonshire Street. The city had experienced remarkable development in the 1870s and 1880s, and yet this southern part of Sydney with its government reserves remained very much as it been since the 1830s. One notable change being the transformation of the Government Paddock north of Cleveland Street in the 1860s to form Prince Alfred Park and its exhibition hall. Approximate location of the subject sites circled. Source: City of Sydney Archives

1900-1950

The first railway terminus of 1855 proved too small for Sydney's needs and was substantially rebuilt in 1874 and moved north to terminate where the Devonshire Street is. It too was outgrown by the rapid extension of the country and suburban railways in the last decades of the nineteenth century. The selection of a new (present) site on the closed Devonshire Street Cemetery was made in 1897, and was formally adopted by the Government in June 1900. However, the final design was not completed until October 1901. Site works commenced and the foundation stone of the new terminus was laid in April 1902. The project was officially completed in August 1906 at a cost of about 718,000 pounds (\$102.4 million adjusted for inflation), although final completion (the clock tower, and eastern and western wings) came in 1921.¹

¹ McKillop, R, D Ellsmore and J Oakes, A Century of Central, Australian Railway Historical Society (NSW Division), 2008, pp.35-36 (McKillop et al 2008)

Central railway station was designed as a grand civic improvement with its frontages north to Eddy Avenue and Belmore Park and west to Railway Square. The Railway Square development created a civic space where none had existed before. The opening of Central railway station in 1906 revitalized the southern fringe of the city as commuters changed at Railway Square from train to tram for their final destinations. Railway Square developed also in this period as the place to change from one tram route to another, for in 1899 the service along George Street commenced and supplemented the older Pitt Street service. The service along Harris Street and the junction beside the Bon Marche site commenced at the same time in 1899.

To service this influx of commuters, new shops, theatres, restaurants, etc. were opened in the vicinity of Central railway station. Many old established retailers invested heavily in new developments in the vicinity, particularly along George Street and George Street West (Broadway from 1933). At the centre was Marcus Clark (stores built in 1906, 1909 and 1913 inclusive of subsidiary Bon Marche (1909). On the fringes were:

- at Broadway, Grace Bros. new store opened in 1904,
- at Brickfield Hill (Goulburn Street) Anthony Hordern & Sons monumental Emporium built in 1905 (demolished), and
- Mark Foy's Liverpool Street store opened in 1907.²



Figure 7: Detail from a commercial map of city of Sydney published in 1903. Depicted is the third (and current) Sydney railway station (Central), then under construction. The new railway station, completed in 1906, formed two new civic spaces with Railway Square being one.

² McKillop et al 2008, p.42

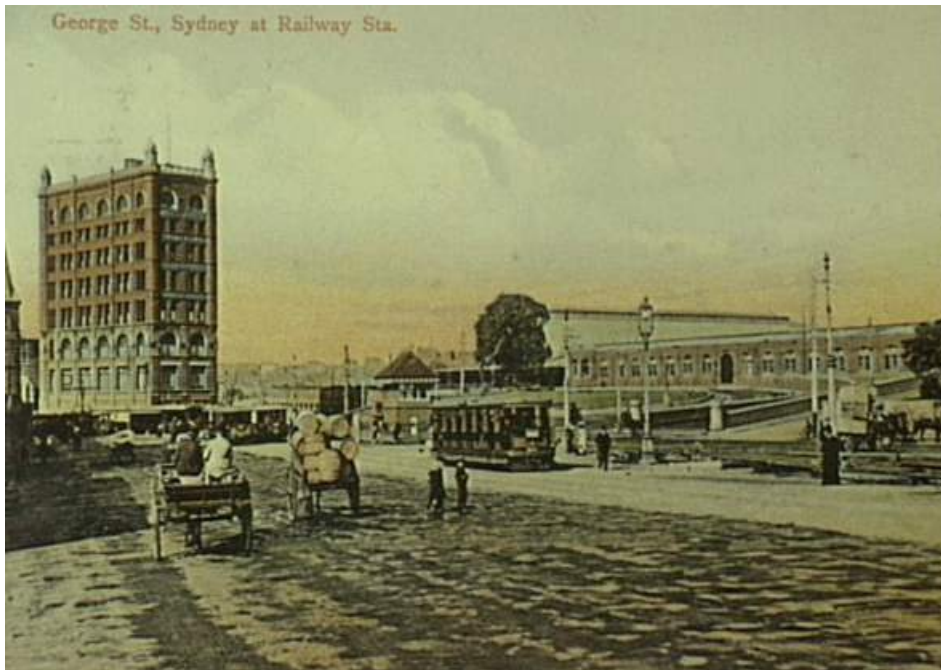


Figure 8: With Central completed, Marcus Clark & Co, erected in 1906 the first of four stores at Railway Square. Depicted is the first, the Central Store, which was within land the government had resumed in 1901 and cleared to form planned streetscapes around the new station. Source: City of Sydney Archives (037/037555)



Figure 9: The same scene about ten years later. Depicted was the intense tramway traffic that collected and dropped off commuters from Central railway station. At right is the former parcels post office completed in 1913. Source: City of Sydney Archives (085/085833)

Central railway station was further developed in the 1920s as part of the city and suburban electric rail service. A consequence of this was the opening of the underground stations at Museum and St James in 1926, and Town Hall and Wynyard in 1932 allowed direct access between the suburbs and the northern part of the city. The retailing and cinema/theatre hub of the city shifted quickly from the southern edge to around Market Street. Curiously, it was at this very inopportune time in the 1920s that Marcus Clark and Co. decided to build its fourth store at Railway Square, the premises at 831-837 George Street, planned in 1926 and completed in 1928,³ and to extend the Bon Marche along Harris Street in 1928.⁴



Figure 10: Looking west along Railway Square in the late 1920s. The fourth and last of the Marcus Clark stores (at 837 George Street) had been completed in 1928. Source: State Library of NSW (Home and Away - 6721) Source: State Library of NSW (Home and Away - 6721)

³ 'Our Newest Big Store', *Evening News*, 28/4/1926, p.7

⁴ Sydney City Building Application No. 168/1928 noted on Planning Street Card

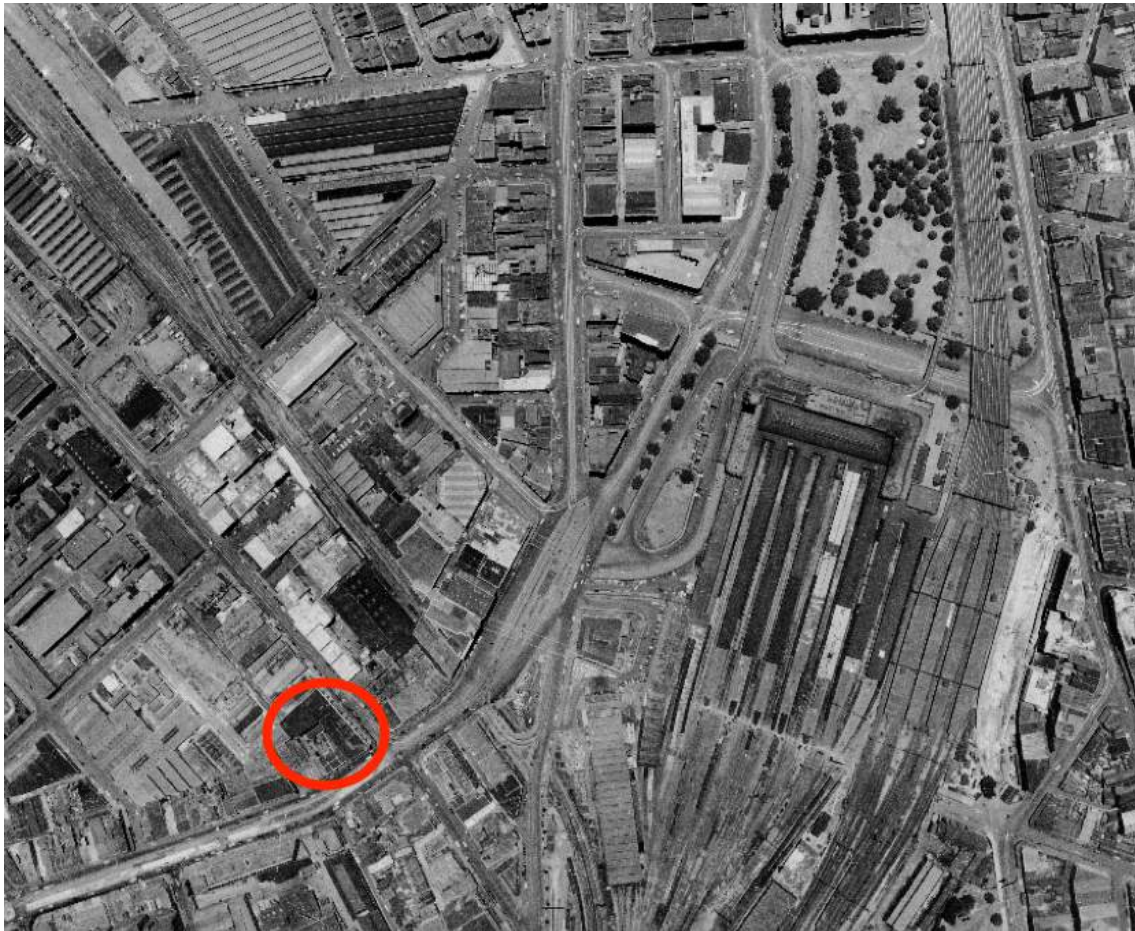


Figure 11: Detail from aerial photography dated 1949. Depicted was the full extent of government and commercial development around Railway Square, Haymarket, and Ultimo completed between 1900 and 1930. Location of the subject sites circled. Source: City of Sydney Archives

Another government development of the turn of the twentieth century was the development of Haymarket, fringing Ultimo, by the City Council for its new municipal markets. Council had determined in 1907 to concentrate the fish, vegetable and fruit markets at Haymarket in the one site with good rail access to the Darling Harbour Railway Goods Yard. The close proximity to the goods yard recognised the crucial role of the railways in bringing speedily and efficiently the fruit and vegetable produce of the country to the city. The foundation stone of the first market building constructed (Market No. 1) was laid in April 1909.

The extension of Quay Street around 1906 from Darling Harbour through to George Street to the west of the Haymarket markets site also facilitated traffic movement from Darling Harbour through to Central Station.

1950-2000S

By the 1960s almost everything that had been initiated at the turn of the twentieth century began to unravel, decline, and, in some instances disappear. The commercial incentive to develop at Railway Square declined from the 1920s and 1930s after the City Railway was completed, and from 1932 after the Sydney Harbour Bridge opened. The retail sector at Railway Square had been dominated by Marcus Clark & Co (inclusive of the Bon Marche) from 1906, but in face of unsustainable losses they gradually closed their stores; the Central Store in 1938, the Bon Marche in 1959/61, and the two George Street stores in 1966.

In 1957 the last tram ran down George Street and tram services were replaced entirely by motor buses. The tramway infrastructure of waiting sheds, overhead power lines, signal boxes, etc were removed. The tram island was narrowed and converted for buses. As traffic increased, the pedestrian George Street underpass was completed in 1974.



Figure 12: Railway Square in final years of tramway operation. Photograph is dated 1954 and the tram services ended in 1957. George Street at that time was four lanes. Source: City of Sydney Archives (044/044500)



Figure 13: The former tram island converted to bus use, late 1970s. George Street by then was six lanes. The George Street pedestrian underpass was built in 1974. The bus infrastructure depicted, dating from the mid 1970s, was completely remodelled in 1999. Source: City of Sydney Archives (037/037566)

In 1968 the City Council's administrative control of the produce markets at Haymarket was transferred to the newly established Sydney Farm Produce Market Authority. Subsequently in 1975 Sydney's produce markets were relocated to Flemington.

The rapid changes experienced from about 1960 in transporting and merchandising goods traditionally handled at the wharves and warehouses of Darling Harbour and into Ultimo brought the rapid commercial decline of that precinct. The dominance of road transport over rail in this era resulted in the gradual closure of the rail yard at Darling Harbour, and the dedication of a new road corridor that resulted in the construction of the western elevated road approaches to the CBD. In 1984 the Wran Labor government initiated a bold scheme to redevelop the old rail yard at Darling Harbour to form a new entertainment and cultural precinct as the centrepiece of the celebrations of 200 years of non-indigenous settlement of Australia in 1988.

TAFE AND UTS AT ULTIMO

Corresponding with the decline in commercial activity around Railway Square from 1950 was government investment in tertiary education. Ultimo since the late nineteenth century has been the centre of technical training associated with the former Sydney Technological College (STC). The STC was established following the government becoming responsible in 1889 for the administration of technical education in NSW. It opened in 1891, with the purpose designed former Technological Museum and College opened in 1893. The museum building on Harris Street (from 1945 the Museum of Technology and Applied Science) since the 1980s has been part of a TAFE campus on the opening of the Powerhouse Museum complex.

The College was very popular from commencement and more buildings were erected within the campus grounds. In 1934 the Technical Education Commission recommended that the government acquire, by either purchase or compulsory resumption, neighbouring properties to provide opportunity for further expansion. Between 1935 and 1940 much of the neighbouring properties west to Wattle Street and south to Broadway (exclusive of subject buildings) were acquired. While new purpose designed trade schools were erected in the late 1930s fronting Wattle Street, the existing buildings around Broadway were retained and adapted for the time being.⁵

The demands placed on the STC by the increasing enrolments experienced from the early 1950s was addressed by providing temporary prefabricated buildings. The small number of purpose designed permanent schools in this period included the School of Commerce on Harris Street beside the Bon Marche and opened in 1959. The second stage of the Harris Street development was completed in 1962 to house the chemical and engineering courses. The third stage of the Harris Street development was completed in 1966 with laboratories for the applied science, mechanical engineering, and biological science courses.

⁵ Neill, N, *Technically & further: Sydney Technical College, 1891-1991*, Hale & Iremonger, 1991, pp.46-47 (Neill 1991)

The former Bon Marche building from 1964 housed the STC's library, with the balance of the building being used as classrooms from 1967.⁶ The library was transferred in 1983 to a new purpose designed building erected behind the 1890s Mary Ann Street college building.⁷



Figure 14: The Technological Museum and Harris Street about 1954. The north-west elevation of the Bon Marche is depicted. The area in the foreground of the Bon Marche was redeveloped in stages for the Sydney Technical College from 1959. Source: City of Sydney Archives (061/061404)

⁶ Neill 1991, p.79

⁷ Neill 1991, p.89

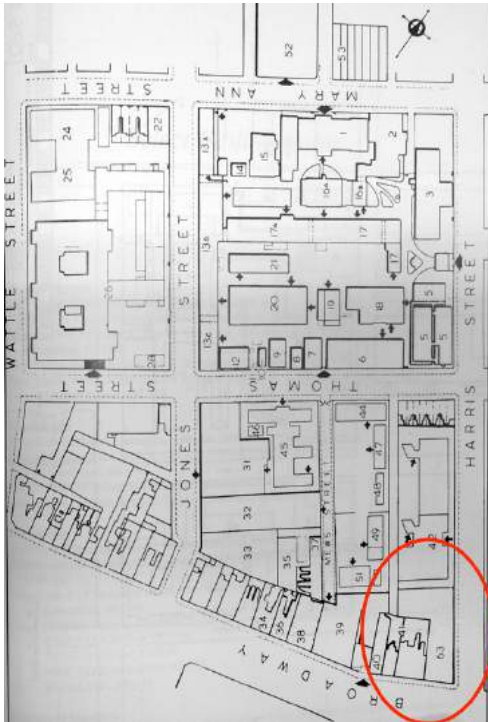


Figure 15: (Left) The extent of Sydney Technical College prior to the 1970 development of the New South Wales Institute of Technology (now University of Technology Sydney). Source: Neill, N, *Technically & further: Sydney Technical College, 1891-1991*, Hale & Iremonger, 1991

1959 was responsible for providing most of the diploma courses. By the early 1960s the courses offered there had become increasingly academic as they were subsumed within degree courses. This resulted in calls for the re-introduction of more practical technical college diplomas. In 1963 the government announced the creation of the New South Wales Institute of Technology (NSWIT), which commenced in 1965.

Plans were developed then for a new campus on the Broadway frontage of the STC. Construction work commenced in the late 1960s, only to stop for a few years for want of funds. The original proposal for the NSWIT campus was for a complex of three high-rise towers, only one of which was completed in 1974, and a low-rise wing in 1978.

From 1971 parts of the STC's Broadway properties had been transferred to the NSWIT, to where only the former Bon Marche (Nos. 1-7 Broadway) was the last held by 1972.⁸ One of the last acquisitions was the former CBC branch (Nos. 9-13 Broadway), which seems to have occurred in the late 1970s. Implementation in full of the three towers proposal would have necessitated demolition of Nos.1-13 Broadway.

⁸ Neill 1991, p.80

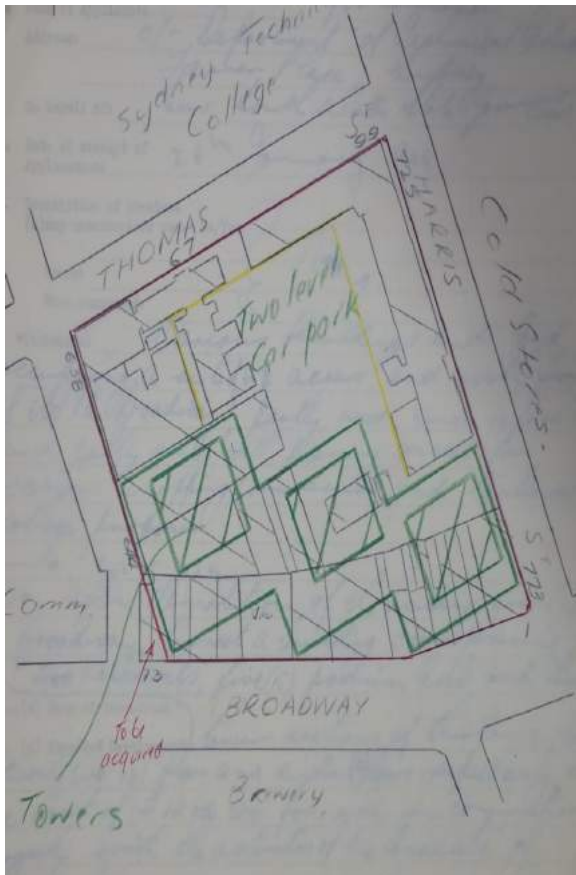


Figure 16: A rough sketch of the proposed three towers for the NSW Institute of Technology relative to the then (mid 1960s) buildings.
Source: City of Sydney Archives (DA67/1966 file)

2.2 HARRIS'S ULTIMO

HARRIS FAMILY'S ULTIMO

The property is within the Harris family's Ultimo Estate. The first Harris was John (1754-1838), a surgeon appointed to care for the welfare of the New South Wales Corps in 1790. Dr John Harris came to own by 1818 most of the peninsula lying between Darling Harbour and Blackwattle Bay, while fellow officer in the Corps, Lieutenant John Macarthur, owned the land at the point which was named Pyrmont. Harris' holding comprised six land grants totalling 233 acres; the property being within part of the 34 acres granted in December 1803 and (a small part at the north-west) of the 9¼ acres granted in January 1806.

Dr John Harris' main residence was Ultimo House. Demolished in 1932 for expansion of Sydney Technological College, the house was located in the area between Thomas and Jones streets; that is on the high ground near southern edge of the grant, and directly opposite Ultimo Street. The house was completed in 1805 and added to in 1814 under the direction of architect Francis Greenway. In the late 1810s Harris moved from Ultimo House to nearby Ultimo Cottage, and

again in 1821 to a new country house named Shane's Park on South Creek near present day St Marys. From this period Ultimo House was let through to the 1850s when a new generation of the Harris family reoccupied the house.

At the time of death of Dr Harris in 1838 the largely intact Ultimo Estate was bequeathed to his two brothers George (d.1843) and William (d.1856), and then in succession to their sons, both named John and both born in 1802.

SUBDIVIDING ULTIMO

While some land fronting Parramatta Road had been sold in mid 1830s (and inclusive of the subject sites), the bulk of the Harris family lands were not subdivided until 1860, with the initial phase of development mostly occurring from the late 1870s.

The basic layout of the subdivision of the Ultimo Estate laid out in 1860 formed part of the deed of partition signed by Dr James Fullerton, trustee of the estate of John Harris (1802-1846), the other surviving John Harris (1802-1891) who inherited Shane's Park, and Henry Burton Bradley. The estate was subdivided into 70 large blocks aligned within a grid of streets orientated north/south and east/west.

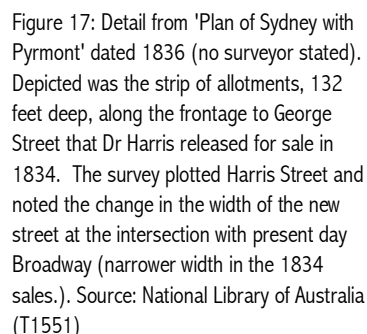
The majority of the subject sites are within the area fronting Nos. 1-13 Broadway (formerly Parramatta Street and then George Street West) that was sold in freehold by Dr John Harris (1754-1838) in 1834/36, and a small area, Nos. 765-767 Harris Street, was leased initially from George Harris (1836-1897 and son of John (1802-1846)) in 1869.

2.3 VICTORIAN ERA SITE USES

1834/36 HARRIS LAND SALES

The sales of 1834/36 initiated by Dr John Harris (1754-1838) generally were of blocks 132 feet deep from the Broadway/George Street frontage; this distance is demonstrated by the original northern boundary of Nos. 1-13 Broadway. Originally there was a laneway at the rear of this allotment (since closed and absorbed by the mid nineteenth century development), in the same way Bijou Lane is today to the north-east of the subject sites.

Dr Harris in releasing this land in 1834 in freehold also formed Harris Street across the peninsula and its intersection with Broadway/George Street. In previous decades, road access to the peninsula was by the family's carriage drive to Ultimo House that swept across the southern edge of the estate and entered George Street in the vicinity of present day Ultimo Road.



The site of Nos. 1-7 Broadway (and Nos. 769-773 Harris Street) was formed in July 1834 by the sale to Lewis Moore for 156 pounds 4 shillings.⁹ Dr Harris had conveyed the allotment on 19th July to Frederick Wright Unwin for 115 pounds 10 shillings,¹⁰ and it was Unwin who conveyed the allotment to Moore on 31st July.

Following the death of Moore in 1856, the Broadway property passed to his only son, Lewis Moore (junior) (1824-1885), a successful ironmonger in Sydney.¹² Following the death of Moore junior in 1885, the property passed to his children, and remained in their possession until 1927.

⁹ Old System Conveyance Book G No. 524

¹⁰ Old System Conveyance Book G No. 660

¹¹ <http://www.sydneyaldermen.com.au/alderman/lewis-moore/>

¹² New South Wales Government Gazette, 8/8/1856, p.2163

development prior to clearance of the site in 1909 for the building of the Bon Marche with the first from 1834 to about 1870 in respect of the Broadway premises and about 1890 for the Harris Street frontage.

The earlier phase comprised a collection of timber (weatherboard) buildings, and a brick building midway on the Harris Street frontage.¹³ The council rate valuations provide insight into the use of these buildings the tenants.

Table 4: 1-7 Broadway Building Tenants

Broadway	1st from Harris Street	2nd	3rd from Harris Street
1848	Shop, wood, shingled, 1 storey, 2 rooms John Myers		Shop, stone (?), shingled, 1 storey, 1 room, kitchen and stable detached Richard Pendergast
1855	Shop, shingled, 1 storey, 2 rooms Henry Smith	Vacant	Forge, brick, shingled George Norman
1858	Shop and House, wood, shingled, 1 storey, 1 room Henry Smith	Vacant	Shop, stone (?), shingled, 1 storey, 1 room Thomas Berwick
1861 & 1863	Shop and House, brick, shingled, 1 storey, 2 rooms Aaron Foster	Not stated	Shed/shed, wood, iron, 1 storey, 1 room. Blacksmith's forge Thomas Berwick
1867	Shop and House, wood, shingled, 1 storey, 3 rooms Alfred Cross	Vacant	Blacksmith, wood, iron, 1 storey, 1 room Thomas Berwick

Table 5: 1-7 Broadway Building Tenants

Harris	1st from Broadway	3rd from Broadway
1848 as Ultimo Street	House, wood, shingled, 2 storey, 3 rooms William Farrington	House, wood, shingled, 2 storey, 3 rooms John Connor
1855	House, brick, shingled, 1 storey, six rooms Dr WC McDona	House, wood, shingled, 2 storey, 3 rooms John Connor
1863	House, brick, shingled, 3 storeys Lewis Moore	House, wood, shingled, 1 storey, 3 rooms John Connor. Stable at rear

¹³ Edward Bell, 'Trigonometrical Survey of Sydney', 1865, Sheet U1

Harris	1st from Broadway	3rd from Broadway
1871	House, wood, shingled, 1 storey, 4 rooms John Connor	House, brick, shingled, 3 storeys, 5 rooms C Berwick
1877	House, brick & wood, shingled, 1 storey, 3 rooms John Connor	House, brick & stone, shingled, 3 storeys, 5 rooms JR Raine
1880	House, wood, shingled, 1 storey, 3 rooms John Connor	House, brick shingled, 3 storeys, 5 rooms Grace Bland

The second phase of development of the Broadway frontage from about 1870 consisted of a terrace of four shops with residences above. Each building was of two storeys with five rooms.¹⁴ The Harris Street frontage comprised three shops, both brick, and of two and three storeys.¹⁵

In 1893 the children of Lewis Moore junior subdivided the site to form five allotments.¹⁶ The majority of the site was conveyed to Mary Moore (b.1850), Mrs Louisa Fletcher (nee Moore) (b.1853), and Catherine Moore¹⁷, with the exception of No. 7 Broadway (Lot 4) that went to William Moore (b.1856).¹⁸ There was another change in 1899 when Mrs Louisa Fletcher acquired in her own right Lot 1 (No. 1 Broadway) and Lot 5 (Nos. 769-773 Harris Street).¹⁹

In 1909 the whole site returned to the one title owned by John Moore (b.1861), Frederic Moore, and Mrs Louisa Fletcher.²⁰ It was this site that Marcus Clark and Company Ltd leased for the building of the Bon Marche.²¹ (See separate entry below)

¹⁴ Sydney City Council rate valuation for Denison Ward, 1871, entries for Nos. 1-7 George Street West

¹⁵ Sydney City Council rate valuation for Denison Ward, 1891, entries for Nos. 769-773 Harris Street

¹⁶ Deposited Plan 2975

¹⁷ Torrens Title Vol 1109 Fol 190

¹⁸ Torrens Title Vol 1109 Fol. 124

¹⁹ Torrens Title Vol 1283 Fol. 180

²⁰ Torrens Title Dealing 553267 in Vol. 2039 Fol. 32

²¹ Torrens Title Dealing 555583



Figure 18: Detail from William Henry Wells' 'Map of the City of Sydney', published in 1842. Details shown for site of Nos. 1-7 Broadway and Nos. 769-773 Harris Street. Source: State Library of NSW (Z/M2 811.17/1843/2)

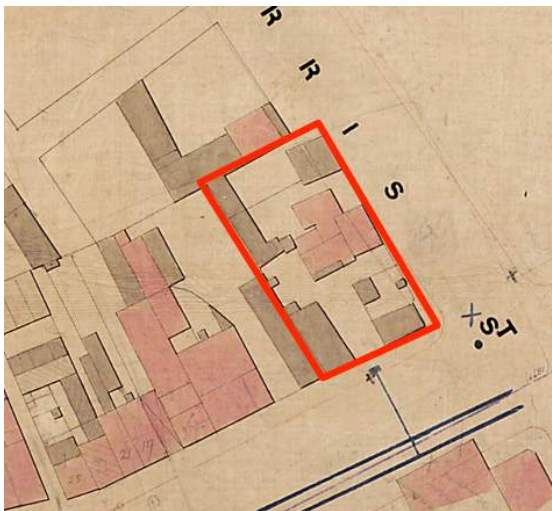


Figure 19: Detail from Sheet U1 of Edward Bell's, 'Trigonometrical Survey of Sydney', published in 1865. Details shown for site of Nos. 1-7 Broadway and Nos. 769-773 Harris Street. The buildings fronting Harris Street encroached on the later alignment and necessitated demolition at some time prior to the mid 1880s. Source: Sydney City Archives



Figure 20: Detail from Sydney Sheet E4 of the Lands Department's Metropolitan Detail Series dated 1886. Details shown for site of Nos. 1-7 Broadway and Nos. 769-773 Harris Street. Note the buildings now respect the Harris Street building line. Source: State Library of NSW (Map Z/ M Ser 4 811.17/1)

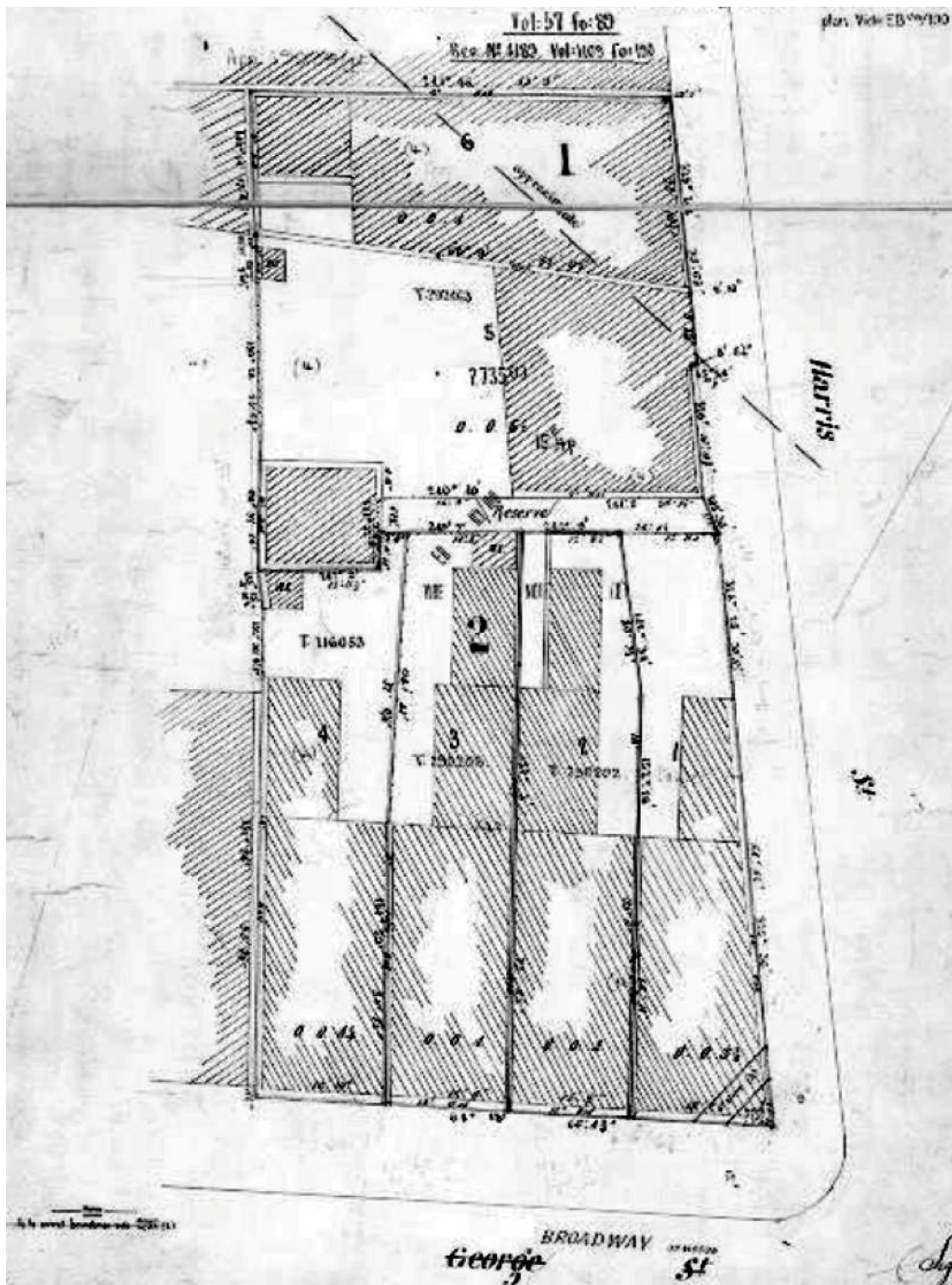


Figure 21: Survey of the site of Nos. 1-7 Broadway and Nos. 769-773 Harris Street and its subdivision in 1893. Source: Land and Property Information (DP 2975)

NOS. 9-13 BROADWAY

The site of Nos. 9-13 Broadway was formed in August 1836 by the sale by Dr Harris to Henry McDermott.²² McDermott (1798-1848) was a wine and spirit merchant in Sydney. He was born in County Roscommon, Ireland, and arrived in Sydney in 1827 a sergeant with the 39th Regiment. McDermott commenced trading as a wine and spirit merchant in 1831 and established his own company in 1839, trading as McDermott and Dixon. He was a councillor/alderman of Sydney Council between 1842 and 1847, and was mayor in 1845.²³

McDermott became bankrupt in August 1847, and died in February 1848 while his estate was sequestrated. While most of his assets were sold by the official assignee in April 1848²⁴, this property in Broadway was retained by his widow, Catherine Sarah, and remained with the family until sold to the Commercial Banking Company of Sydney in 1885.²⁵

By the survey of 1865 this property comprised a timber building on the east boundary, a brick building on the west boundary, and a passage between. This development was described in the council rate valuation for 1848 as a brick house of two storeys, tenanted.²⁶ By 1858 the tenant was John Hay Goodlet and the property included stores in addition to the house.²⁷ Goodlet was a partner in the timber firm Goodlet and Smith, and by 1863 the property was being described as a timber yard and sheds.²⁸ Goodlet and Smith purchased the land neighbouring to the north (Nos. 765-767 Harris Street) in 1869²⁹ to expand their business activity. See entry for Nos. 765-767 Harris Street for further details on Goodlet and Smith.

Goodlet and Smith continued to trade (as tenants) from the Broadway frontage until the early 1880s when part of the site was cleared. The extent of the development demolished in the early 1880s seems to have comprised Goodlet and Smith's timber yard only, while a terrace of three brick shops fronting the street were scheduled for demolition.³⁰ These shops, which seem to have been built about 1860,³¹ were left standing until mid 1887.³²

Mrs Catherine McDermott died in 1885, and the trustees of her estate conveyed the site to the Commercial Banking Company of Sydney in October 1885 for 8,580 pounds.³³ (See separate entry below).

²² Book K No. 269 (removed from LPI Search Room August 2016 and no further details determined)

²³ www.sydneyaldermen.com.au/alderman/henry_Mcdermott

²⁴ Advertisement, *Sydney Morning Herald*, 3/ 4/1848, p.4

²⁵ Old System Conveyance Book 323 No. 599

²⁶ Sydney City Council rate valuation for Phillip Ward, 1848, entry 1501

²⁷ Sydney City Council rate valuation for Denison Ward, 1858, entry for 7 Parramatta Street

²⁸ Sydney City Council rate valuation for Denison Ward, 1863, entry for 5 Parramatta Street

²⁹ Old System Lease Book 114 No. 697

³⁰ Sydney City Council rate valuation for Denison Ward, 1882, entries for 9-15 George Street West.

³¹ Sydney City Council rate valuation for Denison Ward, 1858, entry for 7 Parramatta Street and Denison Ward, 1861, entries for 7-9 Parramatta Street

³² Sydney City Archives Series 26 Item 216-2167 & 2183

³³ Old System Conveyance Book 323 No. 599



Figure 22: Detail from William Henry Wells' 'Map of the City of Sydney', published in 1842. Details shown for site of Nos. 9-13 Broadway. Source: State Library of NSW (Z/M2 811.17/1843/2)

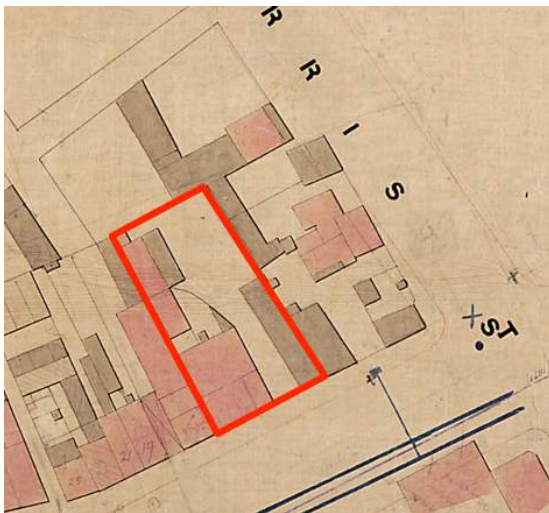


Figure 23: Detail from Sheet U1 of Edward Bell's, 'Trigonometrical Survey of Sydney', published in 1865. Details shown for site of Nos. 9-13 Broadway. Source: Sydney City Archives



Figure 24: Detail from Sydney Sheet E4 of the Lands Department's Metropolitan Detail Series dated 1886. Details shown for site of Nos. 9-13 Broadway. Source: State Library of NSW (Map Z/ M Ser 4 811.17/1)

NOS. 765-767 HARRIS STREET

The site of Nos. 765-767 Harris Street (the north-western three bays of the Bon Marche store) was formed in July 1869 by the lease from George Harris to the timber merchants John Hay Goodlet and James Smith,³⁴ with the freehold being conveyed subsequently in 1878.³⁵ The 1869 leasehold was described as being part of Section 2 in Block 11 of the 1860 division of the Ultimo Estate.

There had been an earlier leasehold alienation for by the 1865 survey this allotment comprised development in the form of a brick building and wood framed sheds at its rear.³⁶ The brick building seems to have been a dwelling erected for Dr John Harris and let by him. This was described in the 1863 council rate valuation as a two storey house tenanted by Robert Grace and owned by George Harris (the beneficiary of this part of the Ultimo Estate).³⁷ The rate assessment for 1871 provided the same description for a house in the same location, but now owned by Goodlet and Smith.³⁸ The construction date of this house has not been determined, but evidently was of from about 1835 as it was plotted on WH Wells' map of the city of Sydney published in 1842 (the earliest available for this part of Sydney), and respected a street building line fixed after 1834.

By 1880 the property was being described as house and timber yard³⁹ and therefore consistent with the business of the owner. By the survey of about 1887 the site had been redeveloped with the removal of the brick house and building of a shed at the rear (west) boundary and probably an office on the Harris Street frontage.⁴⁰ The rate valuation for the 1890s gave a description of store (office) and timber yard inclusive of a two storey brick structure.⁴¹

The timber merchants Goodlet and Smith was founded by John Hay Goodlet (1835-1914) in Sydney in the early 1850s representing the Melbourne firm C and J Smith.⁴²

Goodlet and Smith Ltd sold the allotment to Henry Simon (Australia) Ltd in 1912.⁴³ Henry Simon (Australia) Ltd were engineers specialising in flour milling equipment, and grain handling inclusive of design and construct of concrete wheat silos. They were the Australian office of an English company. The company undertook some development in 1912, but the nature of that development cannot be determined owing to the loss of the building application.⁴⁴ By the

³⁴ Old System Lease Book 114 No. 697

³⁵ Old System Conveyance Book 180 No. 293

³⁶ Edward Bell, 'Trigonometrical Survey of Sydney', 1865, Sheet U1

³⁷ Sydney City Council rate valuation for Denison Ward, 1863, entry for No. 892 Harris Street

³⁸ Sydney City Council rate valuation for Denison Ward, 1871, entry 1481

³⁹ Sydney City Council rate valuation for Denison Ward, 1880, entry for No. 761 Harris Street

⁴⁰ State Library of NSW Map Z/ M Ser 4 811.17/1 - Sheet E4, 1887 edition

⁴¹ Sydney City Council rate valuation for Denison Ward, 1891, entry No 1546; Denison 1891, entry No 4055

⁴² 'Death of Colonel Goodlet', *Sydney Morning Herald*, 14/11/1914, p.9

⁴³ Old System Conveyance Book 986 No. 643

⁴⁴ Sydney City Building Application No. 661(or 611)/12 - Planning Street Card entry

description provided in the 1924 council rate valuation the property comprised a factory complete with workshop and offices of two floors, of brick construction, and with a tiled roof.⁴⁵

Henry Simon (Australia) Ltd conveyed the property to Bon Marche Ltd in March 1927.⁴⁶ (See separate entry below)



Figure 25: Detail from William Henry Wells' 'Map of the City of Sydney', published in 1842. Details shown for site of Nos. 765-767 Harris Street. Source: State Library of NSW (Z/M2 811.17/1843/2)

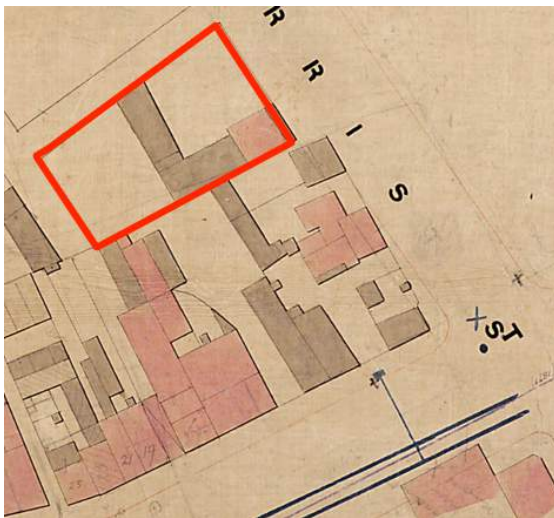


Figure 26: Detail from Sheet U1 of Edward Bell's, 'Trigonometrical Survey of Sydney', published in 1865. Details shown for site of Nos. 765-767 Harris Street. Source: Sydney City Archives

⁴⁵ Sydney City Council rate valuation for Denison Ward, 1924, entry for Nos. 765-67 Harris Street

⁴⁶ Torrens Title Dealing B544896



Figure 27: Detail from Sydney Sheet E4 of the Lands Department's Metropolitan Detail Series dated 1886. Details shown for site of Nos. 765-767 Harris Street. Source: State Library of NSW (Map Z/ M Ser 4 811.17/1)

2.4 NOS. 9-13 BROADWAY – TERRACE SHOPS & FORMER COMMERCIAL BANKING COMPANY BRANCH

CONTEXT

The terrace comprising the former bank branch and neighbouring shops at Nos. 9-13 Broadway was built for the Commercial Banking Company (CBC) of Sydney in 1887/88, the architects being the partnership of William Wilkinson Wardell and Walter Liberty Vernon. Prior to 1933 the bank was known as the CBC's George Street West Branch, and on the renaming of that major thoroughfare in to Broadway became the Broadway Branch.

The Commercial Banking Company of Sydney was established in 1834 and was the third oldest of the colonial banks in NSW, in being preceded by the Bank of New South Wales (1817) and the Bank of Australia (1826 and closed in 1846).

This was a period when London based banks operated in the Australian market. One of the founders of the CBC was the great fraudster Leslie Duguid.

In its earliest years the CBC maintained a head office in the city, in George Street, with branches in country towns being opened from the 1860s. The great growth in the fortunes of the CBC was in the period from 1867 and the appointment of Thomas Allwright Dibbs (1833-1923) as manager/general manager; a role he maintained until retirement in 1915. By 1879 the CBC had two branches in Sydney and by 1890 there were ten. By the centenary of the establishment of the bank in 1934 there were seven branches (exclusive of head office) in the city servicing the area of the financial offices (11 Castlereagh Street and 58 Pitt Street), the legal offices (corner Elizabeth and King streets), the city markets (661-663 George Street), the retail stores (corner

Pitt and Bathurst streets), the eastern approach to the city (Nos. 173-175 Oxford Street), and the southern approach (the subject building).⁴⁷

The move by the CBC to establish a branch at this southern edge of the city reflected similar actions by its competitors with the Bank of New South Wales opening its branch opposite at Nos. 824-826 George Street in 1894, and the London Chartered Bank of Australia converted a former store at No. 1 Broadway (George Street West) into a bank branch in 1892.⁴⁸

THE BUILDING DESCRIBED

The site had been purchased in August 1885 from the McDermott family for 8,580 pounds, but it was not until May 1887 when the decision was made by the Bank to commission architects WW Wardell and WL Vernon to design and prepare drawings. The reason for this delay was difficulty in evicting tenants of the shops and that matter was settled finally by about March 1887.⁴⁹

The drawings were completed and tenders were called in July 1887. A total of 15 tenders were received ranging from 6,100 to 9,919 pounds, and the tender of James White at 6,687 pounds was accepted. Construction had advanced by April 1888 to where tenders were called for fitting out the interior of the bank chamber. The fittings were in walnut and the joiner was James Aylward.⁵⁰

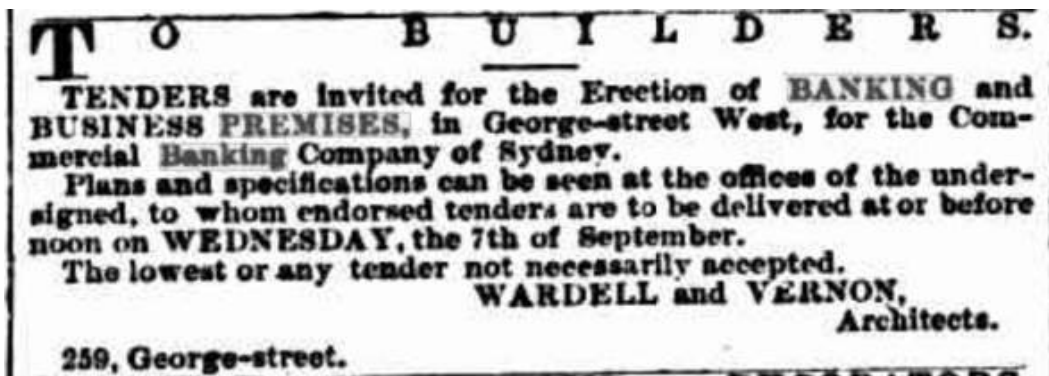


Figure 28: Tender notice published in July 1887. Source: *Sydney Morning Herald*, 15/7/1887, p2

The bank branch of the Commercial Banking Company (CBC), Sydney was opened for business in 1889 at No. 11 and the flanking shops were leased. The first tenant of No. 9 was James Henry's chemist.⁵¹ This use of the terrace shop at No. 9 related to the use of the building at the rear as an Apothecary or manufacturing chemist, which was accessed from Broadway via a

⁴⁷ A century of banking: the Commercial Banking Company of Sydney Limited, 1834-1934, Art in Australia, 1934

⁴⁸ Torrens Dealing 199798

⁴⁹ Sydney City Archives- Series 26 Item 216-2167 & 2183

⁵⁰ Conybeare Morrison & Partners, 'The Terraces & The Bon Marche Buildings, Lifting of the Heritage Listings', August, 2000

⁵¹ Sands' Directory

narrow pathway adjacent to No. 9. The original use of the terrace shop at No. 13 was as a tobacconist.⁵²

In 1920 the buildings were fitted out for electricity. Also in 1921 the interior of the bank chamber was remodelled to modernise its appearance.⁵³ This work was undertaken by architects Kent and Massie and cost 3,890 pounds, the builders being Stuart Bros.⁵⁴ Another change of the 1920s, in 1925, was the replacement of the original posted verandah to the street with a suspended awning.⁵⁵ This change probably had been requested by the City Council and in response to the motor car. The neighbouring shop fronts were remodelled also; No. 13 in 1925⁵⁶ and No. 9 in 1927.⁵⁷ The shopfronts were modernised again in 1965.⁵⁸

The bank branch closed for business in 1980 on the opening of a new purpose designed bank nearby at 732 Harris Street (since demolished). Subsequently in 1981, the new owner, the NSW Institute of Technology refurbished all upper floors.⁵⁹ In 1987 a new fire rated stair enclosure was installed to service all floors.⁶⁰

APOTHECARY BUILDING

The building at the rear of the bank branch and terrace shops was built at the same time as the street fronting buildings in 1887. It was not depicted in site surveys dated prior to the bank development, but was depicted in a survey dated 1893. Access to this building was by way of a narrow passage entered from Broadway beside No. 9. The tenants of No. 9 Broadway traditionally were chemists,⁶¹ and the original use of the rear building appears to have been for an apothecary (manufacturing chemist). For example, in 1920 the tenants of No. 9 Broadway comprised a chemist and a manufacturing chemist, Denham, Wilson & Co. which were listed together.⁶²

The rear building in general was not rated by the City Council as a capital improvement, aside from the return for 1907 that noted a 'store' off the main premises then tenanted by John Hern.⁶³ By a survey dated 1931 there was a fence at the rear of Nos. 9-13 Broadway that enclosed the rear building.

While in CBC ownership, the Bank in 1965 received planning permission to convert the rear building into a carpenter's workshop intended to repair and renovate bank furniture. The

⁵² Sand's Directory 1892 & 1895

⁵³ Sydney City Building Application No. 15/1921 (lost) noted on Planning Street Card

⁵⁴ Sydney City Building Application No. 15/1921 (lost) noted on Planning Street Card

⁵⁵ Sydney City Building Application No. 235/1925 (lost) noted on Planning Street Card

⁵⁶ Sydney City Building Application No. 767/1925 (lost) noted on Planning Street Card

⁵⁷ Sydney City Building Application No. 931/1927 (lost) noted on Planning Street Card

⁵⁸ Sydney City Building Application Nos. 923/65 and 1716/65 (lost) noted on Planning Street Card

⁵⁹ Sydney City Building Development Application 966/19781 noted on Planning Street Card

⁶⁰ Sydney City Building Application No. 1874/1987 noted on Planning Street Card

⁶¹ Sands' Directory for years 1890-1930

⁶² Sands' Directory

⁶³ Sydney City Council rate valuation for Denison Ward, 1907, entry No. 82

proposal of 1965 was never implemented.⁶⁴ For a time prior to 1965 the rear building had stored bank records.



Figure 29: The street facade. Not dated, but pre 1925 as it depicted the posted street awning. Source: Conybeare Morrison & Partners, 'The Terraces & The Bon Marche Buildings, Lifting of the Heritage Listings', August, 2000

⁶⁴ Sydney City Development Application No. 123/65 (file)

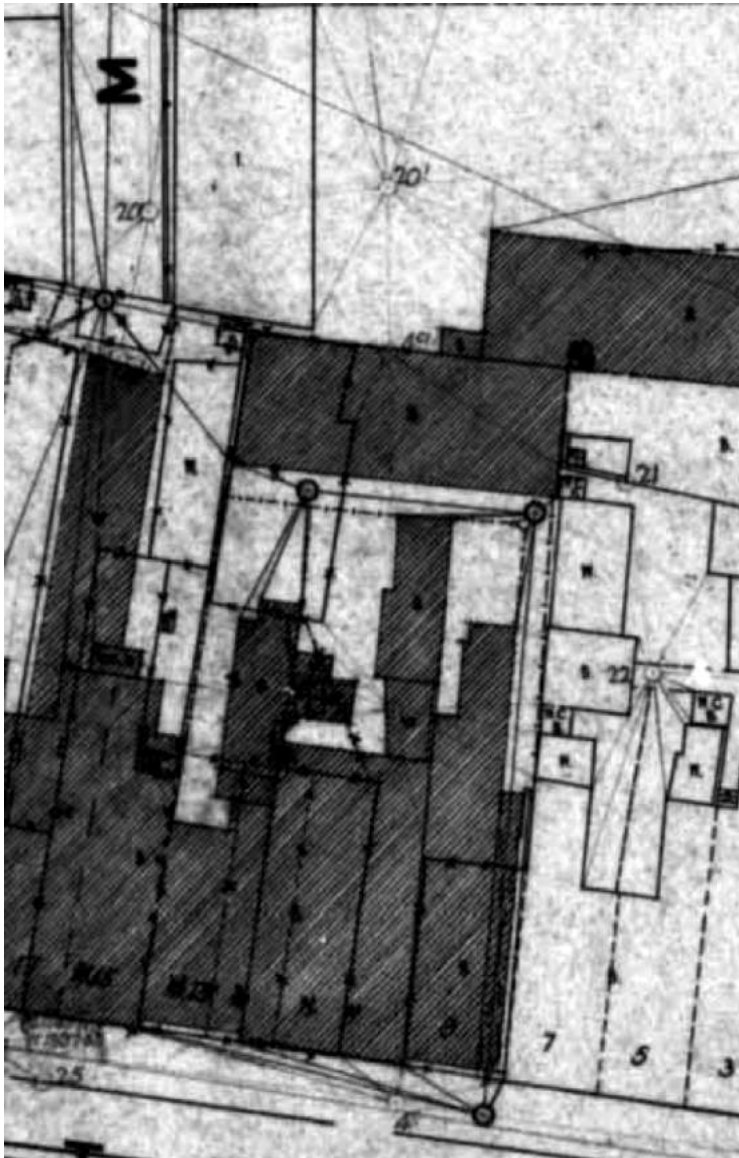


Figure 30: Detail from the 1893 revision of Sydney Sheet E4 of the Lands Department's Metropolitan Detail Series. The amended survey depicted the footprints of bank, shops and attached wings of the 1887 development of Nos. 9-13 Broadway, and also the rear building. Note that by this survey, the rear of the property was enclosed totally by neighbouring development, and so access to the rear building was by the narrow passage beside No. 9 Broadway. Source: Sydney Water Archives (PWD S1544.S124)

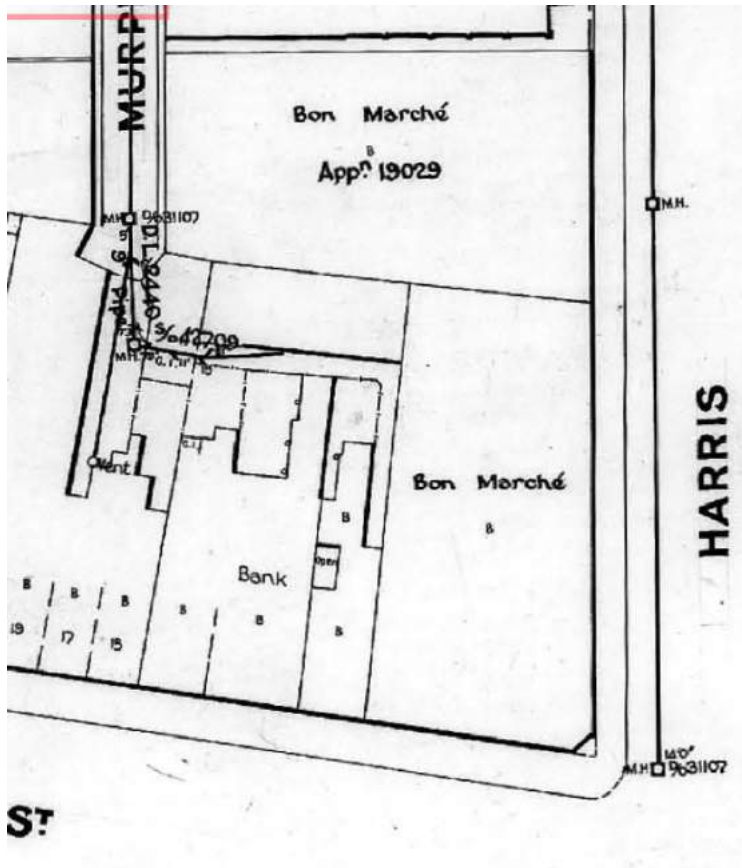


Figure 31: Detail from the 1931 revision of Sydney Sheet E4. By 1931 all neighbouring development had been completed and the configuration of the site and neighbouring sites remained unchanged until the 1970s. The survey depicted a rear fence of Nos. 9-13 Broadway enclosing the rear building. Source: SydneyWater Archives (Detail Sheet 3732)

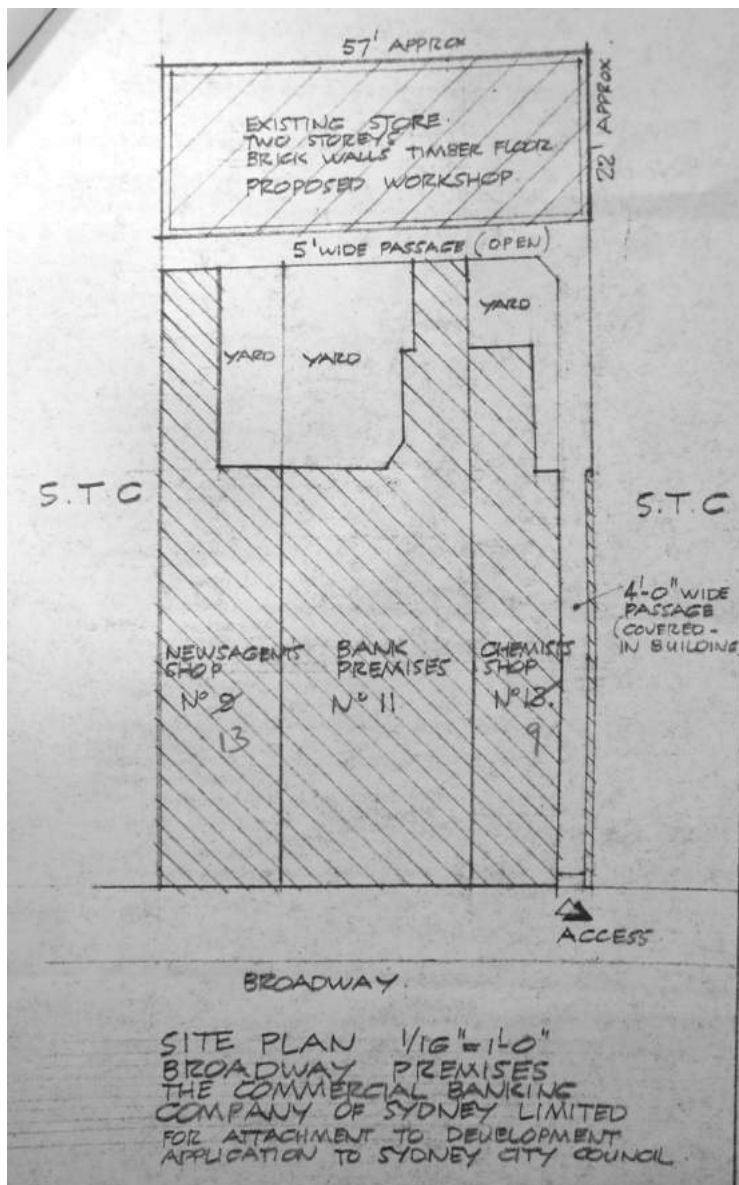


Figure 32: Plan of the components of the site of Nos. 9-13 Broadway in 1965. Access to the store at the rear of the site historically was by way of the narrow passage beside No. 9 Broadway. Source: Sydney City Development Application No. 123/65

2.5 THE BON MARCHE AND MARCUS CLARK AND CO

CONTEXTUAL BACKGROUND

The former Bon Marche department store was completed and opened in October 1909 as part of the chain of stores owned by retailers Marcus Clark and Company Ltd.⁶⁵ That company had acquired the leasehold of the property (registered in February 1909) from the Moore family, owners since 1834.⁶⁶ The company seems to have been comfortable with leasehold title for its

⁶⁵ Advertisement, *Catholic Press*, 30/9/1909, p.69

⁶⁶ Torrens Title Dealing 555583

warehousing and manufactories built in nearby Mountain Street and Smail Street were within the City Council's Athlone Place leaseholds.⁶⁷ The freehold was purchased by Marcus Clark and Co in September 1927.⁶⁸

The Bon Marche was a subsidiary store within Marcus Clark and Co; another was the suburban chain of Cash Stores Ltd (at Bondi Junction and Newtown). The company's first Bon Marche was opened in 1896 with the store being at Nos. 863-869 George Street (across Harris Street). It proved too small and the store closed on the opening of the Harris Street and Broadway (George Street West) premises in 1909.

The Bon Marche store (not physical building) was modelled on the concept of *Le Bon Marche* in Paris. The French store, built 1869-1872, introduced the design paradigm of department stores with voluminous, continuous interior spaces with upper floors and galleries lit by natural light (the Paris Bon Marche store had a glass ceiling and central atrium). While no photographs of the interiors of Marcus Clark's Bon Marche are known, from the architectural drawings the Sydney store bore no resemblance to its Parisian namesake. However, Marcus Clark stated the fittings and decorations of the store combined 'the artistic with the utilitarian' and provided 'spacious, well-lit' floors with natural lighting where 'no overcrowding' was experienced.⁶⁹ Further, Marcus Clark claimed on the opening of the store it was 'the finest and most superbly fitted in the city; replete with all the latest and most charming effects in Parisian models in millinery, blouses and costumes'.⁷⁰

Marcus Clark and Co were one of the large retailers that dominated the market in Sydney prior to the post Second World War shift to suburban shopping complexes. The company was started by Henry Marcus Clark (1859-1913) in 1883 when Clark opened a store at Newtown. Clark was born in England and came to Sydney in 1879 and was employed then in Joseph Kingsbury's Newtown store. Clark bought out Kingsbury.⁷¹

In Brown Street (1-1A and off King Street), Newtown, Marcus Clark & Co built its first purpose designed store in 1900, designed by architect James Nangle (1868–1941). In 1902 the business was floated as a limited liability company to raise 250,000 pounds (\$34,241,987 adjusted for inflation), and in 1906 opened its Central Store at the intersection of 814 George Street and Pitt Street. This was the main store of Marcus Clark & Co prior to 1928. It too was designed by James Nangle, and there was every intention of optimizing the unique site configuration to provide a store of landmark status; Marcus Clark described the building in relation to the Flatiron (Fuller) Building in New York, which had only recently (in 1903) been completed.⁷²

⁶⁷ *A Souvenir of the Success of Marcus Clark & Co. Ltd*, Marcus Clark & Co, 1911, p.11 (Marcus Clark & Co 1911)

⁶⁸ Torrens Title Dealing B568461

⁶⁹ Marcus Clark & Co 1911, p.19; also description of the interior in Pollon, Frances *Shopkeepers and Shoppers: A social history of retailing in NSW from 1788*, page 88

⁷⁰ Advertisement, *Catholic Press*, 30/9/1909, p.69

⁷¹ 'Late Mr Marcus Clark', *Sun*, 16/3/1913, p.16

⁷² Marcus Clark & Co 1911

The 1906 Central Store stocked household furniture, pianos, tailoring, and general and fancy goods, together with a floor dedicated to office space, and another for the company's mail order business.⁷³ The Bon Marche store stocked an exhaustive range of goods inclusive of drapery, fancy goods, clothing, mercery, tailoring, boots and shoes, bicycles, furniture, carpets, linoleums, bedsteads and bedding, pianos and organs, gas mantles, costumes, millinery, underwear, crockery and glassware, ironmongery, and sewing machines.⁷⁴

The store seems to have traded on the retail philosophy of selling goods cheap that in other respects were both fashionable and of quality.⁷⁵

The traditional retailers in Sydney were very much associated with particular precincts within the CBD and outlying fringes. The locations were usually a response to the public transport system, which in the instance of the tramways has long since vanished. Consequently, it is now hard to discern why some of the historical stores are where they are. Marcus Clark & Co came to dominate the area of Railway Square. The company built few stores in the suburbs and few in regional centres, and relied on mail order to satisfy that market, and the railways were integral to that business model. Marcus Clark & Co was sited enviably beside Central railway station (opened in 1906) and the near-by parcels post office (completed in 1913).

The three stores completed while the founder HM Clark was alive at Railway Square were the Central Store of 1906 (James Nangle, architect), the Bon Marche of 1909 (McCredie and Anderson, architects), and the company's furniture store at 827-829 George Street of 1913 (Spain and Cosh, architects). HM Clark had an acknowledged interest in architecture and it has been reported he had a hands-on approach in the design of his stores, and of his own home at Dulwich Hill, Sefton Hall.⁷⁶

⁷³ 'Marcus Clark', *Sunday Times*, 16/12/1906, p.4

⁷⁴ Advertisement, *Sunday Sun*, 24/10/1909, p.10

⁷⁵ Advertisement, *Catholic Press*, 30/9/1909, p.69

⁷⁶ 'Late Mr Marcus Clark', *Sun*, 16/3/1913, p.16



Figure 33: The Central Store of Marcus Clark & Co. (now 814 George Street). Erected 1906. The architect was James Nangle. Source: *A Souvenir of the Success of Marcus Clark & Co. Ltd*, Marcus Clark & Co, 1911

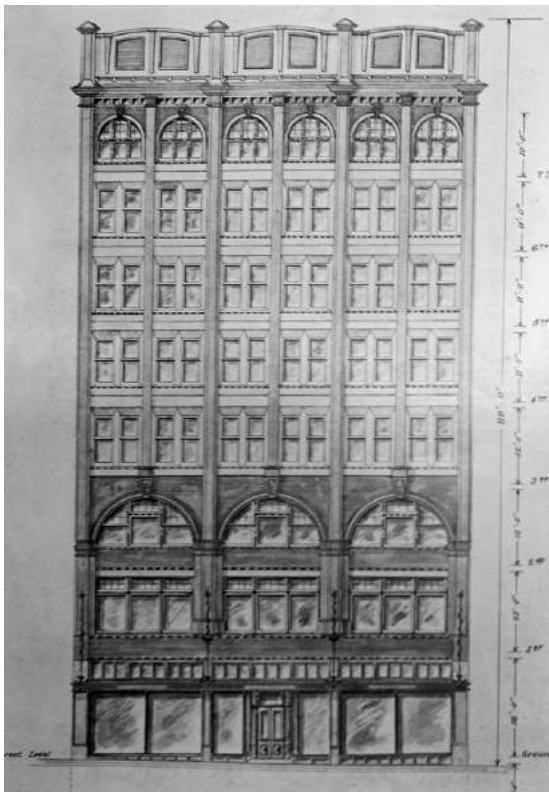


Figure 34: Marcus Clark & Co's furniture store at 827-829 George Street of 1913 (Spain and Cosh, architects). Source: *A Souvenir of the Success of Marcus Clark & Co. Ltd*, Marcus Clark & Co, 1911

In 1938 the company vacated its Central Store (1906),⁷⁷ and soon after it was requisitioned for accommodating military personnel during the Second World War. In the years following the Second World War the company suffered a downturn in trading, with 1951 being reported a difficult year for the Bon Marche subsidiary.⁷⁸ In 1953 the company chairman, Sir Reginald Marcus Clark, died. He was the son of founder Henry Marcus Clark and had been in control of the company since the death of his father in 1913.⁷⁹

In 1959 the Bon Marche was conveyed to the Minister for Education for expansion of Sydney Technical College for 215,000 pounds⁸⁰ (\$6,278,000 adjusted for inflation). The sale came with an option for vacant possession being in January 1962, so it seems the company continued to trade under lease for a while after. The sale left Marcus Clark & Co with the stores at 827-837 George Street as the sole survivors of the company's original four at Railway Square. The George Street stores were modernised in 1964,⁸¹ but that seems to have been an ill-conceived investment for they were sold in 1966 to the Minister for Education for further expansion of Sydney Technical College.⁸²

2.6 THE BUILDING DESCRIBED

THE 1909 BUILD

The building application for the former Bon Marche building was lodged with the City Council in January 1909, and approved in February. The drawings identified the owner of the freehold, the Lewis Moore estate. The architects were the partnership of Arthur Latimer McCredie (1852-1926) and the younger Arthur William Anderson (1868-1942). The drawings were dated December 1908.⁸³

The design comprised a basement and four storey brick building with a frontage to two streets with the longer front being to Harris Street with seven bays (extended to ten bays in 1928). Built with load bearing face brick exterior walls and possibly sandstone lintel and sills (all since rendered over), the elevations were relieved by groupings of skirted oriel windows. The street corner was demarcated by a cupola, and the roof line had a series of raised parapets. Shop windows were fitted along both elevations and the pavement sheltered by a timber posted verandah; this was replaced in 1928 by a steel suspended awning,⁸⁴ no doubt in response to a City Council requirement as a safety precaution owing to the rising popularity of the motor

⁷⁷ 'Marcus Clark's Old Store, *Sydney Morning Herald*, 18/11/1938, p.8

⁷⁸ Retail Business Difficult, *Sydney Morning Herald*, 10/5/1952, p.6

⁷⁹ 'Sir Marcus Clark. Death at 69', *Sydney Morning Herald*, 14/7/1953, p.4

⁸⁰ Torrens Title Dealing H343153

⁸¹ 'Marcus Clark & Co Ltd', *Sydney Morning Herald*, 5/4/1963, p.14

⁸² State Heritage Inventory Listing No. 2424219

⁸³ Sydney City Building Application No. 27/09 (plan)

⁸⁴ Sydney City Building Application No. 950/28 noted on Planning Street Card

vehicle. The internal structural system of this 1909 part of the building utilised a traditional hardwood frame of posts and beams. The roof was pitched and sheeted in corrugated iron.⁸⁵

With the Harris Street elevation being northerly, the interiors were naturally well-lit, and were supplemented by both electricity and gas originally. As mains electricity supply was in its infancy, presumably a DC supply was generated on-site. The basement level was illuminated by prismatic street lights (removed in 1940).

Internally there was a passenger lift midway within the floorplan, and a goods lift beside the original north wall. There was one central staircase. Unfortunately, no photographs of the original interiors or any detailed descriptions have been located.

⁸⁵ Sydney City Building Application No. 27/09 (plan)



Figure 35: Architects McCredie and Anderson's sketch perspective of the Bon Marche store of 1909. Source: *A Souvenir of the Success of Marcus Clark & Co. Ltd*, Marcus Clark & Co, 1911,



Figure 36: The Bon Marche store as completed in 1909. Not dated, but ca 1909-1914. Note top lights above the posted street awning for illuminating the interior. Source: *The Salon*, March 1914

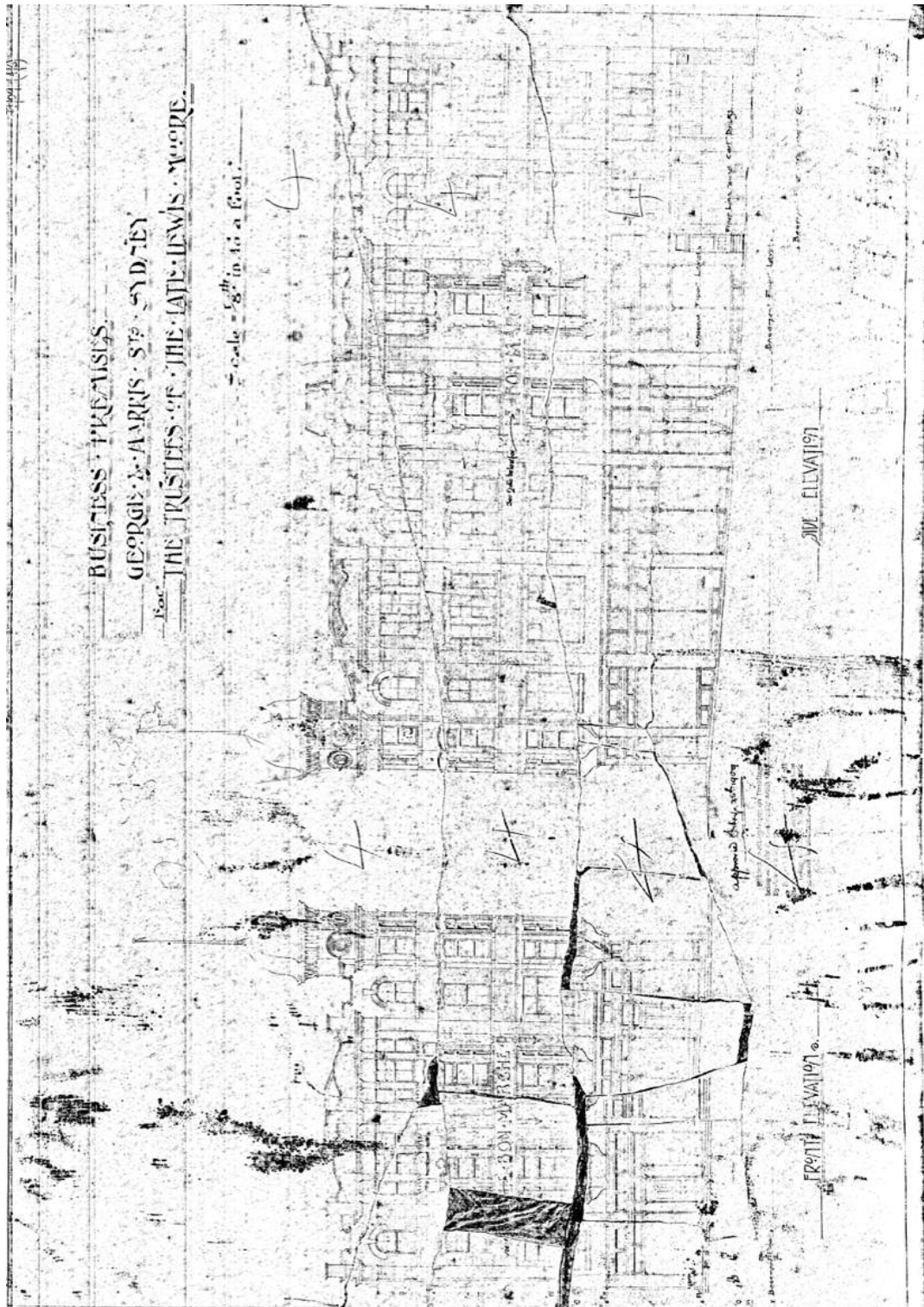


Figure 37: Broadway and Harris Street elevations as designed and built in 1909. The Harris Street elevation was extended in 1928. Note the drawing neither states the client was Marcus Clark & Co, and the premises were to be the Bon Marche. Source: Sydney City Archives (Building Application No. 27/09)

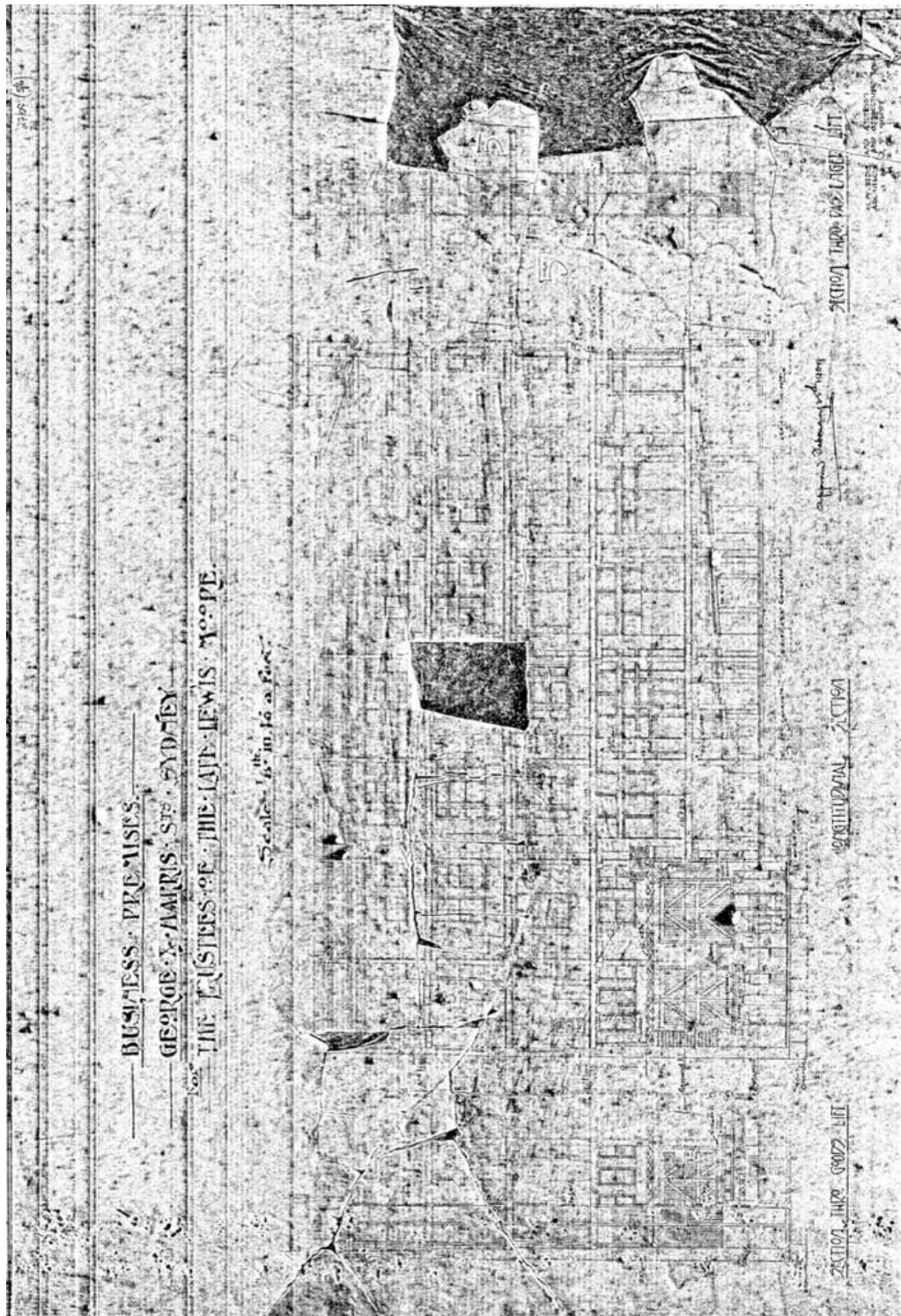


Figure 38: Longitudinal section as designed in 1909. Source: Sydney City Archives (Building Application No. 27/09)

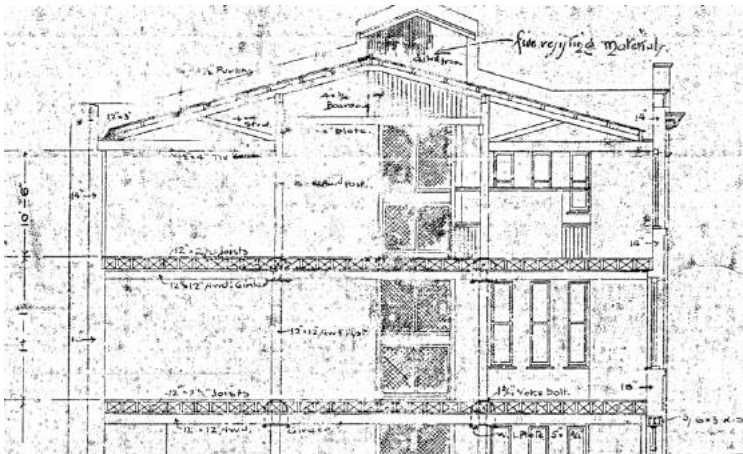


Figure 39: Detail of the hardwood structural system used in the 1909 build. Source: Sydney City Archives (Building Application No. 27/09)

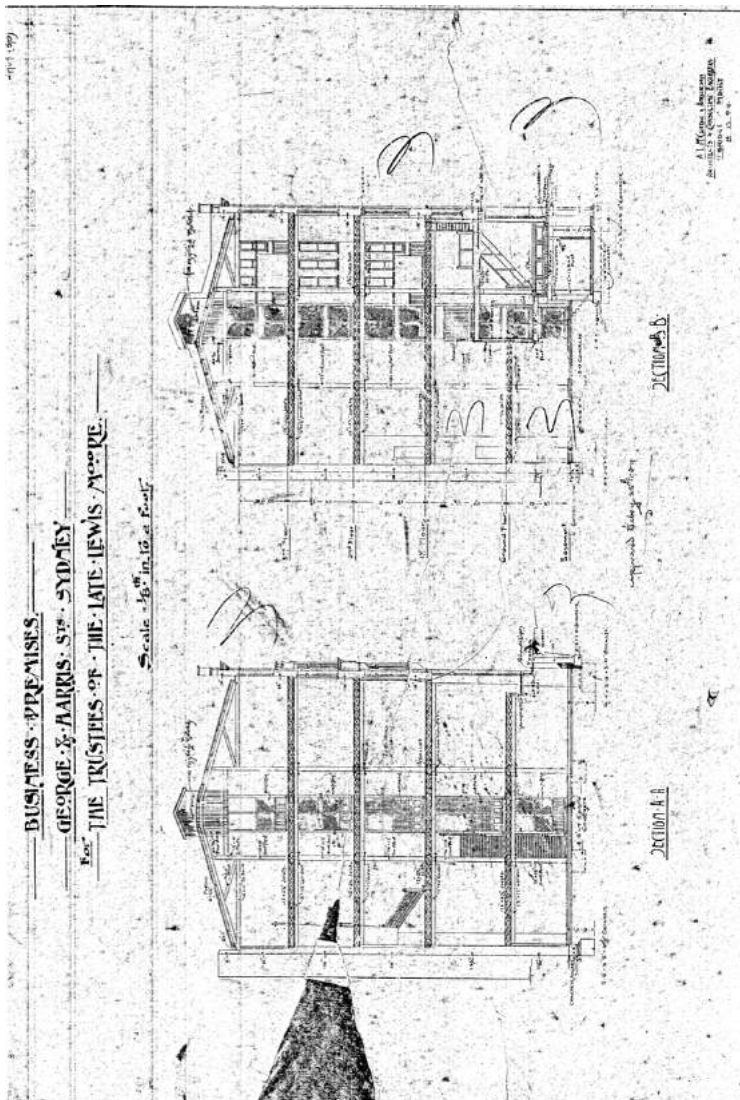


Figure 40: Cross section as designed in 1909. Source: Sydney City Archives (Building Application No. 27/09)

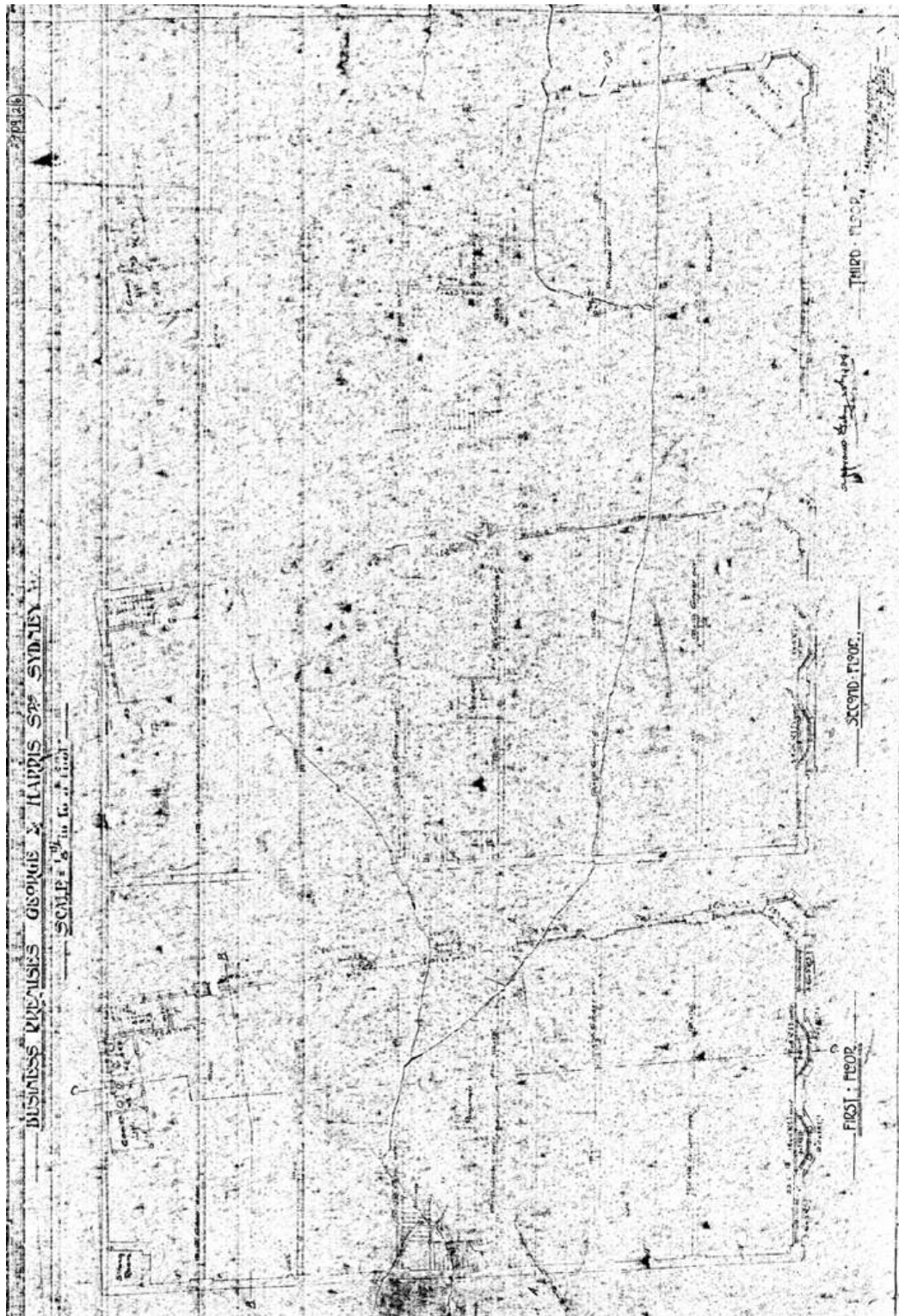


Figure 41: Plans of basement and ground floor as designed and built in 1909. Reproduction quality as supplied. Source: Sydney City Archives (Building Application No. 27/09)

1928 ADDITION AND ALTERATIONS PRIOR TO 1964

The Bon Marche building was enlarged in 1928 by building three additional bays on the Harris Street frontage. This site, 765-767 Harris Street, had been purchased (in freehold) by Bon Marche Ltd in March 1927.⁸⁶ The building application for this work has been lost, but the architects were Spain and Cosh who also designed the new Marcus Clark & Co. store at 831-837 George Street about this time (completed in 1928).⁸⁷ Presumably the elevations were in face brick and other details to match the earlier 1909 build.

Later changes recorded in City Council building applications included:

1930 - build three additional lavatories⁸⁸

1944 - replace timber storey posts in the basement with steel stanchions and removing the pavement lights in the 1909 section. This work included laying a concrete floor in the basement. The work was completed in 1947.⁸⁹

1946 - make additional opening on ground floor, utilised a RSJ for the framing.⁹⁰

1946 - make alterations to the ground floor and basement. Included new concrete stair and entrance from Harris Street, new shopfronts on Broadway and Harris Street, and possibly making of a mezzanine level.⁹¹

1947 - make toilet and locker rooms on 1st floor⁹²

1950 - remove timber stairs⁹³

1951 - remove shop window and form cart dock on Harris Street⁹⁴

⁸⁶ Torrens Title Dealing B544896

⁸⁷ 'Our Newest Big Store', *Evening News*, 28/4/1926, p.7

⁸⁸ Sydney City Building Application No. 542/30 noted on Planning Street Card

⁸⁹ Sydney City Building Application No. 480/44 Building Inspector's Card and plan

⁹⁰ Sydney City Building Application No. 377/46 Building Inspector's Card

⁹¹ Sydney City Building Application No. 886/46 Building Inspector's Card

⁹² Sydney City Building Application No. 119/47 noted on Planning Street Card

⁹³ Sydney City Building Application No. 133/50 noted on Planning Street Card

⁹⁴ Sydney City Building Application No. 1220/51 noted on Planning Street Card



Figure 42: Detail from aerial photograph of 1949. Depicted was the roof forms as completed in 1909 and 1928. Source: Sydney City Archives

SYDNEY TECHNICAL COLLEGE

While the Minister for Education acquired the property in 1959 it did not obtain vacant possession until January 1962. Alterations were documented by the Government Architect's Branch of the Public Works Department and undertaken over 1963. The extent of the changes has not been investigated, but it would seem the external walls were rendered at that time and the parapet design was simplified. A new fire rated stair was put in, and also a new entrance from Harris Street.

The original intention was to convert the building into classrooms and laboratories for Sydney Technical College (STC), but by 1962 the intended use was changed to housing the library of the STC along with the library services division, some other administrative offices, and classrooms. In 1964 the library opened, with the balance of the building being used as classrooms from 1965.⁹⁵ The actual range and dispersal of uses were:

Table 6: 1-7 Bon Marche Building Uses

Basement	1 No. lecture room, and storage
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⁹⁵ Neill, N, *Technically & further: Sydney Technical College, 1891-1991*, Hale & Iremonger, 1991, p.79 (Neill 1991). 232/60

Ground	4 No. lecture rooms, 1 No. stack room for the library Administrative offices
First	Library
Second	Offices of the School of External Studies (the correspondence school)
Third	Drawing office

The library had previously been housed in prefabricated huts since 1953, but staff soon found the conditions in the former department store equally were ill-suited to a library use; it was dusty, poorly ventilated, and very noisy owing to passing traffic. Between 1965 and 1974 the library also serviced students attending the neighbouring NSW Institute of Technology (NSWIT).⁹⁶

The library was transferred in 1983 to a new purpose designed building erected behind the 1890s Mary Ann Street college building. With the leaving of the library the building seems to have fallen into disuse in part, although the lecture halls continued in use.⁹⁷

By 1990 the building had been transferred from TAFE (formerly STC) to the University of Technology (formerly NSW Institute of Technology), and alterations were undertaken for housing the Faculty of Sciences and Social Sciences. The alterations were documented by consulting architects FMJM Partnership Pty Ltd. in 1990 but work seems to have continued until about 1992.⁹⁸ The existing fitout of partition offices and seminar rooms date from this period.

⁹⁶ Nell 1991, p.99

⁹⁷ Nell 1991, p.89

⁹⁸ FMJM Partnership Pty Ltd Drawing Nos 3995/A1-6E



Figure 43: The former store in 1965 and after alterations for conversion into uses by the Sydney Technical College. Associated with this conversion probably was the cement rendering of the facades, and changes to the detail of the parapet. The timber framed sashed windows appear to date from the 1909 build. Source: Neill, N, *Technically & further: Sydney Technical College, 1891-1991*, Hale & Iremonger, 1991, p.100



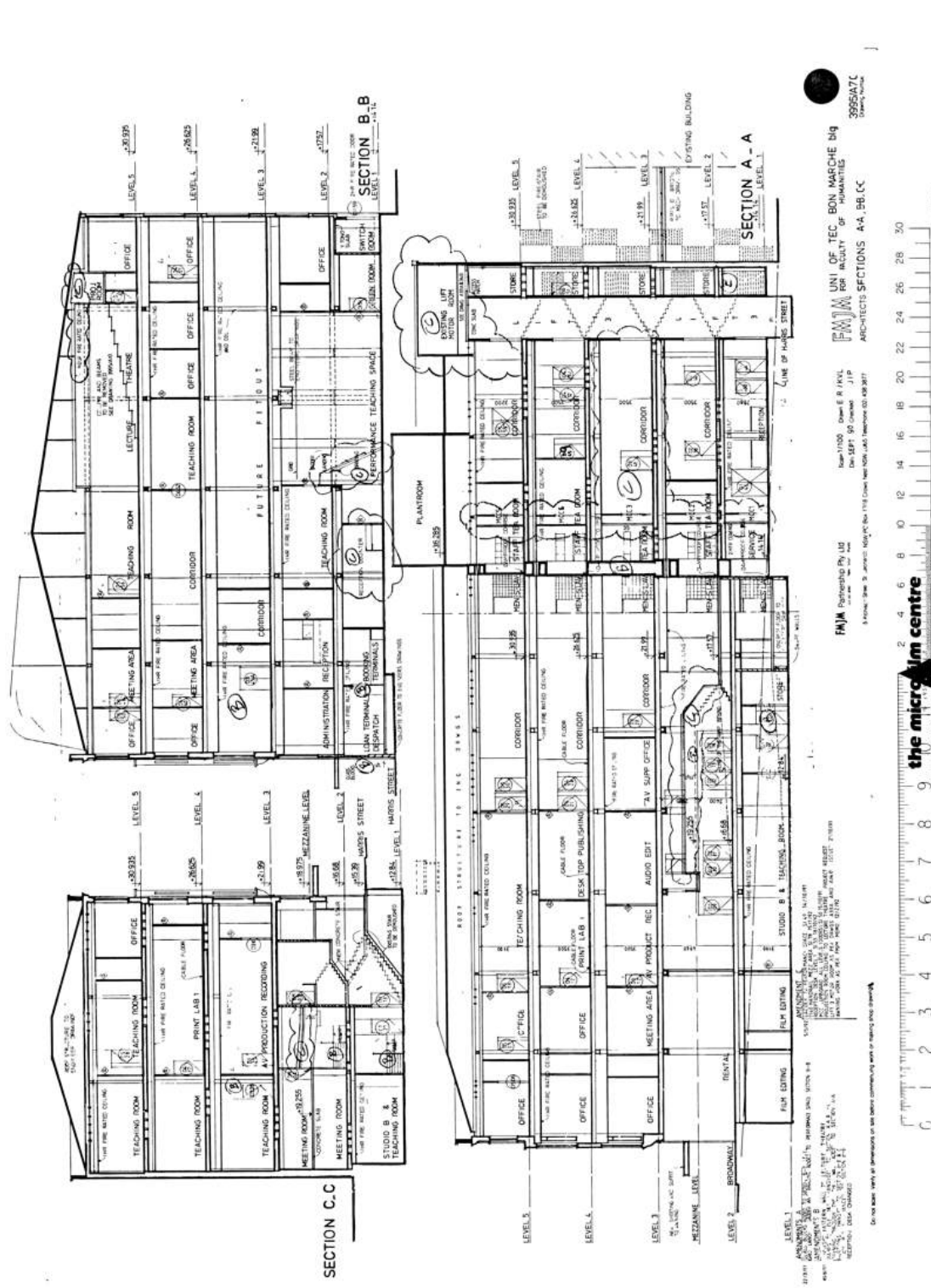


Figure 45: Sections documented by FMJM Partnership Pty Ltd. in 1990. Source: University of Technology Sydney

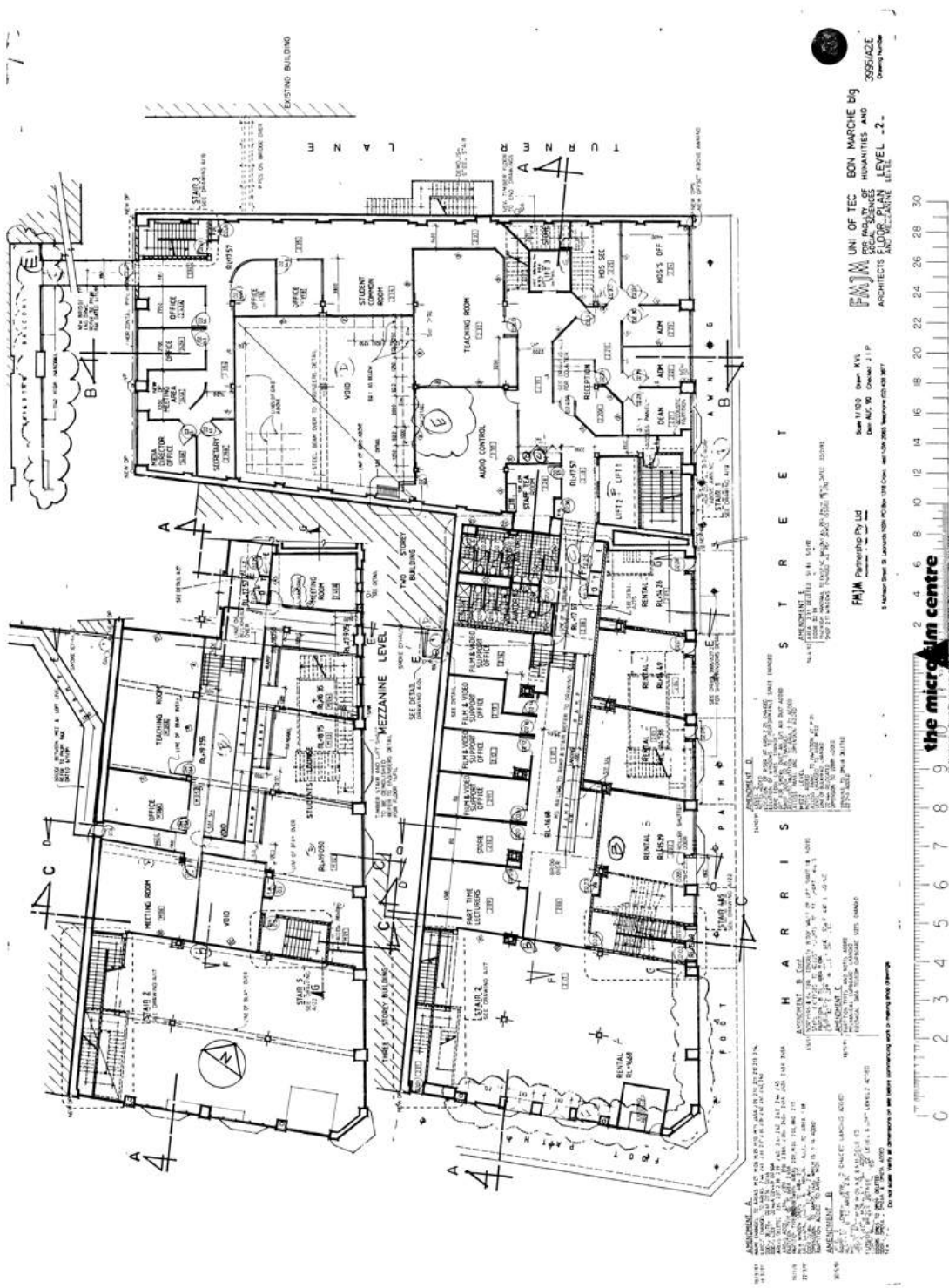


Figure 46: Level 2 alterations documented by FMJM Partnership Pty Ltd. in 1990. Source: University of Technology Sydney

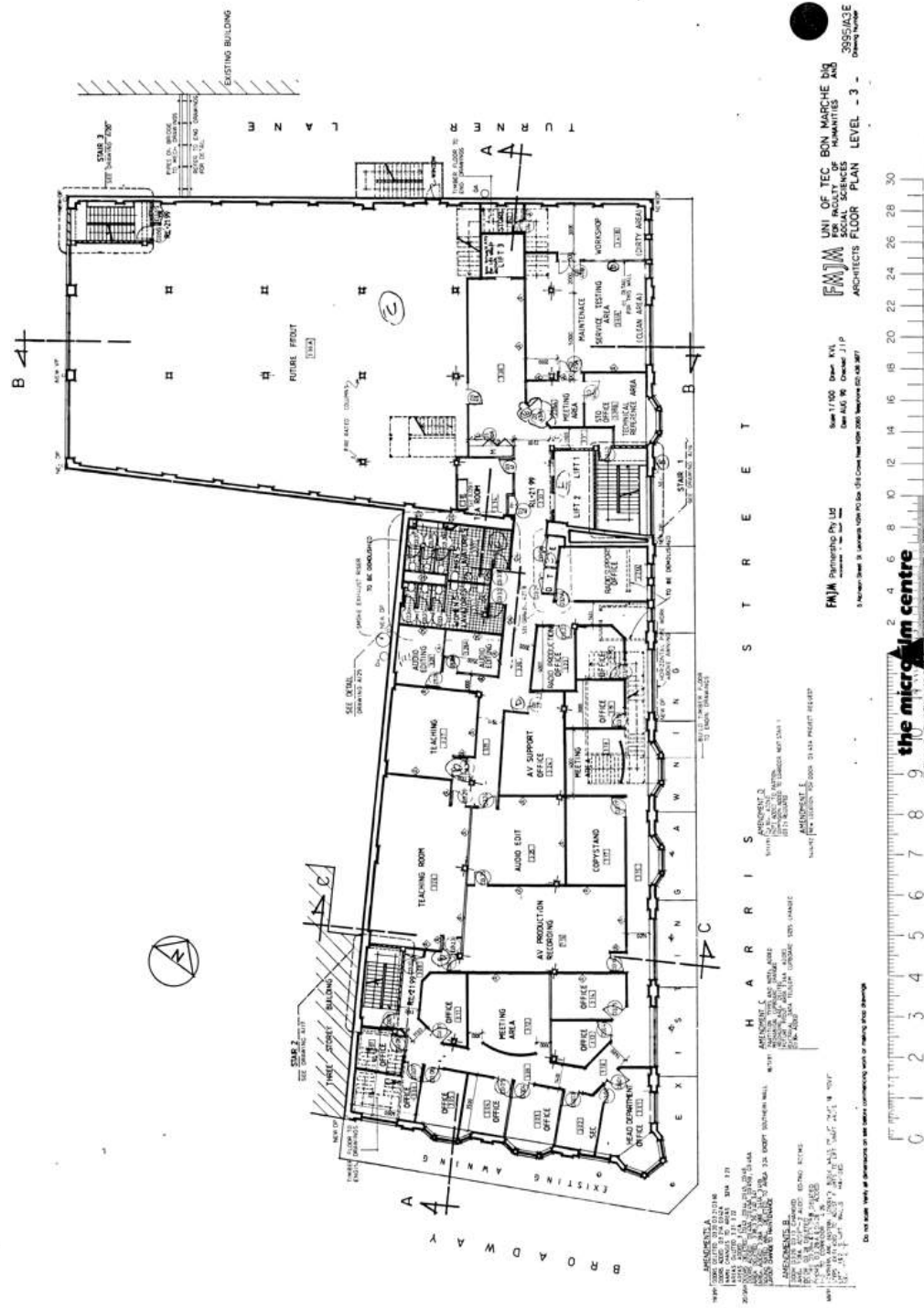
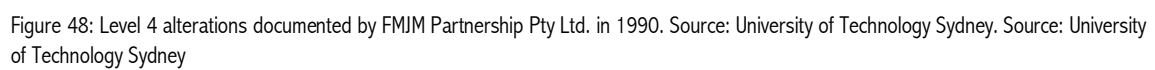
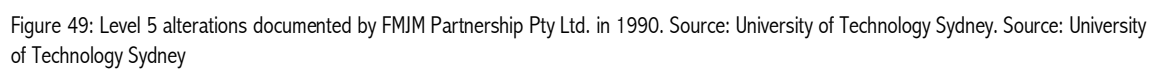


Figure 47: Level 3 alterations documented by FMJM Partnership Pty Ltd. in 1990. Source: University of Technology Sydney







2.7 THE ARCHITECTS

VERNON AND WARDELL (FORMER CBC BANK)

The partnership of Walter Liberty Vernon and William Wilkinson Wardell commenced in October 1884 and lasted until February 1889 when Vernon went into partnership briefly with Howard Joseland (Vernon with Howard Joseland designed the City Bank branch at the corner of King and Sussex streets in 1889.) In 1890 Vernon was appointed to the position of New South Wales Government Architect.

The youngest of the two was Vernon (1846-1914). Vernon was born in High Wycombe near London in 1846 and studied architecture there. He was articled to the little known William Gilbee Habershon in 1862, attended the Royal Academy of Arts, and the South Kensington School of Art. Before setting up his own office in 1872 he ran a regional office of a London architect. Vernon migrated to New South Wales in 1883 for health reasons (chronic asthma). The colony was in the middle of a building boom and Vernon found ready employment.

Wardell (1823-1899) was likewise born in England, but had studied engineering, and later turned to architecture from an early interest in ecclesiastical buildings of the middle ages in the Gothic style. Prior to leaving for Victoria in 1858 for health reasons, Wardell had designed some 30 churches for the Catholic Church. In Melbourne he worked mostly in the colony's Department of Works and Buildings, and at the same time undertook private work such as St Patrick's Roman Catholic Cathedral (from 1858). He was dismissed from government employ in 1878 and he came to Sydney, but continued to accept commissions in Victoria throughout the 1880s. While Vernon's designs in Sydney generally adopted a free flowing English Domestic style favoured by advocates of the Arts and Crafts movement, Wardell on coming to Sydney embraced the Italianate, Palladian and Venetian styles.

Before entering into the partnership with Vernon and during the partnership, Wardell had designed branches for the English, Scottish and Australian Bank both in Victoria and NSW.⁹⁹ The country branches are characterised by steeply pitched, crow-stepped gables and a possess a domestic scale, while the ES&A head office in Collins Street, Melbourne (1883-1887) possesses a magical Flemish Gothic appearance.

Wardell's association with the Commercial Banking Company of Sydney had commenced before the partnership with Vernon. In 1882 he designed the bank's branch at Newtown at No. 325 King Street.¹⁰⁰ The design of this building is quite different to the later Broadway premises of 1887 in having a paired front with steeply pitched hipped rooves, heavily dentilled eaves brackets, and a Palladian style entry.

⁹⁹ Boyd, N. No Sacrifice in Sunrise. Walter Liberty Vernon: Architect 1846-1914. Doctor of Philosophy, RMIT, August 2010, p.207

¹⁰⁰ Advertisement, *Sydney Morning Herald*, 23/7/1882, p3

MCCREDIE AND ANDERSON (FORMER BON MARCHE)

The partnership of Arthur Latimer McCredie (1852-1926) and Arthur William Anderson (1868-1942) commenced about 1903 (with the name changing to McCredie and Anderson in 1906). The senior partner, McCredie, was born in Scotland and came to Sydney as a boy.¹⁰¹ Prior to 1903 he was in practice with his brother, George (1860-1903), whose professional expertise was in engineering.¹⁰² It was George McCredie who organised (and photographed) the cleansing of the port areas of Sydney at the time of the plague outbreak in 1900.

Anderson had been employed in the McCredie brothers' office from commencement of his articles in 1884. He was born in Hobart in 1868 and came to Sydney as a youth in 1879. Anderson was tutored in architecture by the well-known John Francis Hennessy (1853-1924). Anderson was honorary secretary of the New South Wales Institute of Architects from 1905.¹⁰³

Anderson visited England and America in 1906, and it has been said while there inspected modern trends in retail architecture.¹⁰⁴ Besides the Bon Marche, McCredie and Anderson designed the Liverpool Street store for Mark Foy's Ltd completed in 1907 (this building was significantly altered and enlarged in 1928 into what is seen today), and also built the residences of various members of the Foy family.

Another survivor of McCredie and Anderson's office is the former Robert Reid & Co warehouse in King Street, and the former Burn Philip office in Bridge Street. Both McCredie and Anderson were honorary architects for the Institution for the Deaf, Dumb and the Blind at Darlington and documented alterations from 1891.



Figure 51: The Mark Foy's store as designed by McCredie and Anderson. At the corner of Elizabeth and Liverpool streets. Completed in 1907 (and altered in 1928) it is a near contemporary with the Bon Marche. Source: *The Salon*, March 1914

¹⁰¹ 'Obituary. Mr AL McCredie', *Sydney Morning Herald*, 19/4/1926, p.15

¹⁰² 'The Late Mr George McCredie', *Cumberland Argus*, 11/2/1903

¹⁰³ *The Salon*, March 1914, p.481

¹⁰⁴ Jahn, G, *Sydney architecture*, Watermark Press, 1997



Figure 52: The demolished Henry Bull & Co warehouse. At the corner of York and Market streets. Designed by McCredie and Anderson. Source: *The Salon*, March 1914



Figure 53: The demolished Queensland Insurance Company's office. At the corner of Pitt and Bridge streets. Designed by McCredie and Anderson. Source: *The Salon*, March 1914

2.8 CHRONOLOGY

Table 7: Chronology

Date	Event
1788	First colonists arrive at Sydney Cove
1803	First of the land grants to Dr John Harris (1754-1838) at Ultimo
1805	First part of Harris' Ultimo House completed

Date	Event
1834	Dr Harris subdivides and sells the George Street/Broadway frontage of his estate. Site of Nos. 1-7 Broadway formed by sale to Lewis Moore (1797-1856). Harris Street formed.
ca 1835	Site of Nos. 765-767 Harris Street formed
1836	Site of Nos. 9-13 Broadway formed by sale to Henry McDermott
1853	Resumption of part of Ultimo for the first section of railway line to Darling Harbour.
1860	Subdivision of Ultimo for members of the Harris family
1885	Nos. 9-13 Broadway sold to the Commercial Banking Company of Sydney
1887	Tenders called by architects WW Wardell and WL Vernon for building the bank and shops at Nos. 9-13 Broadway
1891	Technological Museum and Sydney Technological College opens
1894	Bank of New South branch opens at Nos. 824-826 George Street
1897	Site of the new railway station for Sydney (Central) decided
1899	Tram service along George Street to the intersection with Harris Street and along Harris Street is put into service
1901	Resumption of land at the northern edge of Railway Square for planned streetscapes around the new station
1902	Commencement of construction of Central railway station
1906	Completion of first stage of Central railway station Railway Square formed and becomes an important public transport interchange Marcus Clark & Co's Central Store, 814 George Street and Pitt Street, opens
1907	Sydney Council decides on developing Haymarket for its new municipal markets

Date	Event
1909	Commencement of construction of the first municipal market Nos. 1-7 Broadway leased by Bon Marche Ltd The Bon Marche store built and opens in October 1909. Architects being McCredie and Anderson
1913	Death of Henry Marcus Clark, founder of Marcus Clark & Co Marcus Clark & Co's furniture store at 827-829 George Street opens Parcels post office completed
1926	Completion of first stage of the City Railway and commencement of commercial development around Market Street Railway Square declines in importance as a public transport interchange
1927	Nos. 765-767 Harris Street sold to Bon Marche Ltd Nos. 1-7 Broadway sold to Marcus Clark & Co Ltd.
1928	The Bon Marche store enlarged by three bays (Nos. 765-767 Harris Street). Architects being Spain and Cosh.
1932	Demolition of Harris' Ultimo House
1933	George Street West renamed Broadway
1934	Technical Education Commission recommends expansion of the Sydney Technological College site
1957	Last tram service along George Street
1959	Bon Marche store sold to the Minister for Education Sydney Technical College's School of Commerce (Nos. 759-763 Harris Street) opens
1962	Sydney Technical College's chemical and engineering building (Nos. 747-757 Harris Street) opens
1963	Conversion of the Bon Marche for use as a school library and for classrooms. Externally, the walls are rendered and the parapet design simplified
1964	The library of Sydney Technological College within the converted Bon Marche building opens

Date	Event
1965	New South Wales Institute of Technology (now UTS) commences within the Sydney Technological College campus
1966	Marcus Clark & Co's George Street stores sold to the Minister for Education
1974	New South Wales Institute of Technology (now UTS) completed
1975	Produce markets relocate to Flemington
1980	The bank branch closed and business transferred to No. 732 Harris Street Site acquired by the NSW Institute of Technology
1983	The library of Sydney Technological College within the converted Bon Marche closed and relocated
1988	Opening of the Darling Harbour entertainment precinct
1990	Former Bon Marche altered for housing the Faculty of Sciences and Social Sciences of the University of Technology

3.0 PHYSICAL ANALYSIS

3.1 INTRODUCTION

This analysis looks at the built form and setting of the heritage listed buildings within the Bon Marche precinct. It is not a detailed consideration of all fabric, but an overview that seeks to understand the elements of the place to assist in determining significance. Section 4.6 provides a detailed description of the Graded Areas of Significance on the site.

The heritage listed buildings within the Bon Marche precinct are:

- The L-shaped Bon Marche building, formerly known as 1-7 Broadway, Ultimo, which includes the original 1909 retail building on the western corner of Broadway & Harris Street built as a retail department store for the Marcus Clark retailing chain to a design by architects McCredie & Anderson; and the 1928 addition to the rear of the building in Harris Street, built for Marcus Clark retailing chain to a design by architects Spain & Cosh.
- The three retail terraces formerly known as Nos. 9-13 Broadway, built 1887 to a design by architects Wardell & Vernon, the central terrace (formerly No. 11) having originally been designed as a bank.
- The former Apothecary building at the rear of the three retail terraces, also built 1887 at the same time as the retail terraces, and which originally appears to have operated in conjunction with the chemists which were the original occupants of No. 9 Broadway (the eastern-most of the three terraces).

These three built elements have been numbered on plans prepared by UTS, as outlined in the figure and table below,



Figure 54: Bon Marche precinct, showing UTS building numbers

Table 8: UTS building numbering for the Bon Marche precinct

Building name	UTS building number
Bon Marche (formerly Nos. 1-7 Broadway)	CB03
Retail terraces (formerly Nos. 9, 11 & 13 Broadway)	CB08
Former Apothecary building (at rear of terraces)	CB09

The site also contains some open space between the terraces and the former apothecary and to the west of the terraces. There is also laneway access to the north and west of the 1928 addition that is outside the heritage listed lots but which forms part of the UTS campus.

3.2 BUILT FORM - BON MARCHE BUILDING

EXTERIOR

The Bon Marche building has an “L” shaped building footprint consisting of two, separately roofed adjoining sections with roughly rectangular footprints. The building was built to its site boundaries that are not square to the street boundaries. The building is located on the western corner of Broadway and Harris Street, with the 1909 earlier portion occupying the corner, and the 1928 addition to the north addressing Harris Street.

The Federation Free Classical Style building appears as four storeys from Broadway and five storeys at the northern end in Harris Street. It features a variety of window openings including grouped and single semi-circular arched windows contrasting with large rectangular window openings on the same levels, and oriels with groups of three windows each to upper levels but not extending to the top level. Some windows are surmounted by label moulds. There are prominent vertical rendered pilasters along the facades. The building features a corner cupola with domed roof, above a prominent projecting moulding supported on decorative masonry brackets. Below the brackets, the cupola features three bull’s eye windows, and above an apex flagpole. The facade of the building is parapeted with a moulded cornice.

As seen in the series of historical photographs in Section 2.0, the exterior of the Bon Marche building has been “dumbed down” over time, with the loss of much of its fine detail, including:

- Loss of parapet decorative detail
- Replacement of all windows with powder-coated aluminium framed windows
- Cement rendering of the exterior walls over the original brickwork in 1965 when the building was refurbished by Sydney Technical College for educational uses
- Modernisation of all ground floor shopfronts to both street frontages (Broadway and Harris Street)
- Installation of modern suspended awnings to both street frontages
- Changes to some window openings.

The following features of the Bon Marche building exterior remain:

- The overall form of the building, both the 1909 and 1928 portions, including the corner cupola (however acknowledging the loss of detail outlined above)
- Many of the original window openings (though not the windows) including those to the oriels
- Some decorative features including projecting mouldings
- Hipped roof form of 1909 portion of the building behind the parapet and not visible from the street.

The figures below compare the original to the current appearance of the building.



Figure 55: The Bon Marche store as completed in 1909. Source: *The Salon*, March 1914. Note the face brickwork and window head and sill detailing and the posted street verandah. The brickwork is monochrome and not patterned. The built form is restrained and has very little ornamentation or decoration.



Figure 56: The Bon Marche store today. Note loss of original awning & shopfronts, cement rendering of walls, removal of parapet decorative detail. Though not visible in this photograph, the cupola still retains its apex flagpole. The current colour scheme changes the visual presentation of the building from the original brickwork by adding emphasis to the vertical pilasters and parapet.



Figure 57: View of Broadway/Harris Street corner of the Bon Marche building with cupola.



Figure 58: (Left) View of Bon Marche building east elevation to Harris Street. Note 1st floor walkway over Harris Street at far right.



Figure 59: (Left) View of part of Harris Street elevation of former Bon Marche building showing use of frosted glass in some windows.



Figure 60: View of Harris Street (east) elevation of the Bon Marche building



Figure 61: (Left) western elevation of the 1928 wing of the Bon Marche building, looking south towards to the rear of the terraces

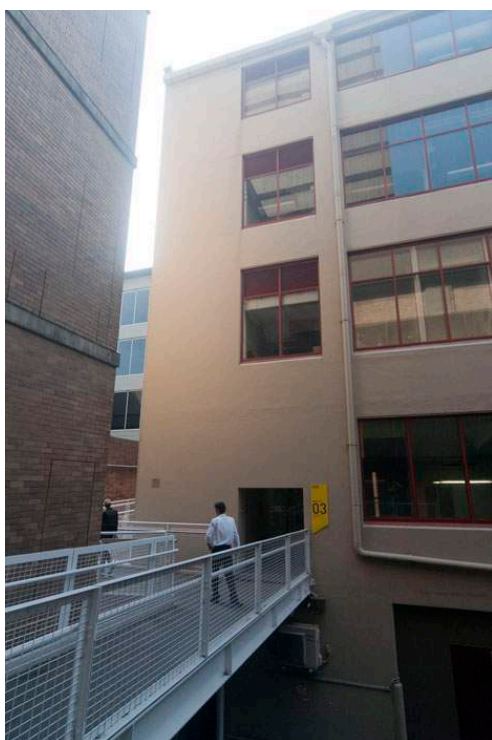


Figure 62: (Left) western elevation of the 1928 wing of the Bon Marche building with walkway entry into the building at left and adjacent building at left of walkway

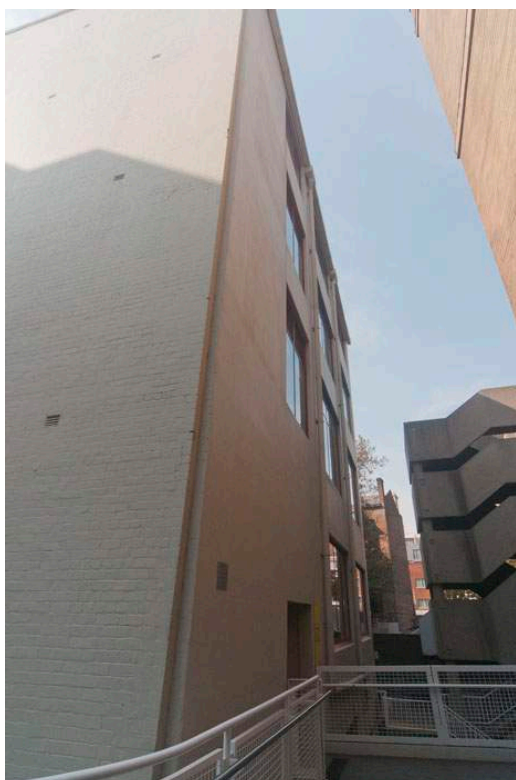


Figure 63: View south towards Broadway with west (rear) elevation of 1928 addition to Bon Marche building at left, terrace formerly known as 13 Broadway visible beyond at left



Figure 64: West elevation of 1928 addition to Bon Marche building



Figure 65: Ground floor level of west elevation of 1928 addition to Bon Marche building at right



Figure 66: North-west corner of Bon Marche building, ground floor level. Harris Street visible at far left. 1st floor walkway visible at far right



Figure 67: Driveway along the northern side of the 1928 wing of the Bon Marche building, with Harris Street visible at left.



Figure 68: Driveway along the northern side of the 1928 wing of the Bon Marche building with walkway above.



Figure 69: "Turner Lane" sign to driveway on northern side of the Bon Marche building 1928 wing "

INTERIOR

Few details of the original interior of the Bon Marche building are known other than the description of the building interior as “well lit” with natural light and spacious and the early drawings that provide a general layout of the building but no detail of fitout.

It is clear from physical examination that the current interior of the Bon Marche building has been radically altered over time from its early form, as shown in the photographs below. This took place after the introduction of educational uses into the building in the mid-20th century resulting in the loss of all visible original detail and structure and the insertion of new elements including stairs, lifts, services, changes in floor levels and new concrete structural elements.

While some original structural elements (such as columns) may remain, progressive fitouts of the interior from the mid-20th century (1965) onwards have obscured or covered over any remnant original structural elements.

The building’s interior today is not spacious or well-lit with natural light, and is a network of rooms and levels with sloping walkways and exposed services along ceilings. It is also evident that floor levels have been changed within the building. The ground floor level bookshop (corner of Broadway & Harris Street) retains the locations original height with the highlight windows providing natural light into the bookshop space.

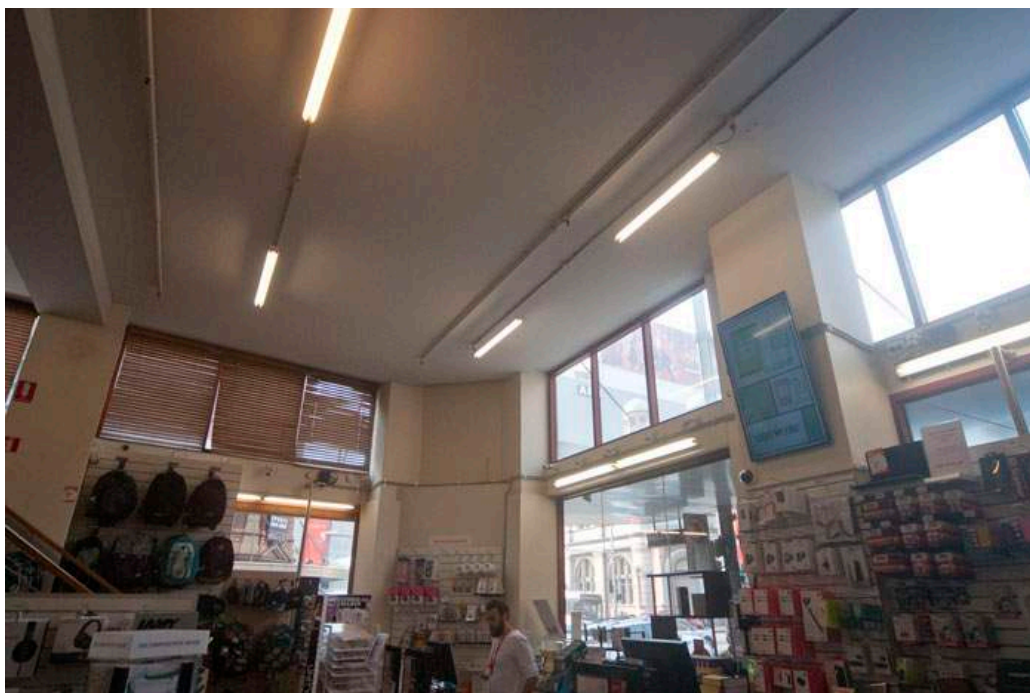


Figure 70: Bookshop within the ground floor level of the Bon Marche building, corner of Broadway & Harris Street. Note that finishes are recent.



Figure 71: Bookshop within the ground floor level of the Bon Marche building, corner of Broadway & Harris Street. Note high ceilings and high-light windows lighting the space. In other sections of the building, a new floor level has been placed below these highlight windows.

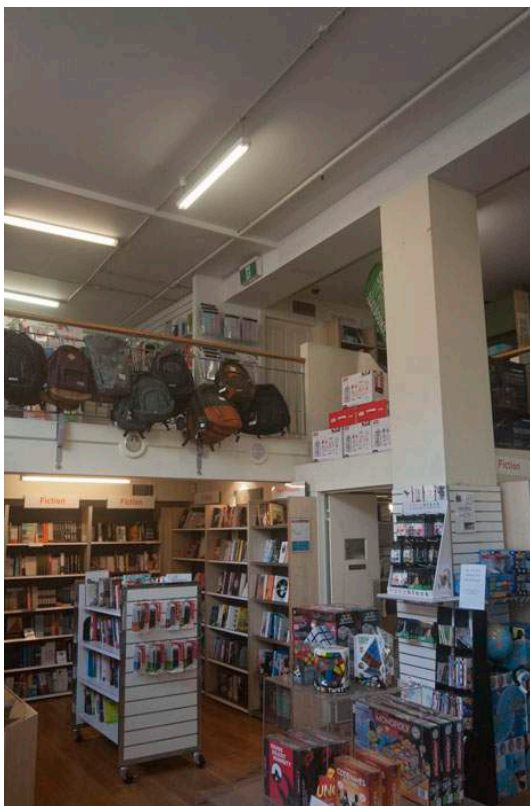


Figure 72: (Left) Another view of the bookshop, showing a gallery level. Also note column at right.



Figure 73: (Left) Ground floor entry into the 1928 (northern) section of the Bon Marche building off Harris Street

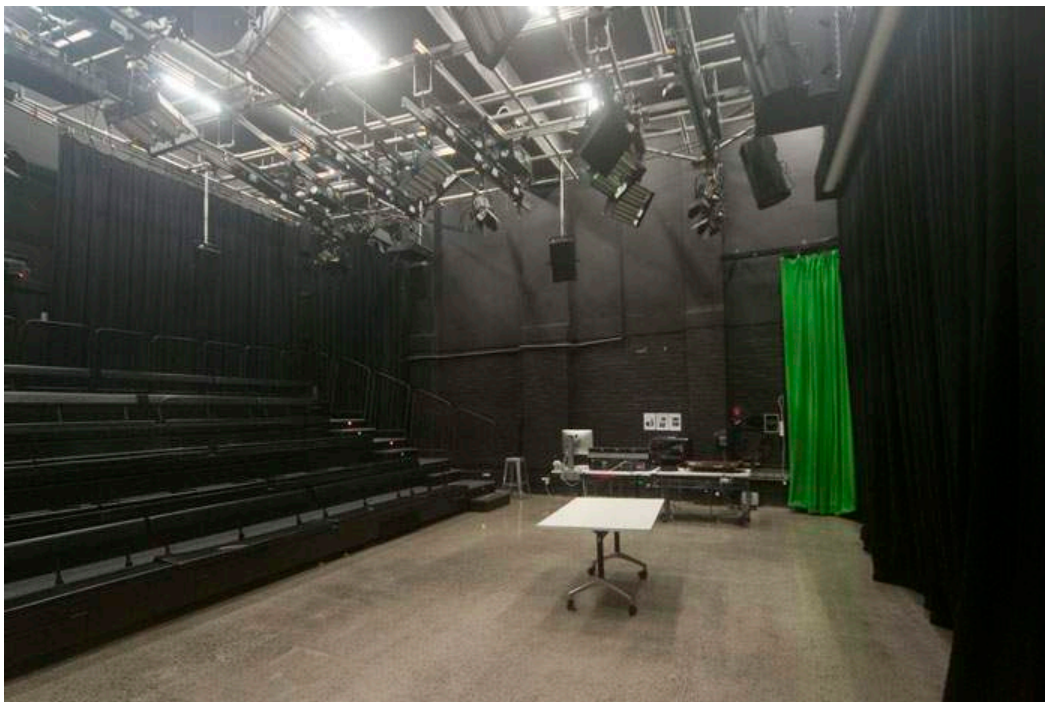


Figure 74: Theatre space at rear of the 1928 section of the Bon Marche building

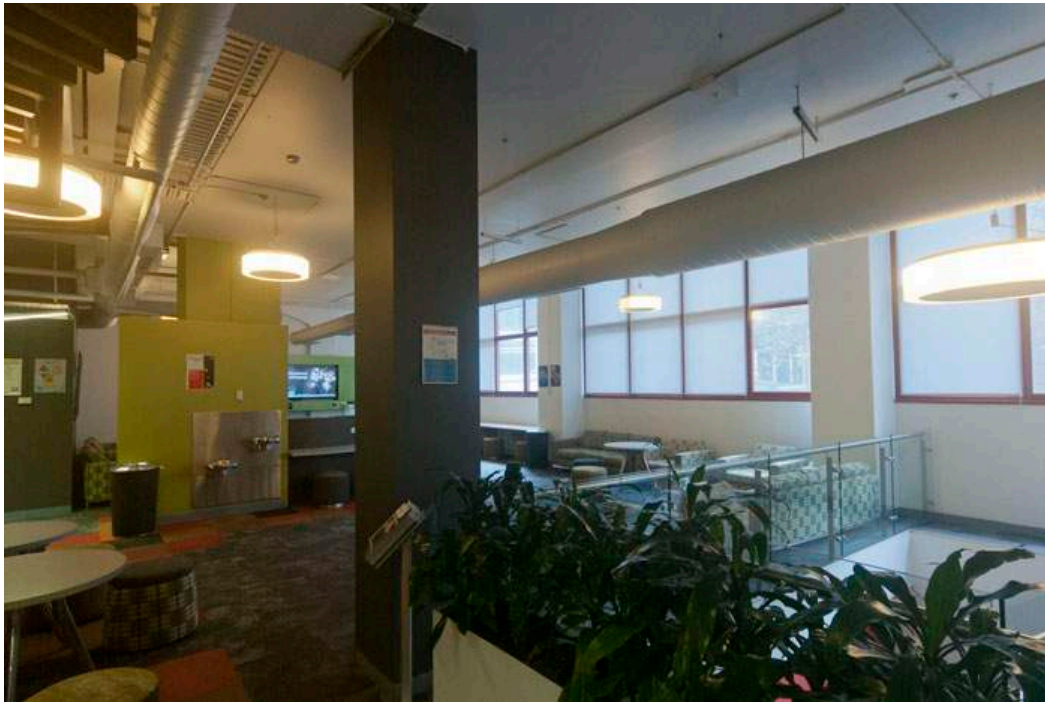


Figure 75: 1st floor level, close to the corner of Harris St and Broadway. Note column, and level of windows. The window openings (though not windows) are original, and likely this floor level is a later addition. Also note exposed services (at left).



Figure 76: Typical interior office space. Note exposed services across the top of the windows.

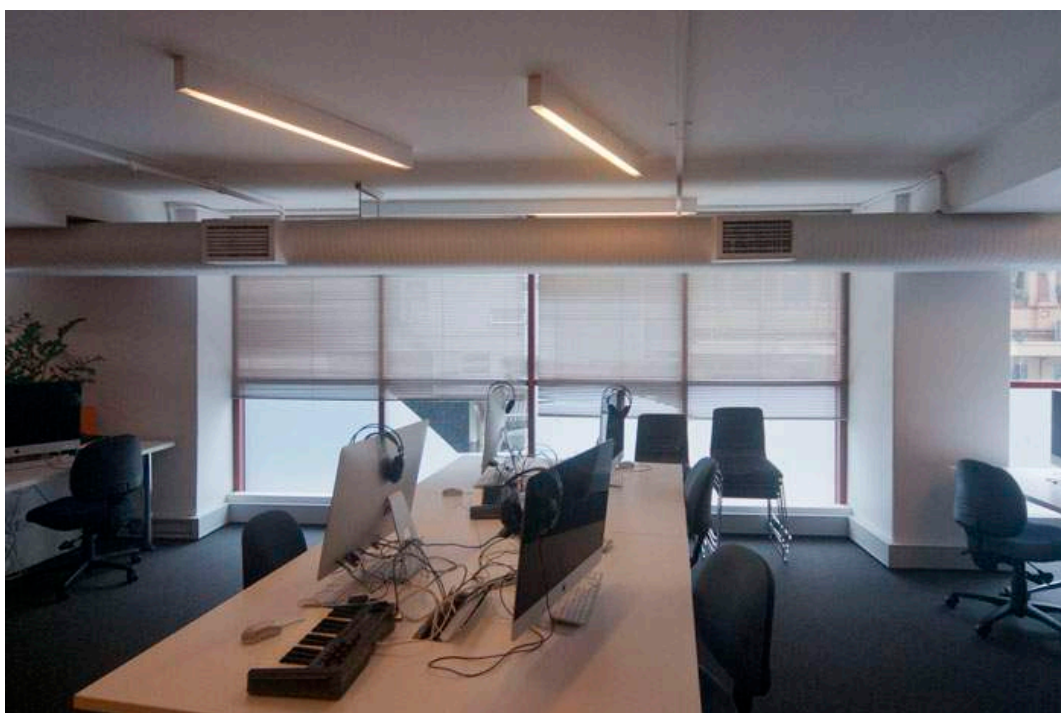


Figure 77: Typical interior office space. Note exposed services across the top of the windows.

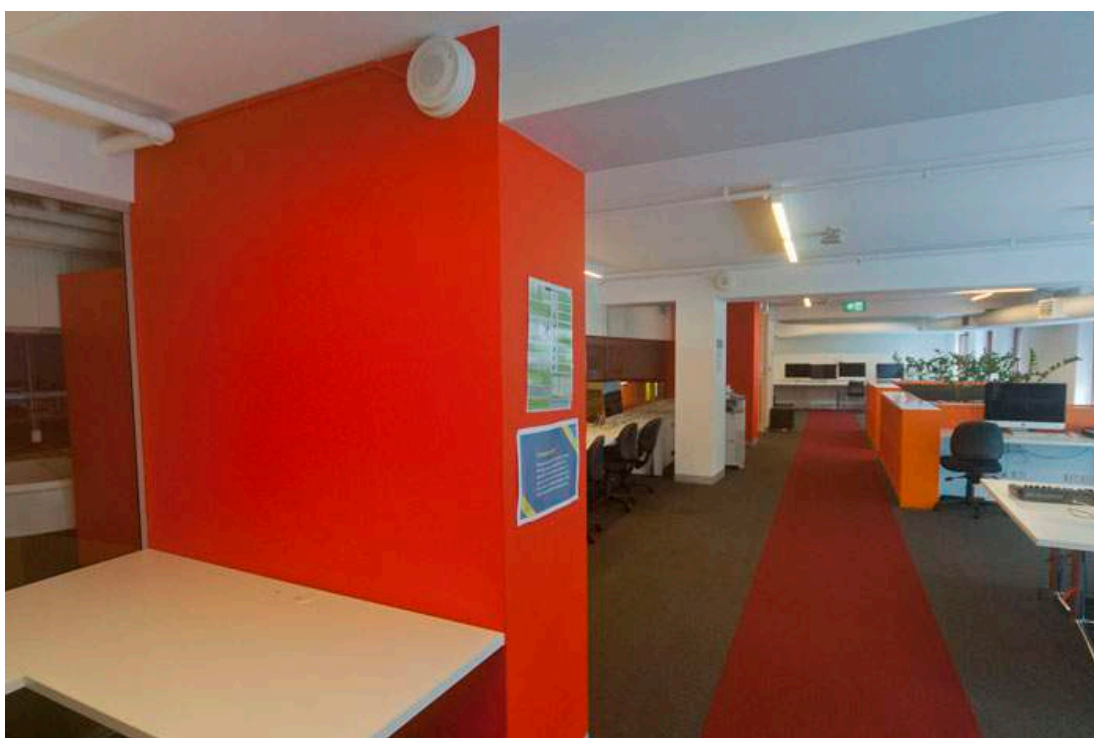


Figure 78: Interior office space, again noting one column (centre)



Figure 79: (Left) Modern staircase within the Bon Marche building



Figure 80: (Left) Corridor along Harris Street, noting exposed services

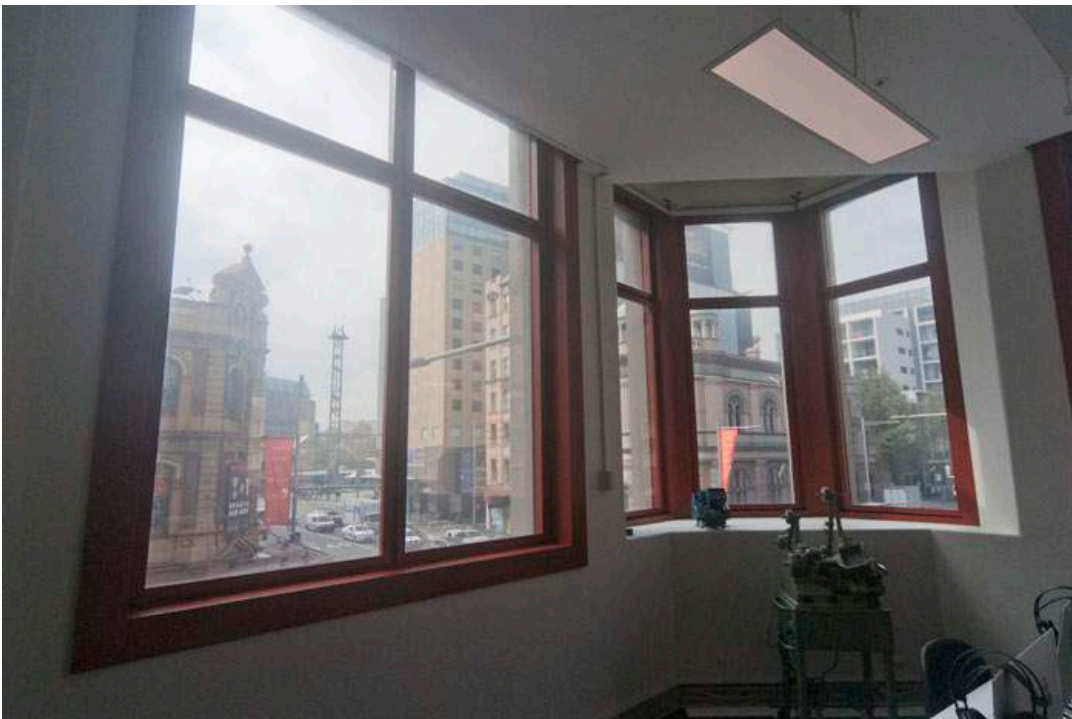


Figure 81: Upper level corner room (corner Harris St and Broadway)

3.3 BUILT FORM - RETAIL TERRACES (FORMERLY NOS. 9, 11 & 13 BROADWAY) & THE FORMER APOTHECARY BUILDING

EXTERIOR

For clarity and to distinguish each of the individual terraces built in 1887, they will be referred to as Nos. 9, 11 & 13 Broadway (though these are not their current addresses) with No. 9 being the eastern-most of the group. The building behind (to the north of) the terraces is referred to as the Former Apothecary building.

The three 3-storey terraces fronting Broadway are remarkably intact externally, with the exception of:

- the ground floor shopfronts to Nos. 9 and 13, which are recent,
- the replacement of the original post-supported awnings to Nos. 9 and 13 with modern awnings.
- To the former bank at No. 11, the replacement of the southern entry door with a glazed door within the original door opening (noting that the northern entry door is original).
- The installation of air conditioning condenser units to various window openings to the Broadway façade of all three terraces.

At the rear, all three terraces retain original wings. The central (former bank) rear wing to No. 11, which is the longest rear wing, extending further to the north, has had a lift installed (circa 1970s) at the back, has had various openings changed and has had an infill section to the rear. The other rear buildings have had a range of minor changes and the removal of a single storey wing to no 13.

The former Apothecary building is a two-storey gable-roofed building with brick walls and a gabled roof and large window openings with timber framed multi-paned windows. The window openings and windows are not original. The overall form of the building including the gabled roof form and brick walls are intact. This building is separated from the rear terrace wings via a courtyard and passageways, however it has a connecting deck at 1st floor level from the rear of the former bank (formerly No. 11). The lift at the rear of the rear wing of the former bank opens onto this deck.



Figure 82: Front elevation in Broadway of the three retail terraces (from left to right, formerly Nos. 13 to 9 Broadway). Note modern awnings. Originally, the former Nos 9 and 13 had post-supported awnings, while the central former bank had no awning.



Figure 83: Modern shopfront to the shop formerly 13 Broadway



Figure 84: Shopfront to the former bank (formerly No. 11 Broadway), which is largely intact, note the pavement lights to the basement.



Figure 85: (Left) modern glazed doorway on the western side of the shopfront to the former bank and the latered step to form a ramp (formerly No. 11 Broadway)



Figure 86: Modern shopfront to the terrace formerly No. 9 Broadway. Note access door at far right opens onto a passageway which is the historical link through to the former Apothecary building at the rear.

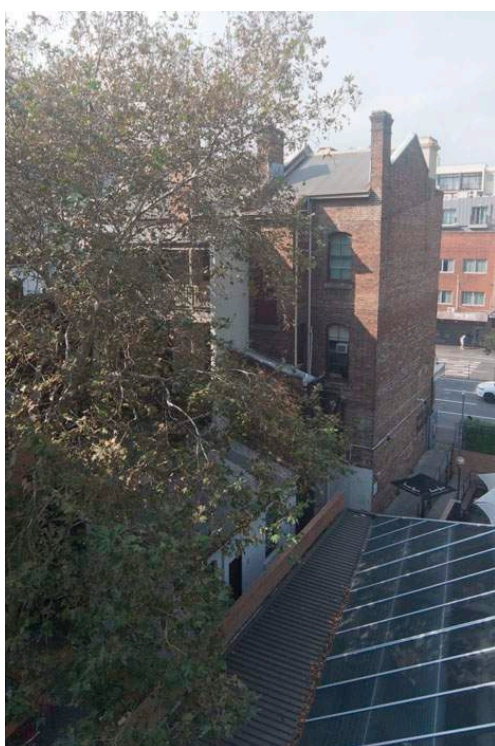


Figure 87: (Left) View of the rear of the terraces from the north-west, with Broadway visible at right past the west elevation of the terrace formerly No. 13 Broadway

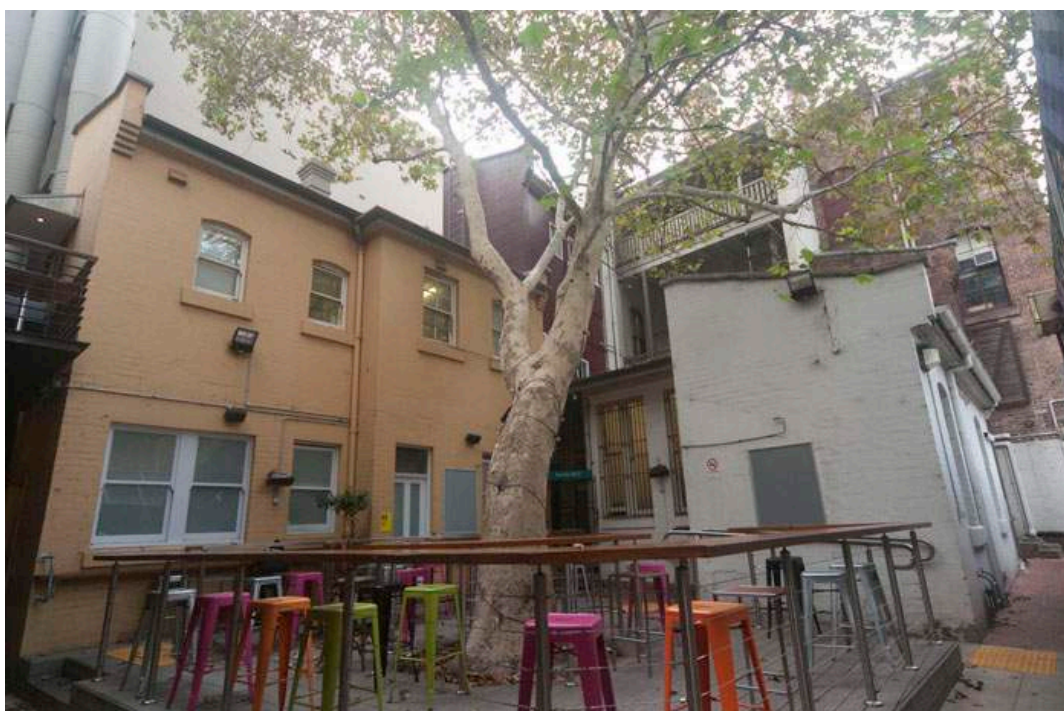


Figure 88: The rear wings of the former CBC bank (formerly No. 11 Broadway) and the rear wing of the former No. 13 Broadway. Note changes in the fenestration to the ground floor left and the alignment of a roof on the rear wall to the right.



Figure 89: (Left) rear elevation and rear wing of the former No. 13 Broadway terrace (with rear wing of the former bank at left)

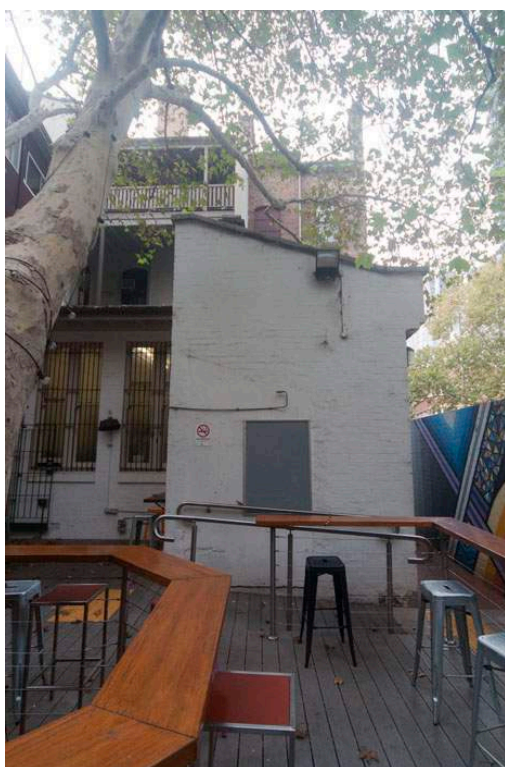


Figure 90: (Left) another view of the rear of the former No. 13 Broadway terrace and former bank (formerly No. 11)

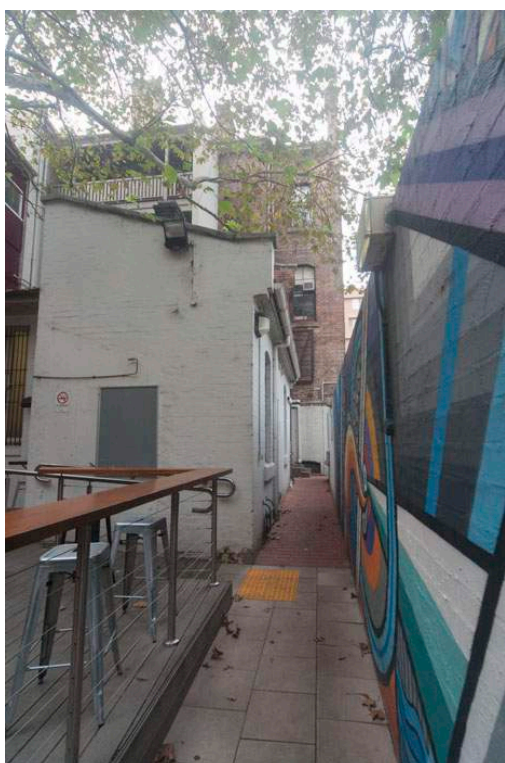


Figure 91: (Left) View of rear of former No. 13 Broadway terrace and pedestrian pathway along the western side which leads to Broadway.



Figure 92: Ground floor rear view of former No. 13 Broadway terrace.



Figure 93: (Left) junction between rear of former No. 13 Broadway and former bank (formerly No. 11) showing areas of infill to former upper verandah area.

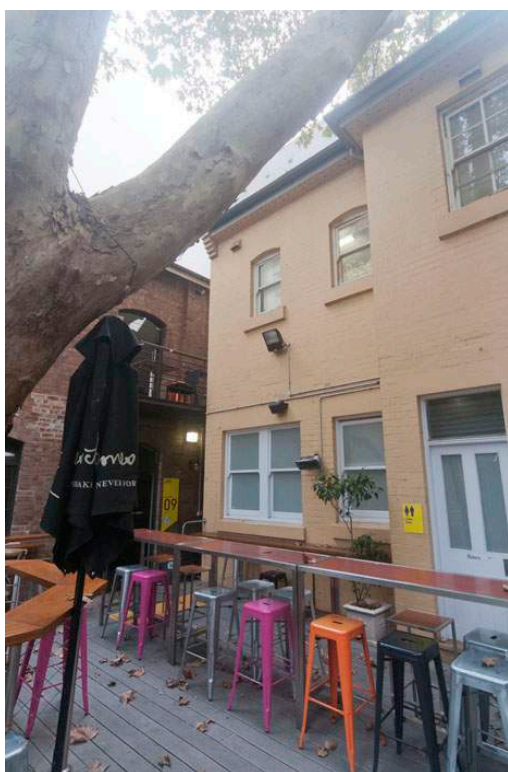


Figure 94: (left) rear of the rear wing of the former bank with the former Apothecary building behind at left

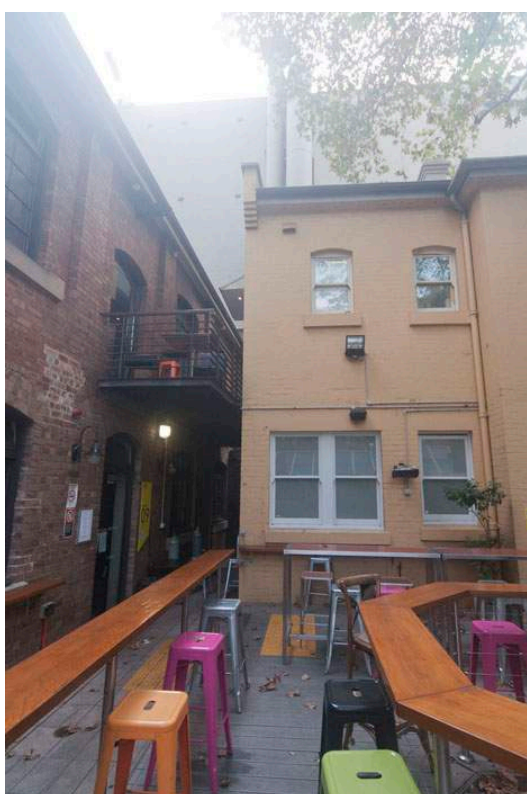


Figure 95: (Left) View between the rear wing of the former bank (at right) and the Apothecary building (at left) with later windows to the ground floor façade.

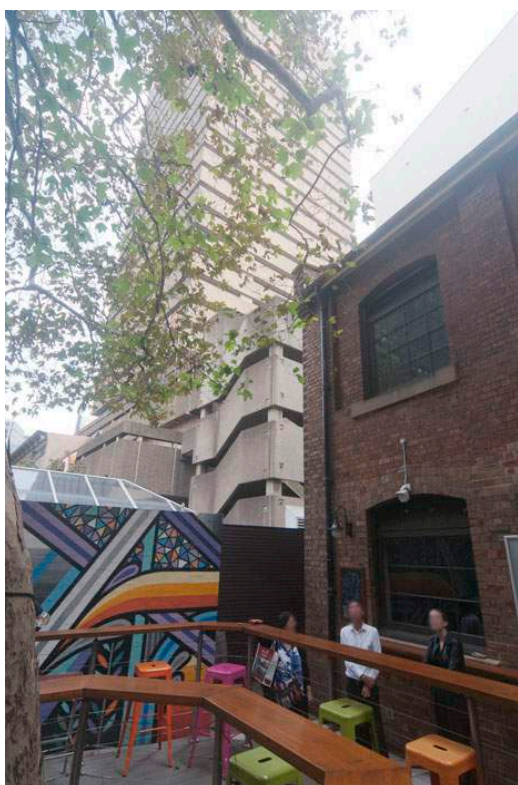


Figure 96: (Left) view from courtyard at rear of terraces, with former Apothecary building at right, looking west towards the UTS tower

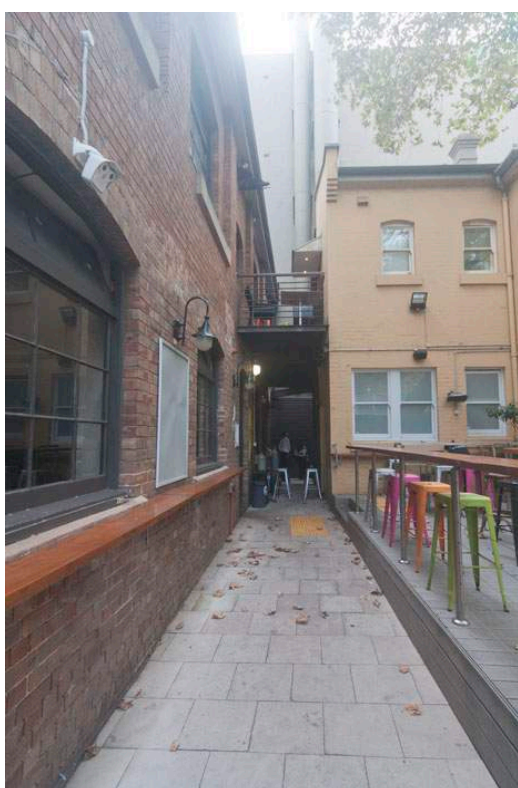


Figure 97: (Left) view east between the former Apothecary building (at left) and the former bank rear wing, showing the connecting deck between the two. The rear (west) elevation of the Bon Marche building is visible behind.

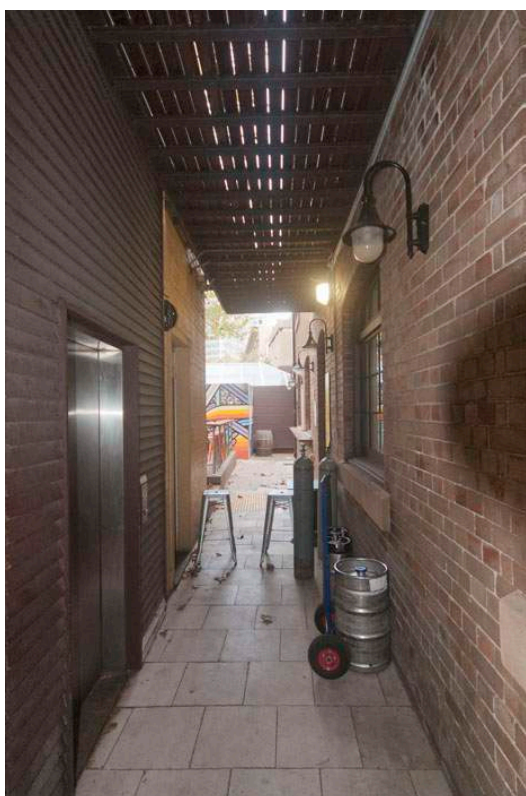


Figure 98: (Left) (View looking west between the Apothecary building (at right) and the rear of the rear wing of the former bank (at left), with the connecting deck above. Note lift doors in the rear wing of the former bank at left.



Figure 99: (Left) 1st floor level, connecting deck between the former Apothecary building (at left) and the rear of the former bank. Note lift doors to rear of the former bank wing.

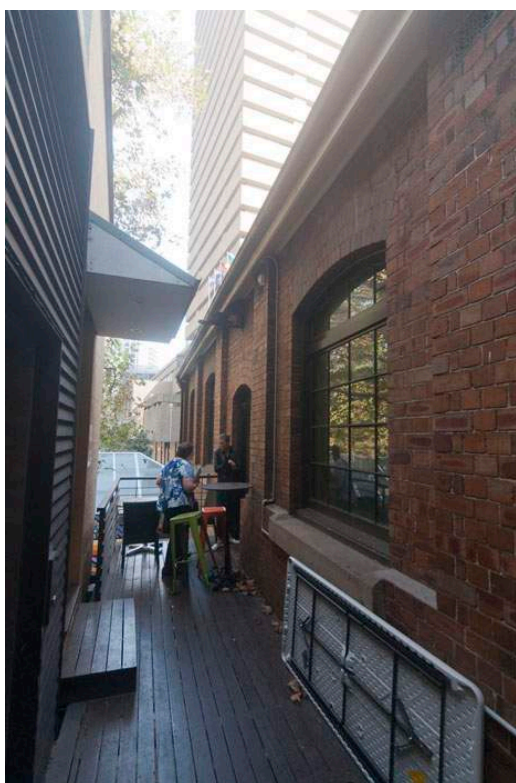


Figure 100: (Left) South elevation of the 1st floor level of the former Apothecary building (right) looking west

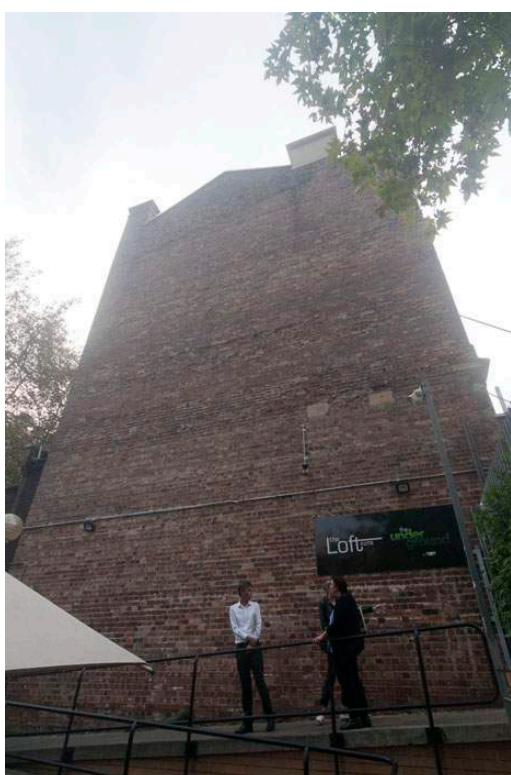


Figure 101: (Left) West elevation of the terrace formerly No. 13 Broadway, when built it adjoined another building and is not a face brick or finished wall.



Figure 102: (Left) View of the courtyard space between the former Apothecary building (top) and the rear of the terraces, with its central mature London Plane tree.



Figure 103: (Left) View of the rear of the terrace formerly No. 9 Broadway with walkways, later enclosures and AC plant visible.



Figure 104: View of the rear of the terrace formerly No. 9 Broadway

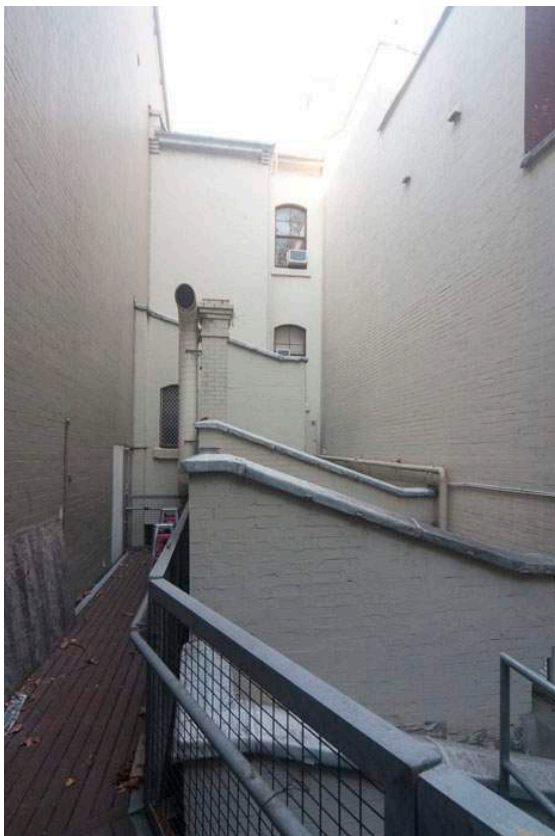


Figure 105: (Left) rear of the terrace formerly No. 9 Broadway, with west elevation of Bon Marche building at left, the rear wing of the former bank at right

INTERIOR

The interiors of the terraces are relatively intact. New interior fitouts have generally been undertaken in a reversible manner (for example to the ground floor of the former bank, formerly No. 11) with original detail such as decorative ceilings, skirting boards and fireplaces remaining. Where rooms have been joined up, wall nibs have been retained. Amenities such as toilets have been upgraded over time including for disabled access. There are internal door openings towards the rear of the terraces which allow access between the three terraces.

The interior of the former Apothecary building has been stripped out and refitted for restaurant & venue use. The brickwork to the walls is exposed in the interior. All interior fittings including the staircase are recent. The roof structure and timber boarded roof linings appear early.

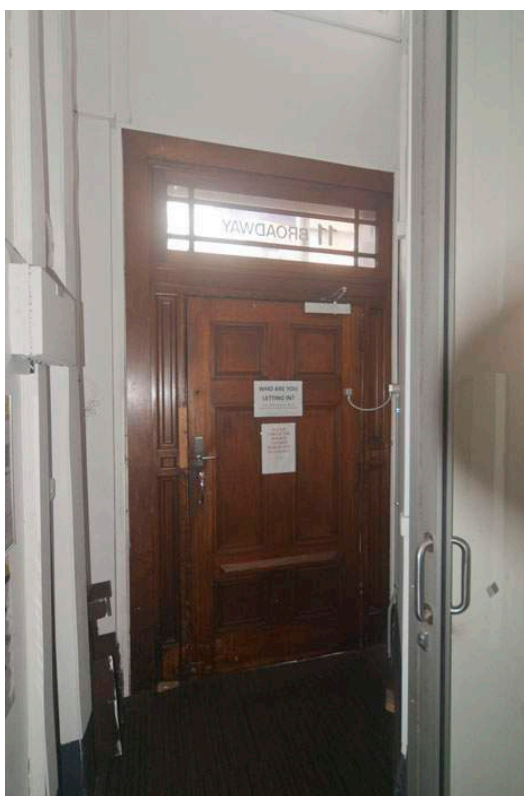


Figure 106: (Left) Original eastern front door to former Bank (formerly No. 11 Broadway)



Figure 107: (Left) View of modern office fitout within the former banking chamber to No. 11, noting that this is reversible as it has not damaged cornices or skirting boards.

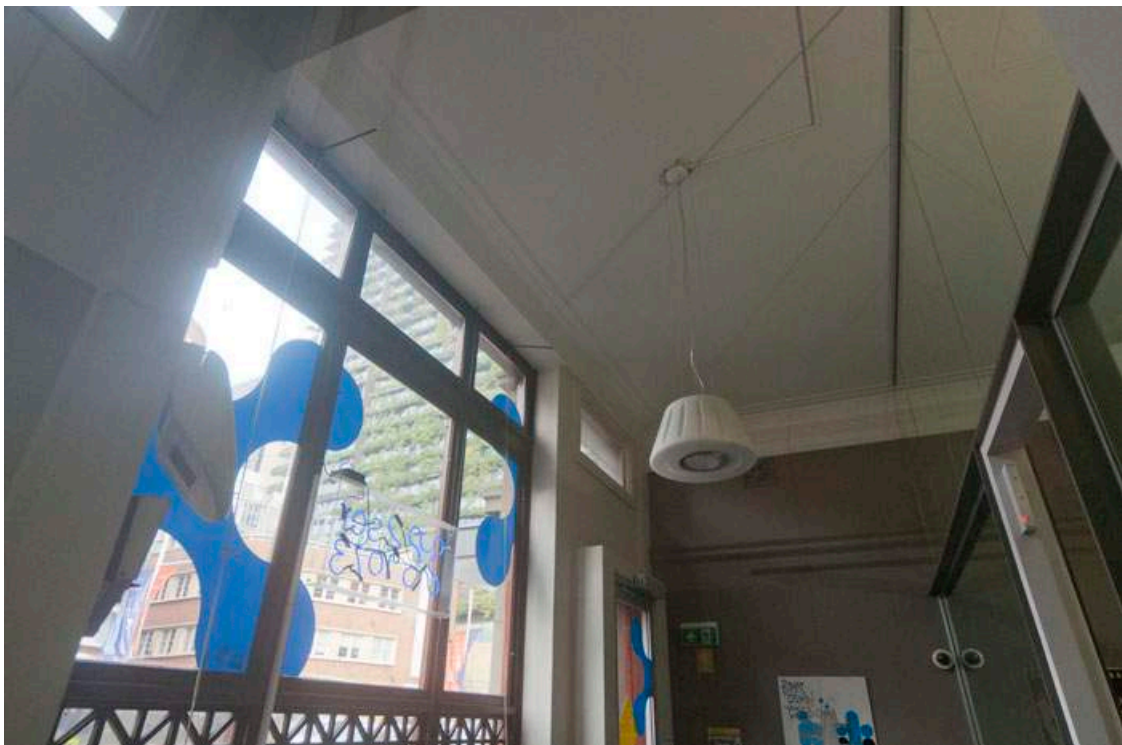


Figure 108: Former banking chamber at No. 11 with front window to Broadway at left.



Figure 109: (Left) Former banking chamber to No. 11 with column and original ceiling detail

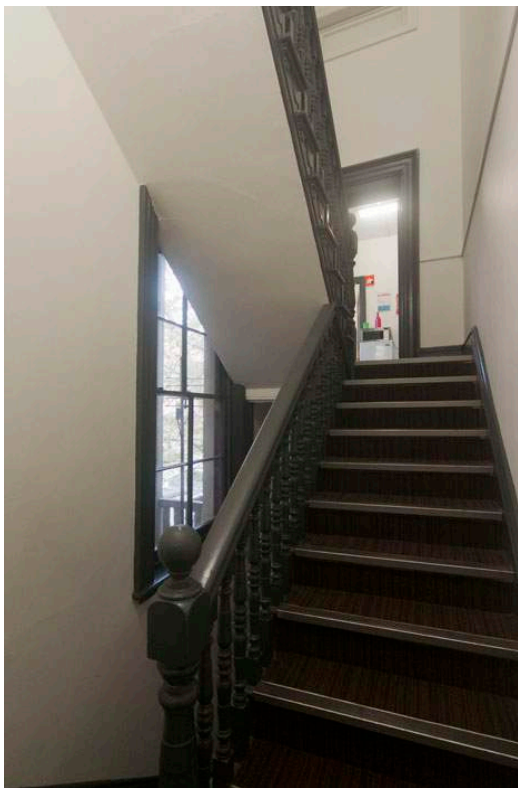


Figure 110: (Left) Original timber staircase to No. 11



Figure 111: Original window and door to rear of ground floor of No. 11

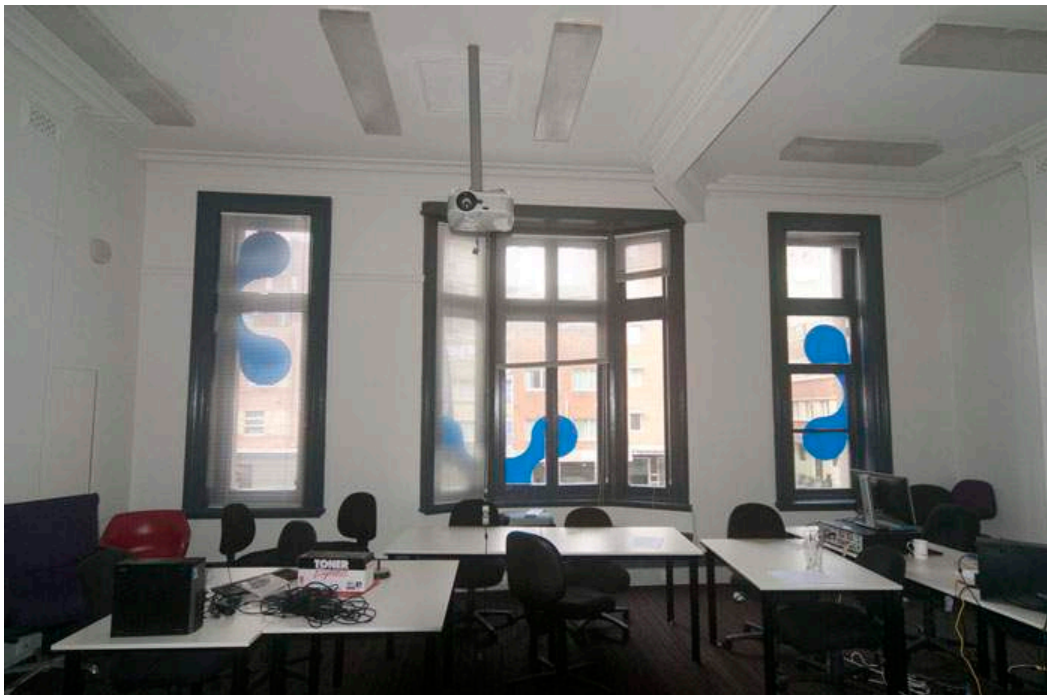


Figure 112: 1st floor interior of No. 11 with bay window (centre)



Figure 113: (Left) Chimney breast to west wall, 1st floor front room to No. 11

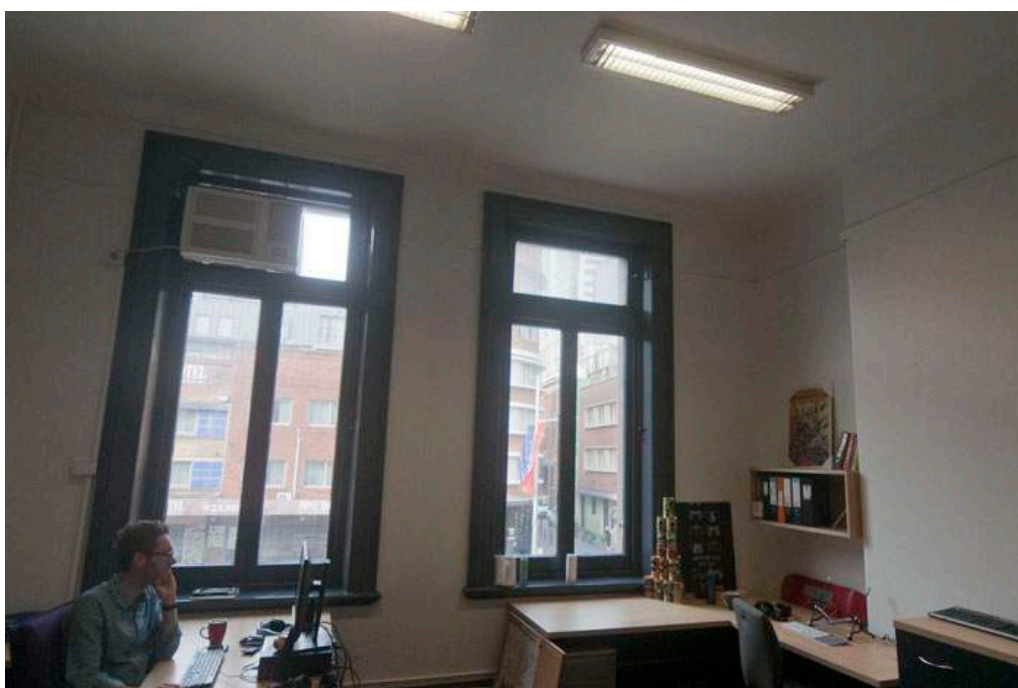


Figure 114: Front windows to No. 13 terrace 1st floor level

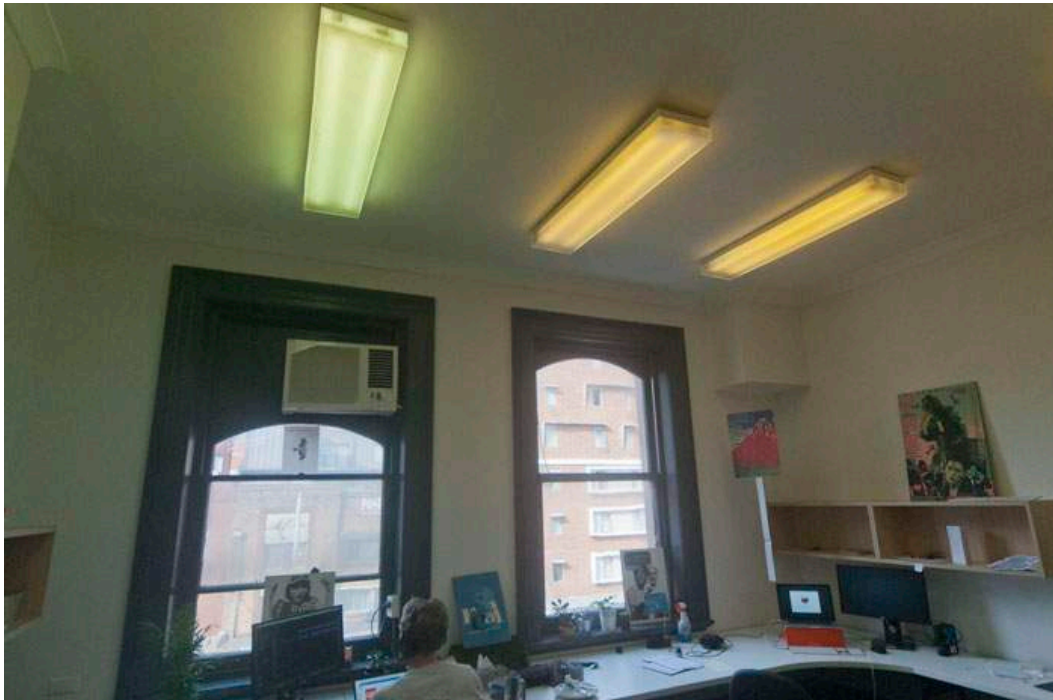


Figure 115: Front windows, 1st floor terrace at No. 9

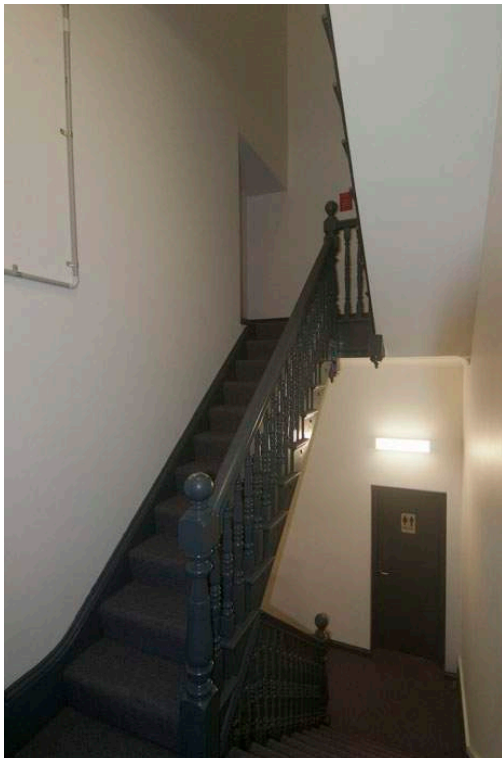


Figure 116: (Left) Original timber staircase.



Figure 117: (Left) Internal vents to party walls



Figure 118: Ground floor interior of the former Apothecary building with modern staircase at right



Figure 119: (Left) Modern staircase within the former Apothecary building



Figure 120: 1st floor level of the former Apothecary building with exposed roof framing.



Figure 121: Another view of the 1st floor level of the former Apothecary building with exposed roof framing.



Figure 122: View of the 1st floor level of former Apothecary building exposed roof framing and timber ceiling lining

3.4 PRECINCT FEATURES

The Bon Marche precinct contains a number of other elements, some of which relate to the early development of the place. Refer to figure 3.10 for location of site features described below. These are:

- The courtyard and lighthwells between the rear of the terraces and terrace wings and the former Apothecary building
- The passageway along the eastern side of the terrace at No. 9 (now closed off with a doorway) which originally gave access from Broadway to the former Apothecary building at the rear;
- The passageway to the west of the terrace at No. 13 which is the current pedestrian access from Broadway
- The driveway "Turner Lane" along the northern edge of the Bon Marche building 1928 wing, with the elevated walkway above.
- The elevated walkway into the Bon Marche building from the west.

3.5 STREET SETTING & VIEWS

For this site views and setting are related. Significant views are intended or planned views. For these buildings, that have a strong streetscape presence, the views are as part of the streetscape as the buildings were designed with a single streetscape frontage and presence. Consequently, views from the street and key street locations are the range of potential significant views.

BON MARCHE

The street setting of the Bon Marche building and its corner location in particular are of aesthetic significance as the Bon Marche building forms one of suite of buildings on the corners of Broadway/Harris and Broadway/Regent Streets, all of which are heritage listed, and which form significant groups or early buildings around that intersection.

The significant views of the building are from Broadway and the southern end of Harris Street. In particular these views are from locations where the corner buildings on Broadway can be seen in relation to each other. This is largely a pedestrian view moving along Broadway in each direction and moving north along Harris Street. Views are available from vehicles but they are limited due to the direction and density of traffic movements.

A characteristic of the group of corner buildings and the views to them is that each corner on Broadway contains a similarly scaled building that extend both along Broadway and Harris/Regent Streets without immediate new higher construction in the immediate viewscape. This results in the corner being seen and understood in its early twentieth century form.

It is the collective view of the group that is of greatest significance in terms of views as Bon Marche has undergone significant external change that has diminished its individual

significance, however the building is an integral and significant part of the group of corner buildings.

There is also a view of the building from the south viewing along Harris Street. Here the building forms part of an otherwise contemporary streetscape apart from the corner built forms.

Views of the site from Broadway are relatively limited due to the alignment of the street as it curves away from the site on each side limiting longer views along Broadway from east and west towards the site. The visual outcome of this is that views to the site are limited to the footpath on the south side of Broadway for a short distance in each direct

There are no rear views to the building of significance.

TERRACES

The significant view to the terrace is from Broadway. The building now sits adjacent to the former Bon Marche Building but in isolation of other early buildings, this allows the building to be seen from the west and not simply as a street frontage but three dimensionally. It is noted that there is an approval to build on the open space to the west of the site and that this will in time change that appearance as the street front to Broadway will be infilled.

It is also important to note that the terrace row was designed to be seen only from the street frontage which is its only significant view.

The former Apothecary building has no significant views to or from it. It was built in the rear yard of the group and was fenced off with a side access lane. It was not a building ever intended to be seen from the public domain. In its present form, the building can be seen in part from the rear area but this does not form a significant view.

Similarly, the rear area of the terraces are not significant in terms of views as they also formed the service area of the building that was intended to be seen

Figure 123: Identified views

3.6 COMPARATIVE ASSESSMENT

The comparison of other like places is important in providing a clear understanding of a place's cultural significance.

The method of comparison has concentrated on illustrating how the buildings within the precinct relate to comparable buildings erected in New South Wales during the relevant period, late 19th century in the case of the terraces and former Apothecary building and early 20th century in relation to the Bon Marche building.

RETAIL TERRACES & FORMER APOTHECARY BUILDING

The group of 3 retail terraces with the former Apothecary building behind, all built in 1887, are considered rare in NSW and locally rare as an architect-designed commercial building group designed by William Wilkinson Wardell & Walter Liberty Vernon, who were amongst the most prominent Australian architects of the time. The high design quality of the group is evidence of both the financing of the development by the CBC bank (which occupied the wider, more elaborate central terrace) and the architect's design abilities.


Architect William Wilkinson Wardell designed two other commercial buildings which are heritage listed in the City of Sydney area, as well as several church and bond store buildings. The two commercial buildings remaining of Wardell's designs within the City of Sydney are outlined in Table 6 below.

Architect Walter Liberty Vernon, mostly known for his government building designs during his tenure as NSW government architect, designed numerous government and commercial buildings, and hotels which are heritage listed in the City of Sydney. The only commercial building (aside from warehouses and hotels) within the City of Sydney designed by Vernon which is considered comparable to the retail terraces on Broadway which are part of the Bon Marche precinct is outlined in Table 7 below.

The retail terraces are rare as a late 19th century commercial building designed by architects Wardell & Vernon within the City of Sydney area, and additionally rare for the retention of the former Apothecary building an original outbuilding which operated as an adjunct to the commercial operation of the terrace formerly No. 9 Broadway which was a chemist shop.

Table 9: Comparable heritage listed commercial buildings in City of Sydney Council area designed by William Wardell in the late 19th Century

Building name & address	Date of Construction	Historical notes
NSW Club House building 31 Bligh Street, Sydney	1886-1887	Designed by William W. Wardell. Listed on the SHR & Sydney LEP

Building name & address	Date of Construction	Historical notes
 <p data-bbox="240 1176 906 1205">Figure 124: NSW Club House building from Bligh St Source: SHI form</p>		
English & Scottish Chartered Bank (former) , 131-135 George Street, Sydney	1886	Designed by William W. Wardell. Listed on the SHR & Sydney LEP

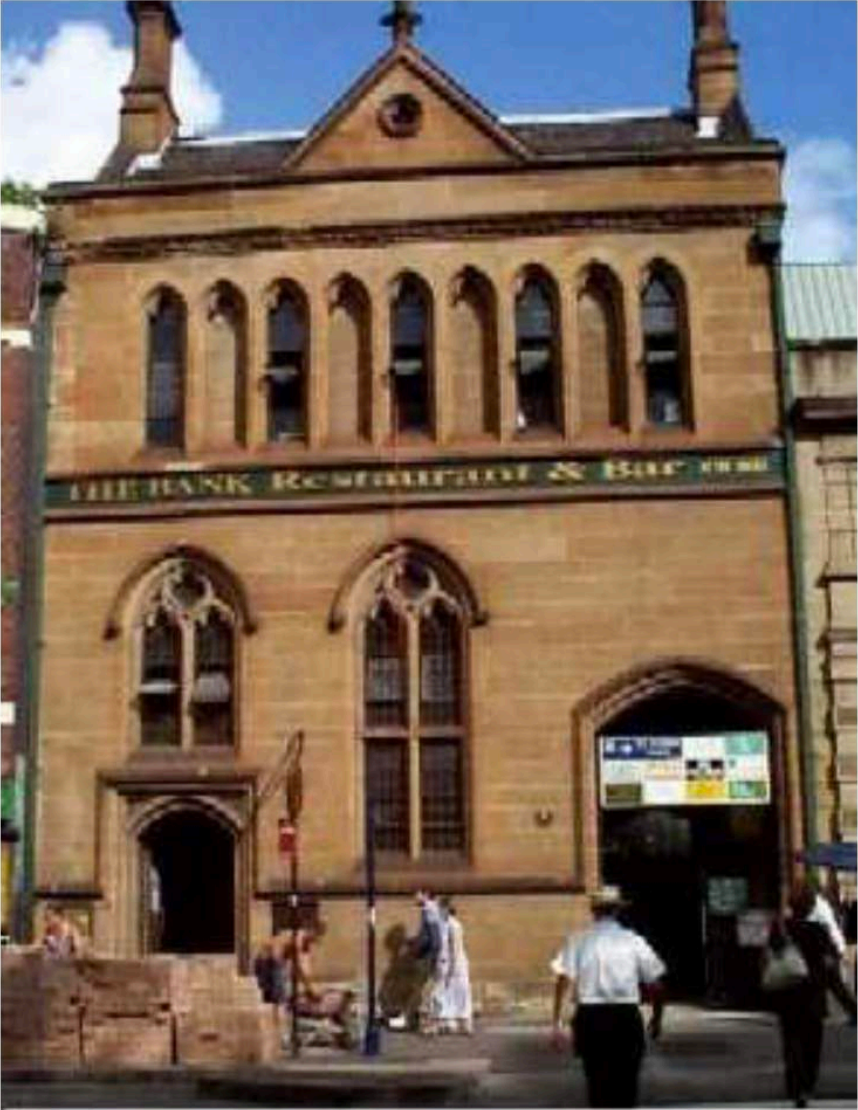
Building name & address	Date of Construction	Historical notes
 <p>Figure 125: The English & Scottish Chartered Bank building Source: SHI form</p>		

Table 10: Comparable heritage listed commercial buildings in City of Sydney Council area designed by Walter Liberty Vernon in the late 19th Century

Building name & address	Date of Construction	Historical notes
Former City Bank and Post Office, 138 Sussex Street, Sydney. On corner of King & Sussex Streets	1880-1890	Designed by W L Vernon & Howard Joseland. Heritage listed in Sydney LEP 2012





Former City Bank and Post Office Source: SHI form



THE BON MARCHE BUILDING


A search for other heritage-listed commercial buildings designed by architects McCredie and Anderson in the period 1900-1915 within the City of Sydney Council area was undertaken, with the results outlined in Table 8 below. It is notable that McCredie & Anderson designed the Mark Foys emporium in 1909, the same year that the Bon Marche building was constructed for Marcus Clarke.

Table 11: Heritage-listed commercial buildings constructed 1900-1915 designed by architects McCredie & Anderson within the City of Sydney council area

Building name & address	Date of Construction	Historical notes
The Downing Centre (former Mark Foys Emporium department store), 302 Castlereagh Street, (aka 143-147 Liverpool St) Sydney	1908-1909	Designed by McCredie & Anderson. Listed on the SHR and in Sydney LEP 2012
		
The former Mark Foys department store Source: SHR form		
Commercial building, 157-159 Broadway, Ultimo	1912	Designed by McCredie & Anderson. Heritage listed in the Sydney LEP 2012

Building name & address	Date of Construction	Historical notes
		
157-159 Broadway Ultimo, Source: SHI form		
Former Burns Philp & Co Building, 5-11 Bridge Street, Sydney	1901	Designed by McCredie & Anderson. Heritage listed in the Sydney LEP 2012 (Item no.



Building name & address	Date of Construction	Historical notes
		11679)
 <p>Former Burns Philp & Co building Source: Google streetview</p>		
Former Reid & Co Ltd Warehouse, 69-75 King Street, Sydney	1906-1914	Designed by McCredie & Anderson, Federation warehouse style commercial building. Heritage listed in the Sydney LEP 2012
 <p>Former Reid & Co warehouse Source: Google streetview</p>		
Former Walter Reynall & Sons building. 202-210 Cumberland Street, The Rocks	1913	Designed by McCredie & Anderson, Heritage listed in the Sydney LEP 2012

Building name & address	Date of Construction	Historical notes
		
202-210 Cumberland Street, The Rocks Source: Google streetview		

In addition to the above comparison of the Bon Marche building to other heritage-listed commercial buildings designed by McCredie & Anderson architects within the City of Sydney, it was also considered appropriate to look at other heritage-listed buildings built for Marcus Clark retailers in the same period within the City of Sydney. This comparison is outlined in Table 9 below.

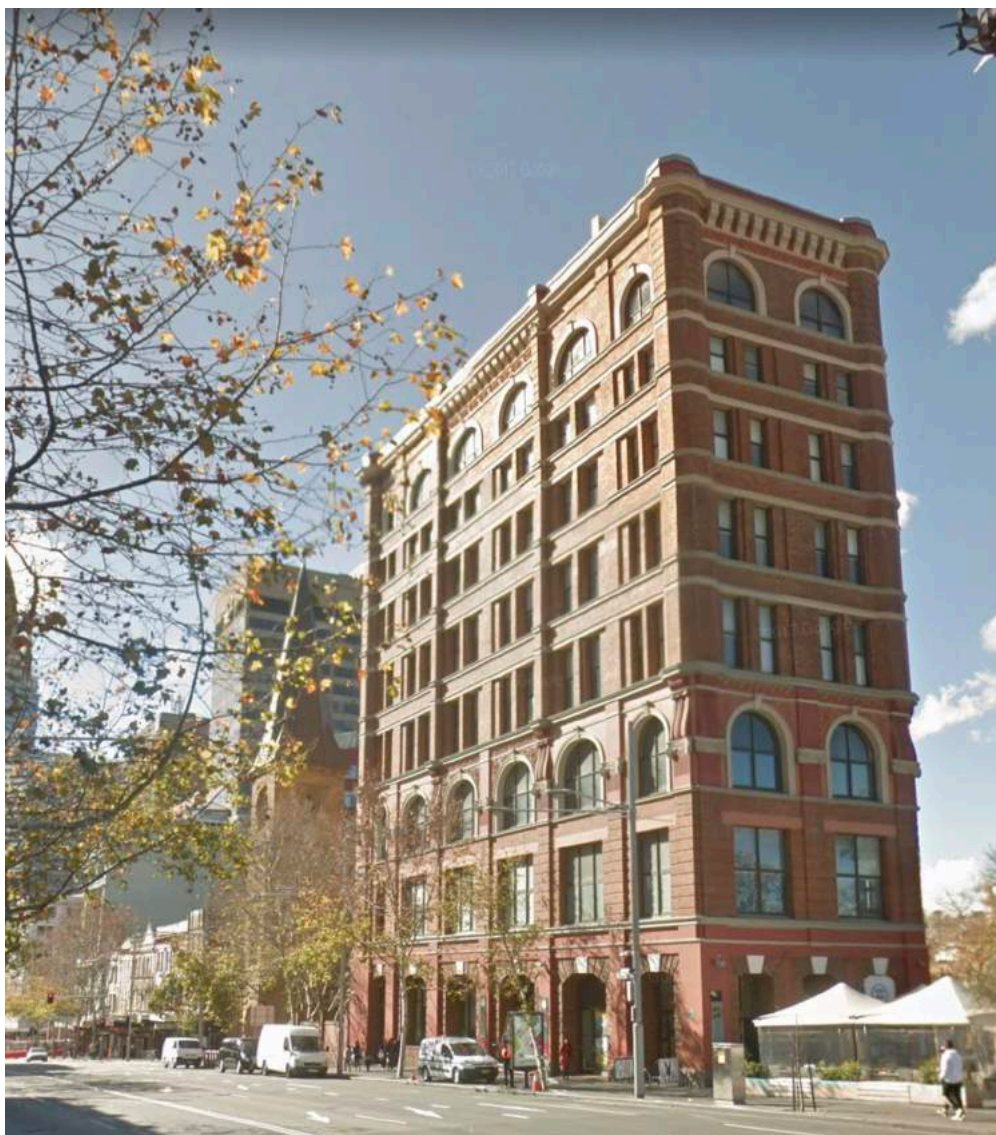
Table 12: Comparative analysis with other Marcus Clark retailing buildings

Building name & address	Date of Construction	Historical notes
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Building name & address	Date of Construction	Historical notes
Warehouse Marcus Clark & Co., 1-1A Brown Street, Newtown	1905 (date based on information in Frances Pollon book ¹⁰⁵)	Heritage listed in Sydney LEP 2012
 <p>Former Marcus Clark warehouse, 1-1A Brown St Newtown Source: SHI form</p>		
Former Marcus Clark building (now Sydney Technical College Building W), 827-837 George Street, Haymarket	1910 (James Nangle); 1928 Spain & Cosh extension	Original 1910 building designed by architect James Nangle; 1928 extensions designed by Spain & Cosh architects. West of Central railway station. This building is directly opposite the bus stops which were formerly the tramway terminus, with Central Station further to the east. Heritage listed in Sydney LEP 2012.
 <p>827-837 George Street, Haymarket Source: Google streetview</p>		

¹⁰⁵ Pollon, Frances, 1989 *Shopkeepers and shoppers: A social history of retailing in NSW from 1788* page 83

Building name & address	Date of Construction	Historical notes
Lottery office building, formerly Marcus Clark & Co., 814 George Street Haymarket (corner Pitt & George Streets)	1905	8 storey building designed by James Nangle for Marcus Clark on a prominent corner site. The design of the building was apparently based on the "Flat iron" building in New York (though this building is not as tall). This building is north-west of Central railway station. Heritage listed in Sydney LEP 2012.



814 George Street, Haymarket Source: Google streetview

3.7 CONCLUSION OF COMPARATIVE ANALYSIS

RETAIL TERRACES & FORMER APOTHECARY BUILDING

The retail terraces are rare within the City of Sydney as late 19th century commercial buildings designed by architects W.W. Wardell & W.L. Vernon. Wardell's commercial building designs in the late 19th century in the City of Sydney are rare, only two other heritage listed examples having been located. While Vernon's work in particular in this period is numerous within the City of Sydney, most of his works were public buildings designed during his tenure as NSW Government Architect, and his commercial designs are rare, only one other heritage-listed example having been identified within the City of Sydney area.

The retail terraces and the former Apothecary building group is rare as a group that includes a rear outbuilding of the 2-storey scale of the former Apothecary building.

BON MARCHE BUILDING

The Bon Marche building is one of three retail buildings constructed by Marcus Clark & Co between 1905 and 1910 in the immediate vicinity of Central railway station, Broadway and the then tram terminus (now bus stops) on the western side of Central railway station. At the time of their construction these retail buildings were part of a group of large retail buildings in the area including the two Grace Bros. Broadway buildings (further west along Broadway, either side of Bay Street). These large early 20th century retail buildings were clustered in this area in particular because of the pedestrian traffic generated by the tram terminus on the western side of Central railway station in the period prior to 1926.

The building is also part of a broader group of department store buildings that were found across Sydney that ranged in scale and design from grand emporiums to more modest structures.

Bon Marche is in the group of smaller stores. It also has undergone significant change both internal and external and is comparatively unrecognisable as a former Department Store. In comparison to the remaining Department Store Buildings in Sydney and within the more immediate setting Bon Marche is less significant and has less streetscape importance than the more intact and more commanding structures such as 814 George Street.

This does not mean the building is not significant, but on a comparative basis, it is less significant than other former Department Stores.

4.0 SIGNIFICANCE ASSESSMENT

Cultural significance is defined in The Burra Charter (2013), published by Australia ICOMOS, as:

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects

Setting out the cultural significance of a place assists in identifying what aspects of the place contribute to that significance and the relative contribution of the various elements of the place to that significance. This understanding is essential to allow management of the place that can guide future work in a way that retains its significance. The following section sets out the nature of the significance of the site by looking at:

the criteria established under the NSW Heritage Act and setting out the significance of the place to address those criteria

the various attributes of the place and how they contribute to significance.

4.1 PREVIOUS ASSESSMENTS OF SIGNIFICANCE

The relevant State Heritage Inventory (SHI) forms can be referred to for the existing Statements of Significance for the Bon Marche building (Item No. I2005, Sydney LEP 2012) and for the retail terraces site (Item No. I2004, Sydney LEP 2012). These previous statements of significance did not have the benefit of the detailed history of the sites and buildings contained in Section 2.0 of this report, and therefore the assessment of significance below is far more comprehensive.

4.2 ASSESSMENT OF SIGNIFICANCE

CRITERIA FOR ASSESSING CULTURAL HERITAGE SIGNIFICANCE

The N.S.W Heritage Manual (1996, amended 2001) was developed by the Heritage Office and the former N.S.W Department of Urban Affairs and Planning to provide the basis for assessment of the heritage significance of an item by evaluating its significance by reference to the following criteria.

Table 13: Criteria for Assessing Cultural Heritage Significance.

Criterion (a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

Criterion (d)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
Criterion (e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments. (or a class of the local area's cultural or natural places; or cultural or natural environments.)

The above criteria for cultural and relative values provides three thresholds (National, State or Local, i.e. in Australia, NSW or the local region) for determining the level of significance.

LEVELS OF SIGNIFICANCE

Table 14: Levels of Significance.

National Heritage Listing	<p>National heritage comprises items significant in a nation-wide historical or geographical context or attributed to an important and identifiable contemporary national community. For research potential, historical, aesthetic and/or technical/research significance an item must be a fine representative example or be rare in the national context.</p> <p>Social significance at a national level would require recognition of an item's importance to the people of Australia or to an important and identifiable nation-wide community.</p>
State Heritage Listing	<p>State heritage comprises items in a state-wide historical or geographical context or attributed to an important and identifiable contemporary state-wide community. For research potential, historical, aesthetic and/or technical/research significance an item must be a fine representative example or be rare in the state-wide context.</p> <p>Social significance at a state level would require recognition of an item's importance to the people of NSW or to an important and identifiable state-wide community. Most Aboriginal, multicultural and religious communities operate throughout the State; however, the item would have to be important to the entire group, not just a local branch.</p>
Local Heritage Listing	<p>Local heritage comprises items significant in a local historical or geographic context or to an identifiable contemporary local community. The local context is defined in the analysis and statement of significance of the item. In a council heritage study the local context will approximate the local government area. When considering social significance, it is important to identify the local community, which values the item. This needs to be established through consultation with community groups such as local historical societies. Indications of local social significance are often found in media coverage and local community group publications.</p>

4.3 DETAILED STATEMENTS OF SIGNIFICANCE

BON MARCHE BUILDING (FORMERLY 1-7 BROADWAY, ULTIMO)

Criterion (a) Historical significance

The Bon Marche building, built in 1909 to a design by architects McCredie & Anderson as the Bon Marche department store for the Marcus Clark retailing empire, with its 1928 northern extension designed by architects Spain & Cosh, is of local historical significance as part of the Marcus Clark retailing empire which then included four city stores, three in the vicinity of Central railway station (all built in the period 1905-1910). The name *Bon Marche* derives from the *Le Bon Marche* store concept in Paris, with the 1870s French store introducing the design paradigm of department stores with voluminous, continuous interior spaces with upper floors and galleries. Though the Sydney Bon Marche building (from the architectural drawings) did not replicate this concept for the interiors, it did provide "spacious well-lit" floors with natural lighting where "no overcrowding" was experienced.

The Bon Marche building is of local historical significance as an example of the retailing department stores of Sydney city in the period 1906-1926 which clustered around the transport hub of Central railway station and along the southern end of George Street (renamed Broadway in 1933), the main thoroughfare into the city from the west, then a major tram route.

The Bon Marche building is also of local historical significance for its continuous use for higher education since 1959, initially for the Sydney Technical College and from 1974 for the Institute of Technology which later became UTS.

Criterion (b) Historical association

The 1909 and 1928 portions of the Bon Marche building have local historical association respectively with designers, architects McCredie & Anderson and architects Spain & Cosh. The Bon Marche building has local historical association with the Marcus Clark retail chain from 1909 to 1966, and with Sydney Technical College and UTS from 1966 to the present.

Criterion (c) Aesthetic significance

The Bon Marche building as a whole (both 1909 and 1928 portions), is of local aesthetic significance as a representative example of architect-designed commercial building in the Federation Free style. Despite later alterations, the building retains overall form, roof form, window openings, and distinctive features of the style such as façade detail including pilasters, parapet and the corner cupola.

Criterion (e) Research potential

The archaeological potential of the site has not been assessed, however the historical research indicates prior to the clearance of the site for the construction of the Bon Marche building in 1909, the site was occupied by a circa 1870 range of shops, which had replaced earlier weatherboard and brick terraces, described in Council rate books 1848-1867. Research potential should be assessed if excavation is proposed.

Criterion (f) Rarity

The 1909 portion of the Bon Marche building is locally rare as an extant example of a major commercial/retail building designed by architects McCredie & Anderson. Many of the major works of this architectural partnership have been demolished, with the former Mark Foys building (302 Castlereagh Street, Sydney), and former Burns Philp building (5-11 Bridge Street, Sydney) being the only other remaining heritage-listed examples of major commercial/retail buildings designed by McCredie & Anderson within the City of Sydney area.

Criterion (g) Representative

The Bon Marche building is a representative architect-designed commercial/retail Federation Free style building.

Integrity

Though exterior detailing has been diminished over time with changes such as removal of decorative details to the parapet, cement rendering of walls, replacement of all windows with modern aluminium framed windows, modernisation of shopfronts and awnings, the overall form of the building including the roof form, and the overall form of the facades including the window openings, oriels, cupola, and decorative mouldings, remains.

TERRACE SHOPS & FORMER APOTHECARY BUILDING (FORMERLY 9-13 BROADWAY ULTIMO)

Criterion (a) Historical significance

The terrace shops and former apothecary building are of local historical significance as a suite of commercial/retail buildings built in 1887 which provide evidence of late 19th century commercial/retail development along Broadway, the main thoroughfare into the city from the west, then a major tram route and also in proximity to Central railway station. The terraces and former apothecary building have additional historical significance for their original uses: of No. 9 as a chemist, the use relating to the use of the former Apothecary building at the rear; No. 11 as a branch of the Commercial Banking Company (CBC), Sydney; No. 13 as a tobacconist, and the former Apothecary building at the rear as an apothecary (manufacturing chemist) accessed from Broadway via a narrow passage adjacent to the terrace at No. 9. The buildings are of additional local historical significance due to having been designed by major architects of the time for the Commercial Banking Company (CBC), Sydney.

Criterion (b) Historical association

The terrace shops and former apothecary building have local historical association with architects Wardell & Vernon, the designers of the buildings.

Criterion (c) Aesthetic significance

The terrace shops are of local aesthetic significance as a group of Victorian Mannerist style architect-designed commercial/retail buildings and of the commercial/retail work of architects Wardell & Vernon. The aesthetic significance relates to the fine detail of the building's design which relates to the buildings having been constructed for the CBC bank.

Criterion (e) Research potential

The archaeological potential of the site has not been assessed, however the historical research indicates prior to the clearance of the site for the construction of the terrace shops and apothecary building in 1887, there were earlier buildings on the site. Research potential should be assessed if excavation is proposed.

Criterion (f) Rarity

The terrace shops are considered locally rare as examples of the late 19th century commercial/retail work of architects Wardell & Vernon.

Criterion (g) Representative

The terrace shops and former apothecary building are representative of the late 19th century relatively small-scale retail and commercial design work of architects Wardell & Vernon, and the terrace shops are fine representative examples of the Victorian Mannerist style.

Integrity

The terrace shops are relatively intact both externally and internally, with the exception of the shop fronts of the former Nos. 9 and 13 and the shop awnings, which are recent. The former apothecary building has been radically altered internally, but retains its overall form, window and door openings, roof structure and internal timber boarded roof lining.

4.4 SUMMARY STATEMENTS OF SIGNIFICANCE

BON MARCHE BUILDING (FORMERLY 1-7 BROADWAY, ULTIMO) – CB03

The Bon Marche building, built in 1909 to a design by architects McCredie & Anderson as the Bon Marche department store for the Marcus Clark retailing empire, with its 1928 northern extension designed by architects Spain & Cosh, is of local historical significance as part of the Marcus Clark retailing empire which then included three city stores. The name *Bon Marche* derives from the *Le Bon Marche* store concept in Paris, with the French store introducing the design paradigm of department stores with voluminous, continuous interior spaces with upper floors and galleries. Though the Sydney Bon Marche building (from the architectural drawings) did not replicate this concept for the interiors, it did provide "spacious well-lit" floors where "no overcrowding" was experienced.

The Bon Marche building is of local historical significance as evidence of early 20th century retailing and commercial development in the Ultimo/Pymont area along Broadway, the main thoroughfare into the city from the west, then a major tram route and also in proximity to Central railway station.

The Bon Marche building is also of local historical significance for its continuous use for higher education since 1959, initially for the Sydney Technical College and from 1974 for the Institute of Technology which later became UTS.

The 1909 and 1928 portions of the Bon Marche building have local historical association respectively with designers, architects McCredie & Anderson and architects Spain & Cosh. The Bon Marche building has local historical association with the Marcus Clark retail chain from 1909 to 1966, and with Sydney Technical College and UTS from 1966 to the present.

The Bon Marche building as a whole (both 1909 and 1928 portions), is of local aesthetic significance as a fine representative example of an architect-designed commercial building in the Federation Free style.

Research potential should be assessed if excavation is proposed.

The 1909 portion of the Bon Marche building is locally rare as an extant example of a major commercial/retail building designed by architects McCredie & Anderson. Many of the major works of this architectural partnership have been demolished, with the former Mark Foy's building (302 Castlereagh Street, Sydney), and former Burns Philp building (5-11 Bridge Street, Sydney) being the only other remaining heritage-listed examples of major commercial/retail buildings designed by McCredie & Anderson within the City of Sydney area.

The Bon Marche building is a representative architect-designed commercial/retail Federation Free style building.

TERRACES & FORMER APOTHECARY BUILDING (FORMERLY 9-13 BROADWAY ULTIMO) – CB08 AND CB09

The terrace shops and former apothecary building are of local historical significance as a suite of commercial/retail buildings built in 1887 which provide evidence of late 19th century commercial/retail development along Broadway, the main thoroughfare into the city from the west, then a major tram route and also in proximity to Central railway station. The terraces and former apothecary building have additional historical significance for their original uses: of No. 9 as a chemist, the use relating to the use of the former Apothecary building at the rear; No. 11 as a branch of the Commercial Banking Company (CBC), Sydney; No. 13 as a tobacconist, and the former Apothecary building at the rear as an apothecary (manufacturing chemist) accessed from Broadway via a narrow passage adjacent to the terrace at No. 9. The buildings are of additional local historical significance due to having been designed by major architects of the time for the Commercial Banking Company (CBC), Sydney.

4.5 GRADED AREAS OF SIGNIFICANCE

The following assessment of elemental significance is set out on the basis of the statement of significance for the place and the relative values of the various component parts of the place. The elements of highest significance are those that are essential to conserve and understand the significance of the place.

The concept of graded significance provides for management of the various elements of the place with a level of finesse that acknowledges the potential for an ongoing active use of the site and the need to implement changes and new uses while retaining those parts of the place that are unique and provide evidence of the development of the site.

Table 15: The graded levels of significance.

Grading	Justification	Status
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfils criteria for local or State listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

Table 16: The graded levels of significance.

Element (refer to Figures 4. To 4.)	Significance Assessment
BON MARCHE BUILDING	
EXTERIOR	
OVERALL FORM in relation to street presentation	High
EXTERNAL WALLS (Figures 4. - 4.)	
1909 Facades to Broadway and Harris Street (with the exception of windows, shopfronts and awnings)	High
1928 Facades to Harris Street (with the exception of windows, shopfronts and awnings)	High/Moderate
Cement rendering of walls	Intrusive
Rear walls	Moderate
FAÇADE FEATURES– parapet, pilasters, cupola, window openings - where they	High

Element (refer to Figures 4. To 4.)	Significance Assessment
remain as designed	
Shopfronts and windows	Intrusive
Awnings	Intrusive
INTERIOR	
Interior generally, including floor levels and fitout - the interior has been completely modernised over time, including alteration to floor levels. Some internal structural elements may remain, however if so, these are obscured by modern fitouts	Little - overall Moderate - Any remaining original structural elements to the interior
TERRACE SHOPS	
EXTERIOR	
Facades generally (excepting shopfronts to the former Nos. 9 and 13 and awnings)	High
Shopfronts to Nos. 9 & 13	Intrusive
Awnings	Little
Air conditioning condensers installed in windows	Intrusive
Glazed door to western side of shopfront of former No. 11	Intrusive
Rear wings of all three terraces (altered)	Moderate
INTERIOR	
Interior generally (retains high level of original fabric)	High
FORMER APOTHECARY BUILDING	
EXTERIOR	
Exterior generally – overall form, exterior brick walls, roof form, window and door openings	High
Windows (not original)	Moderate
INTERIOR	
Timber roof structure, timber board roof lining	High
Remainder of interior fitout	Low

4.6 CURTILAGE

The curtilage of a heritage item is defined by the NSW Heritage Office as the “setting” or space around a heritage item or place that is required to preserve the significance of that place. The concept of curtilage recognises that significance can be affected by the immediate and broader setting even if no fabric is altered within the place. The Curtilage analysis of the Bon Marche precinct is defined in figure 4.1, which shows:

The important elements of the place, and the relationship between these components.

The setting of the place in terms of its immediate and broader setting

The curtilage of the site can be seen in two separate and distinct ways:

Firstly the immediate setting, which comprises the sites of the buildings within the Bon Marche precinct.

Secondly, the broader setting beyond the site boundaries. This is essentially the Broadway and Harris Street streetscape context of the Bon Marche precinct, with particular emphasis on the Broadway/Harris Street and Broadway/Regent Street corners distinguished by heritage listed buildings.

The Heritage division of OEH gives clear guidelines "In defining an expanded heritage curtilage, it is important to identify the prominent observation points from which the significant item can be viewed, interpreted and appreciated".

Other factors to be considered are:

- Views to and from the heritage item
- The possible need for a buffer area between the curtilage and adjoining land
- The visual and historical relationship between the item and its environs.

An expanded heritage curtilage may also be needed to provide a public open space foreground setting to a heritage item or to allow it to be viewed "in the round". Expanded heritage curtilages can be protected through statutory or non-statutory controls. Non-statutory controls include Conservation Management Plans. (Heritage Curtilages, Heritage Office and Department Urban Affairs and Planning 1996:7)

To establish a curtilage it is necessary to consider how views to the place could be retained in the future. The recommendation for curtilage then would require that any future development should not obscure distant views to the building by developing within the viewscape.

4.7 CONCLUSION OF CURTILAGE ANALYSIS

The immediate curtilage for the Bon Marche precinct are the site boundaries. As the buildings were intended to only be seen and understood from the street frontages and the structures occupy most of their available sites there is no requirement for an expanded setting.

The visual curtilage is defined by the view lines along Broadway from east and west and the viewlines along Harris Street and Regent Street to the north and south.

Figure 126: Visual curtilage

5.0 CONSERVATION AND MANAGEMENT PRINCIPLES

This section considers the constraints and opportunities on the site that arise from significance, use, client requirements and statutory constraints.

5.1 PRINCIPLES

CONSERVATION

The conservation options most appropriate to the place are:

- Conserve the streetscape presence of the buildings with surviving significant materials.
- Conserve the significant internal fabric of the terrace building group

PRINCIPLES

To protect the significant built cultural features and historic associations of the place

To allow for public access and interpretation

To inform and educate the community about the history of the place and its setting

To provide an appropriate landscape setting for the place in the context of the place

5.2 OPPORTUNITIES, CONSTRAINTS AND ISSUES ARISING FROM SIGNIFICANCE

The site is a place of varying cultural significance, which imposes certain constraints on the use of the buildings and the surrounding areas.

5.3 CONSTRAINTS, ISSUES AND OPPORTUNITIES ARISING FROM THE PHYSICAL CONDITION OF THE SITE

This section considers some of the issues that may impact on the future of the place in relation to the physical condition and form of the place. Where issues arise that cannot be solved without unacceptable impacts on significance it may prevent the use or change being made or may require alternative solutions to be adopted.

MAINTENANCE

The need for ongoing maintenance of buildings and site is a significant constraint on future works.

The constraint that arises is the need to provide a site that is manageable in terms of maintenance.

SIGNIFICANT FABRIC

The constraint that arises is that remaining significant early fabric should not be altered or adversely impacted upon in any planned works. The opportunity that arises from this is the potential to recover known earlier forms, spaces or relationships, and the opportunity to allow an active use that allows for public access. If changes are proposed they should relate to use and interpretation.

ARCHAEOLOGY

The site is subject to archaeological requirements and any works that involve ground disturbance will require archaeological assessment.

5.4 CONSTRAINTS, ISSUES AND OPPORTUNITIES ARISING FROM THE AUSTRALIA ICOMOS BURRA CHARTER

The standards of the Burra Charter (2013) are referred to widely by heritage agencies and practitioners and are obligatory for conservation agencies receiving Australian Government funding. The Charter defines cultural significance as 'aesthetic, historic, scientific or spiritual value for past, present or future generations'. This cultural significance is 'embodied in the place itself, its setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different people or communities'.

The Guidelines to the Burra Charter - Cultural Significance (Australia ICOMOS 1988) define social value (2.6) as embracing 'the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group'.

The Australia ICOMOS Burra Charter provides nationally accepted principles for the conservation of places of cultural significance.

5.5 STATUTORY AND OTHER CONTROLS

This section outlines statutory and other constraints that affect the site.

The site is affected by the following statutory controls, and is included on the following community organisation's registers.

Table 17: Impact of Statutory and other controls on subject site.

Control	Impact on [SUBJECT SITE]
Local LEP	
State Heritage Register	
Register of the National Trust of Australia (NSW)	

Register of the
National Estate
(Commonwealth)
(Former)

NSW HERITAGE ACT 1977

The Heritage Act 1977 is an Act to conserve the environmental heritage of New South Wales. The Act established the Heritage Council of N.S.W., and more recently the State Heritage Register. Section 4 of the Act defines State heritage significance as being:

Relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historic, scientific, cultural, social, archaeological, natural or aesthetic value of the item.

The Heritage Council is the consent authority for items considered of State significance, which are listed on the State Heritage Register.

ARCHAEOLOGY

The

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

The

ABORIGINAL LAND RIGHTS ACT, 1983

This Act recognises that the state of New South Wales was traditionally owned and occupied by Aboriginal people and acknowledges the vital importance of land in Aboriginal culture. It set up the present system of Land Councils at state, regional and local levels. The Local Land council <http://www.alc.org.au/media/99761/state%20alc%202013.pdf> should be informed of any activities which may impact upon Aboriginal heritage values, and should be contacted if an Aboriginal site or object is identified.

DISABILITY DISCRIMINATION AND OTHER HUMAN RIGHTS LEGISLATION AMENDMENT BILL 2009

The Disability Discrimination and Other Human Rights Legislation Amendment Bill 2009 is Commonwealth legislation that requires people with a disability to be given equal opportunity to participate in and contribute to social, recreation and cultural activities. Areas that may need attention at the site include:

- access to and within the terrace buildings as they are complex internally and do not have complying access or facilities

- access generally around the site and buildings

It is likely that alternative solutions will be required to resolve issues around heritage and compliance.

NATIONAL TRUST OF AUSTRALIA (NSW)

The site is listed on the National Trust Register.

The National Trust Register lists items of heritage significance in NSW as assessed by the Trust and its members and committees. The organisation, whilst having no statutory power, is an influential force regarding environmental matters in the state. Inclusion on the National Trust Register generally indicates a level of community support.

The purpose of the Register is to alert responsible authorities, property owners and the public so that those concerned may adopt measures to preserve the special qualities, which prompted the listing, if development or works are proposed.

When the significance of a place is under threat, the Trust may take action, as deemed appropriate, to ensure its protection, including giving advice to the property owner and seeking the use of the state heritage act or the planning powers of the local government authority. For the purposes of such action, the Trust makes no differentiation between classified and recorded listings in its Register.

NCC

The National Construction Code (NCC) provides essential technical regulations for the design and construction of buildings, and as a national performance-based document it establishes a uniform approach to building regulation in every State and Territory in the country.

The NCC is developed by the Australian Building Codes Board (ABCB) for the Commonwealth, State and Territory Governments. Enabled by each Government's legislation, the NCC is then used as the minimum requirement to gain approval for building proposals. The site is required to comply with the NCC or seek appropriate alternative solutions.

WORK, HEALTH AND SAFETY

The New South Wales Work, Health and Safety Act, 2011 aims to secure the health, safety and welfare of people at work. It lays down general requirements, which must be met at places of work in New South Wales. The provisions of the Act cover every place of work in New South Wales. The Act covers self-employed people as well as employees, employers, students, contractors and other visitors. The site must comply with this act or seek alternative solutions.

6.0 POLICY

6.1 PREAMBLE

This section of the conservation management plan looks at the various elements, uses and associations of the buildings and site and sets out a range of policies for their future management. The conservation policy as a whole is based on recognition of issues raised in the analysis, assessment and procedure sections of the report, particularly the significance of the place and its component parts.

The aim of developing policies is to provide a solid foundation for all future conservation recommendations including remedial work, prioritization of identified works and actions as well as protection of items and functional uses. Conservation policies are aimed at balancing the owner's requirements with the need for the retention and conservation of significant functional relationships and fabric and to facilitate appropriate interpretation and possibly adaptive re-use of the site, which ultimately ensures its viability and community value.

The conservation policy for the property has been prepared to provide advice on how to manage the site and conserve the identified cultural heritage values.

6.2 POLICY DISCUSSION

The Bon Marche and terrace site, as part of the UTS campus has particular policy needs that relate to both properties and which need to be separated into the two distinct and separate components of the site as well as being considered as part of the broader UTS site. This arises due to the very different character and form of each site and the varying heritage values of each building.

Overall this can be summarised as:

- 1 The Bon Marche building has its principle heritage values residing in the form of the building on the corner of Broadway and Harris Street and its contribution to the four corner buildings that make an important precinct.

The detail of the exterior of the building is less significant as it has been altered and changed.

The interior of the building does not retain significance and any remnant elements are now so removed from understanding and context that the interior structure and fitout is considered at best to be neutral and largely intrusive.

The 1928 addition is also of less significance than the earlier corner building. It has also undergone significant change and its location to the north in Harris Street remove it from the important visual setting of the intersection. The most significant part of this section of the building is the façade but that is limited by the various changes that have taken place.

The building is not rare and is not a key representative example of the history of Department Stores in the city.

- 2 The Terrace and former Apothecary Building have significance as a group and for their streetscape form. They have both external and internal heritage values.

The sites form part of the extensive UTS central campus site and have been in use for university purposes for a number of years. UTS are planning for the future use of this part for the campus and the policy in this CMP is to assist in providing a framework for decision making about the future uses and adaptation/development of the site or parts of it.

Generally, the policy looks to retain the terraces and the Apothecary Building, as a group, with some potential for adaptation and adjustments to the rear wings and adaptation of the interiors within the framework of their significance.

The policy with regard to the Bon Marche Building adopts a different approach as the significance of that building is principally found in the external form of the early building and to a lesser extent the 1928 addition. As the building has been comprehensively redeveloped for educational use, there are relatively few constraints on future works provided that they do not impact on identified areas of high significance.

The policy considers how the objectives of UTS to better use the site as art of the campus can be achieved within the framework of significance.

A key matter in considering how future uses and development may take place on the site is how any changes to either the streetscape or that may be seen from the public domain can be accommodated within the significant setting of the building on the corner of Harris Street and Broadway and in relation to the three other corner buildings that adjoin it.

The assessment significance sets out clearly that the most important external significance of the site is found in:

- i the streetscape appearance of the terraces
- ii the streetscape form and appearance of the early Bon Marche building
- iii the scale of the corner buildings within the context of the intersection of Broadway and Harris/Regent Street
- iv the rear setting of the former Apothecary Building in relation to the rear of the terraces

The future use of the buildings and site is clearly established as the sites form part of the UTS campus and will continue in use by UTS for a range of educational, research, administration, student and related university uses.

Future uses should be commensurate with the form of the significant elements of buildings, for example, the terrace buildings should have future uses that fit within the scale and arrangement of existing rooms in contrast to uses that require major change to significant fabric.

General and Use Policy:

- 6.2.1 Establishing viable and appropriate uses for the building and site is the key future activity that will ensure the retention of significance.

- 6.2.2 The ongoing use of the buildings and site for university purposes is consistent with the ownership, recent uses and the future management of the site.
- 6.2.3 Where conflict arises between use and heritage values, as an over-riding principle, heritage values should prevail. This may require creative and innovative ways to implement new uses and change that work within the heritage framework of the buildings and site.
- 6.2.4 There is a difference between the types of uses that may be suitable for the terrace group and the Bon Marche site due to the relative scales and significance of each part of the site.

POLICY - FABRIC

An important aspect of managing heritage values is conserving significant fabric. The significant fabric of the various buildings is set out in the assessment.

For the Bon Marche building, the significant fabric is largely on the street facades although this does not mean that other aspects of the building do not have significance. The graded areas of significance set out the relative value of fabric.

Usually, heritage policy looks to retain buildings as an entity with their various aspects of significance. As the Bon Marche building has lost much of its fabric and detail, particularly its internal structure and layout, the building as a complete ensemble has limited heritage value where the street frontage and street corner in particular have considerable significance. Consequently, the building provides more scope than is often found on heritage listed sites to accommodate new works without adversely affecting significant fabric.

For the terrace group most of the fabric is significant and there is a greater need to retain fabric to conserve heritage values.

Policy:

- 6.2.5 Extant building fabric of high significance, which contributes to the overall significance of the place should be retained and conserved within future programs of conservation, interpretation, reinstatement, re-use, alterations or additions.
- 6.2.6 Conservation priorities shall generally respond to the relative levels of graded significance identified in this Conservation Management Plan.
- 6.2.7 Preservation and ongoing maintenance of significant fabric is to be carried out using appropriate conservation methods and treatments with recording of any new work.
- 6.2.8 Removal of intrusive elements or fabric of little significance is permitted.
- 6.2.9 Where new fittings, fixtures or architectural elements are to be introduced they should be designed/selected to be sympathetic with the visual qualities of the existing building fabric and to minimise the loss of existing significant fabric in the building.

POLICY - ADAPTATION

Adaptation of the buildings on the site has already taken place to convert them from former uses to their current educational uses. That work has varied in impact on the buildings. Future adaption is to be undertaken to respond to the remaining significant fabric.

Policy:

- 6.2.10 Adaptation of the buildings may take place provided that significant fabric and spatial arrangements in and around the buildings, as identified in this CMP, are not adversely impacted.
- 6.2.11 Adaptation should take place to areas of lesser significance.
- 6.2.12 Advice on how to integrate new uses and services must be taken from an experienced heritage practitioner if works are proposed that may affect elements of high significance.
- 6.2.13 Changes to the site or grounds that involve excavation, changes to levels or other works will require consent.

POLICY - VISTAS, VIEWS AND SETTING

The views to the site principally relate to views from the streets to the buildings and to a lesser extent views around the rear of the terrace group.

These views are public views that are fixed and unlikely to be changed as they are from streets.

Views also include the setting of the heritage forms within the locality. A key aspect of views is the scale of the Broadway streetscape that extends from the terrace group, across Harris Street to the east where a range of two to five storey historic forms extends to the former Department Store building at 827 George Street.

The visual scale of the street includes a depth of approximately the main form of the terrace buildings on either side of Harris Street. Behind this depth are taller built forms that do not form part of the immediate streetscape experience of Broadway. This suggests that the setting, as viewed from Broadway, in terms of how future development may take place, includes the site for an approximate depth of the main terrace form.

Policy:

- 6.2.14 Views to the site are to be protected in any future development. In particular views of the buildings from Broadway and the opposite corner of Harris and Regent Streets should be retained with sufficient depth from Broadway to retain the setting of the four corner buildings.

POLICY - NEW WORKS

UTS have commissioned this CMP to provide general guidance on the site and as they are contemplating new works that may include parts of the heritage listed sites. Previous works

have been undertaken on the buildings, particularly to the Bon Marche building. Those works no longer meet the requirements of the delivery of tertiary education on the campus and there is potential to re-purpose the building and the area around it.

In contrast to adaptation of existing significant fabric, new work would be limited to the Bon Marche building as the terraces provide little scope for works other than adaptation and minor changes. New works could include:

- major reconstruction of the interiors of Bon Marche
- vertical additions on parts of the site
- potential linking of the northern portion of the site to adjacent UTS sites for combined development options
- changes to the facades to create street activation
- re-development of the 1928 addition to the building

Policy:

- 6.2.15 Any proposal for new work on the site must be based on retaining significant spatial arrangements of the site around the Broadway/Harris Street intersection by retaining the scale of the corner element of the Bon Marche building and the scale of the terrace buildings.
- 6.2.16 Proposed new works need to be developed around the heritage values of the buildings.
- 6.2.17 New works need to form part of a comprehensive masterplan for the site and area around it so that opportunities for the area are developed rather than for the site in isolation.

POLICY - PROCEDURAL REQUIREMENTS

As the place is of heritage significance, there is a responsibility on the owner to ensure that works that take place are in accordance with the recommendations of this CMP and ongoing heritage advice.

Procedurally any works require consent. However as noted minor works and maintenance may be undertaken under exemptions from the local council. It is recommended that this be discussed with council in detail to set out the works that are exempt and those where a consent will be required. Council can also offer advice on issues through their heritage advisory service.

While consent for works is addressed under the LEP and DCP requirements of Council generally, as the place is a heritage item there is an onus on obtaining consent for works.

Policy:

- 6.2.18 Do not undertake works on site without appropriate Council consents.

- 6.2.19 For minor works that are subject to exemptions, apply for an exemption in consultation with Council for works such as general maintenance, painting and some conservation works to the building and site.

POLICY - MAINTENANCE

The buildings require regular maintenance to ensure long-term conservation. This should follow an established program of works with clear responsibility for implementation and monitoring. Maintenance should not be confused with conservation and stabilisation works; maintenance specifically looks at the long-term regular work required to keep the buildings and grounds in good useable condition.

As the sites are owned and managed by UTS they are under the maintenance programs of the university. It is recommended that specific maintenance programs be developed for each of the buildings to address their particular maintenance needs and that these be used as the basis of all future work.

Policy:

- 6.2.20 Undertake ongoing maintenance of significant building fabric on a cyclical basis. A maintenance programme should provide for a regular inspection of the buildings and grounds with remedial action to be taken where required. No maintenance work or repairs should negatively impact on significant fabric.
- 6.2.21 UTS should ensure adequate, consistent and long-term funding is made available for the implementation of ongoing program of maintenance for the building and grounds.

POLICY - ARCHAEOLOGY

Most of the site is occupied by buildings. The rear courtyard areas have been excavated over time for services and are likely to be highly disturbed.

The Bon Marche site had an earlier layer of development but it is likely that the extent of work involved in constructing Bon Marche required the removal of all features on the site.

There is some potential for underfloor deposits related to the buildings and if work is proposed in these areas investigation is likely to be required.

An archaeological assessment will be required if any works that involve ground disturbance are to take place. This will be in accordance with required archaeological protocols.

Policy:

- 6.2.22 Prepare an Archaeological Assessment or Statement if works are proposed that involve ground disturbance, excavation either to alter ground levels or for service installations or where disturbance below floors are proposed.
- 6.2.23 If during any works, including minor site works, archaeological material is found, work must cease and an archaeologist engaged to investigate and advise on appropriate actions.

Further Information

Useful information relating to archaeological issues can be found on the Heritage Office website at: www.heritage.nsw.gov.au

POLICY - INTERPRETATION

Interpretation of significant places reveals long-term connections within our cultural identity. Interpretation of historic buildings and cultural landscapes reveals the storylines of a community, which will increase the public's understanding and appreciation of the significance of the place.

Interpretation could focus on a number of themes or aspects of the place that can be established through an interpretation plan and consequent policy.

As the site has had several different uses and ownerships there is potential to interpret the various uses as part of any future works that may take place. The themes to be interpreted arise from the history and include:

- the retail history of department stores in the area and Bon Marche in particular
- the works of the architects involved in the various buildings on the site
- the early history of Broadway, transport and the rise and decline of that part of the city as a result of transport changes

Policy:

- 6.2.24 An interpretation plan should be prepared to accompany any future works (that provide for public access) that sets out a coherent and organised approach to interpreting the history of the place.

POLICY - ARCHIVAL RECORDS

Management of records associated with the conservation of the place forms an important component of an effective management strategy. The safe storage of records in a publicly accessible archive is important.

This CMP undertook extensive research into the sites and buildings and that material is both set out and referenced. More recent documents, since ownership by UTS will be held by UTS and will form part of future material available about the site. This CMP will be included with that material as an archival record.

Policy:

- 6.2.25 Archival records that relate to the site and buildings should be maintained preferably as a single collection or where this is not possible all related records should be referenced with the UTS archive.
- 6.2.26 Copy any original records and ensure that original material is stored securely and in appropriate environmental conditions.

- 6.2.27 A permanent archive should be established to house all research material, maintenance records, original building elements found. The archive should also store all future materials found or records produced, and generally be available for specialist consultants and interested groups to inspect.
- 6.2.28 Retain and manage an accurate archival record of works, maintenance, changes in use and interpretation in a central repository.
- 6.2.29 Records of any changes and the reasons for decisions are to be retained for future works.

POLICY - STATUTORY APPROVALS

Listing of the site and buildings as heritage items on Sydney City LEP requires approvals for changes to the place to be obtained from Sydney City Council. Unless subject to specific exemptions, all works require consent.

Policy:

- 6.2.30 Obtain all statutory and required approvals to undertake work on the property.
- 6.2.31 Do not undertake works without approval.

POLICY – FUTURE CONSERVATION MANAGEMENT

The Burra Charter recommends that a conservation policy should be open to future review. The management body should regularly review these policies in particular if some unforeseen change of use is required, or if new information comes to light.

The engagement of suitably qualified consultants and trades people with knowledge of cultural landscapes and traditional building technology should be a prerequisite in future works at the place.

Policy:

- 6.2.32 Care of the building fabric and ongoing maintenance is the responsibility of the owner.
- 6.2.33 All works to significant fabric are to be carried out by contractors and consultants trained in the conservation of historic buildings with suitable qualifications in their profession, trade or craft.
- 6.2.34 All works are to be carried out using traditional materials and techniques unless modern equivalents provide substantial conservation benefits or work is carried out on non-significant fabric.
- 6.2.35 The conservation policies should be reviewed within five years, but no later than 10 years, or at the time of future programmes of upgrading. The review should be based on The Burra Charter and the guidelines provided by the NSW Heritage Office.
- 6.2.36 A copy of the final conservation management plan should be lodged with Sydney City Council.

- 6.2.37 The LEP heritage entry for the place, maintained by Sydney City Council should be updated as necessary using the information contained in this Plan.

Guidelines

UTS may assign the responsibility for conservation of the site to an individual or to trustees. This person/people should be made familiar with the contents of this report and the process of The Burra Charter. The nominated person will be the intermediary between the owner and such bodies as the local council, NSW Heritage Office, the conservation architects, consultants, contractors and maintenance staff. Where the responsible person does not have the level of expertise in conservation matters, a suitably qualified and experienced consultant should direct works and be assigned responsibility as the owner's representative.

POLICY - MOVABLE HERITAGE

There is no known movable heritage associated with the sites or buildings.

Policy:

- 6.2.38 Significant items of movable heritage, if located that are associated with the buildings and site should be moved to one (preferably local) repository and archivally recorded.
- 6.2.39 Items that have no significant association with the buildings may be disposed of or used elsewhere.

7.0 BIBLIOGRAPHY

8.0 ATTACHMENTS

ATTACHMENT 1: XX

ATTACHMENT 2: XX

ATTACHMENT 3: XX