

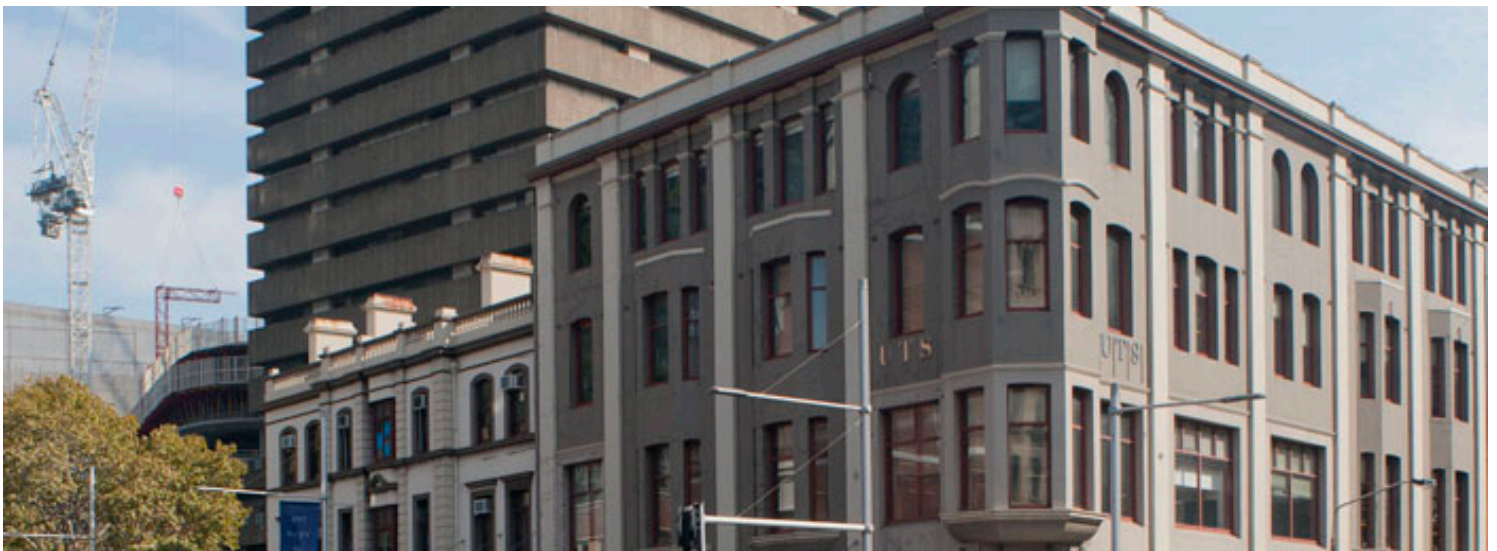
Bon Marche Precinct:

Bon Marche building, terraces & former
apothecary building

Part of 9-73 Broadway, Ultimo (formerly known as
Nos. 1-13 Broadway, Ultimo)

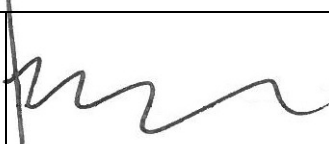
Heritage Design + Impact Statement

August 2018



for UTS
by Paul Davies Pty Ltd

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1.0 INTRODUCTION

1.1. THE BRIEF

This heritage design statement has been prepared on behalf of UTS to accompany an application to modify an existing concept approval under s7W for the eastern part of the UTS site fronting Broadway, Harris and Thomas Streets Ultimo.

The SEAR's set out a requirement with regards to heritage on the site:

6. Heritage

- Include a statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas and/or potentially archaeologically significant areas in accordance with the guidelines in the NSW Heritage Manual.
- Provide a revised Conservation Management Plan that incorporates the proposed development.

A CMP has been prepared for the two heritage listed sites that also considers their context in the area. That document sets out a statement of significance and an analysis of heritage values. The CMP also provides policy for future development and anticipates that UTS intended to explore options for these sites and potentially adjoining sites on the campus.

Since the preparation of the CMP, the Planning Proposal has been developed in response to the policies and assessment of significance.

The requirement for an impact assessment has been addressed in this statement. This statement addresses the areas of heritage significance that may be impacted by a future design within the parameters of the Planning Proposal. As the Proposal is not a design and the extent of possible change to fabric is not known, the assessment of impact is by necessity conceptual. It is however noted that the Proposal has been developed within the context of the CMP and as a consequence heritage impacts have been carefully managed and minimised in determining the Proposal parameters.

1.2. APPROACH AND METHODOLOGY

This report reviews the relevant statutory heritage controls, assesses the impact of the proposal, makes recommendations as to the level of heritage impact and provides recommendations to mitigate any heritage impacts.

The methodology used in this report is in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter 2013 and its Practice Notes, the guidelines of the NSW Heritage Manual and in accordance with the latest version of The NSW Heritage Division, Office of Environment & Heritage (OEH) Statements of Heritage Impact guidelines.

1.3. LIMITATIONS

The site has been visited by Paul Davies of Paul Davies Pty Ltd over the last 12 months and was inspected and photographed. The inspection was undertaken as a visual inspection only. There was no demolition, opening up or clearing.

The historical outline provides background information to provide a broad understanding of the development of the site sufficient to assess the impact of the proposal. Research is sourced from a mix of primary (Sands Directory, Lands Titles) and secondary sources.

An archaeological assessment has been prepared separately. Refer to Archaeological Assessment Report by GML.

1.4. AUTHOR IDENTIFICATION

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St Balmain NSW 2041.

This report was authored by Paul Davies with historical research and history extracted from the Conservation Management Plan prepared for the site.

1.5. OWNERSHIP

The subject property is owned by UTS.

1.6. DEFINITIONS

For the purposes of this report

Local	Refers to City of Sydney
State	refers to New South Wales

The following definitions used in this report and are from *Article 1: Definitions* of The Burra Charter 2013, the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance.

Place	means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
Cultural significance	means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the <i>place</i> itself, its <i>fabric</i> , <i>setting</i> , <i>use</i> , <i>associations</i> , <i>meanings</i> , <i>records</i> , <i>related places</i> and <i>related objects</i> . Places may have a range of values for different individuals or groups.
Fabric	means all the physical material of the <i>place</i> including elements, fixtures, contents and objects.
Conservation	means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i> .
Maintenance	means the continuous protective care of a <i>place</i> , and its <i>setting</i> . Maintenance is to be distinguished from repair which involves <i>restoration</i> or <i>reconstruction</i> .
Preservation	means maintaining a <i>place</i> in its existing state and retarding deterioration.
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.
Reconstruction	means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new material.
Adaptation	means changing a <i>place</i> to suit the existing <i>use</i> or a proposed use.
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.
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.

Setting	means the immediate and extended environment of a <i>place</i> that is part of or contributes to its <i>cultural significance</i> and distinctive character.
Related Place	means a <i>place</i> that contributes to the <i>cultural significance</i> of another place.
Related object	means an object that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the place.
Associations	mean the connections that exist between people and a place.
Meanings	denote what a place signifies, indicates, evokes or expresses to people.
Interpretation	means all the ways of presenting the cultural significance of a place.

2.0 BACKGROUND

2.1. SITE 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 Marche 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

2.2. STATUTORY LISTINGS AND CONTRLS

NSW HERITAGE ACT 1977 (AS AMMENDED)

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

LOCAL ENVIRONMENTAL PLAN

The Sydney LEP 2012 includes the precinct as a heritage item in Schedule 5: Environmental Heritage, Part 1: Heritage Items as part of the listing outlined in Table 1 below.

Table 2: Listing details for Bon Marche precinct from the Sydney LEP 2012 Schedule 5: Environmental Heritage

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

Figure 3 below shows the heritage context of the hotel site with nearby heritage listed sites.

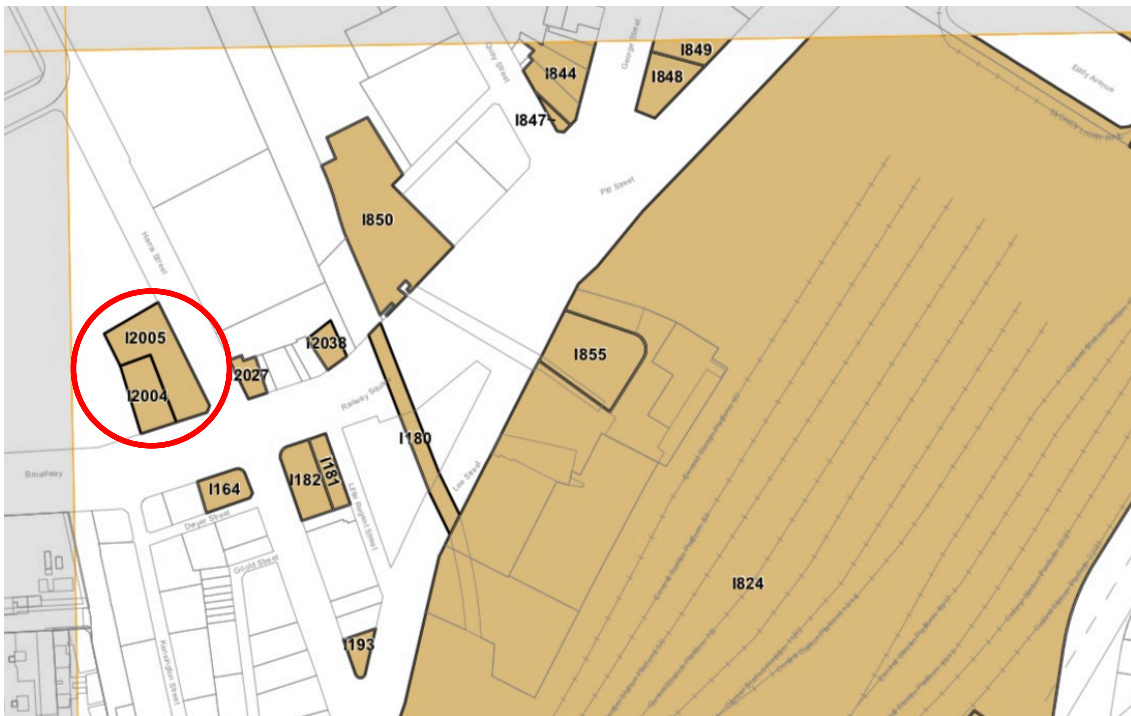


Figure 3: Extract from the Sydney LEP 2012 Heritage Map - Sheet HER_016 showing the Bon Marche precinct with its heritage listed buildings (circled in red).

2.3. 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.

3.0 HISTORICAL OUTLINE

Refer to the Conservation Management Plan for the comprehensive history of the site.

4.0 PHYSICAL DESCRIPTION

Refer to the CMP for comprehensive photos of the site. The text below has also been extracted from the CMP. This analysis focusses on the heritage listed sites noting that the development is proposed over the site fronting Harris and Thomas Streets in addition to the two identified heritage sites.

The other extant buildings located within the site of the Planning Proposal are not of heritage significance, are not identified in any heritage schedules and have not been considered in relation to heritage impacts.

4.1. SITE AND CONTEXT

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 4: Bon Marche precinct, showing UTS building numbers

Table 3: 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)	CB18
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.

4.2. 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.

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.

4.3. 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 (installed in the early 2000s) at the rear of the rear wing of the former bank opens onto this deck.

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.

5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1. EXISTING ASSESSMENT 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, refer to Attachment 1).

5.2. CRITERIA FOR ASSESSING CULTURAL HERITAGE SIGNIFICANCE

The NSW Heritage Manual (1996, amended 2001) sets out the basis for assessment of the heritage significance of an item, place or site by evaluating its significance in reference to specific criteria. These criteria can be applied at national, state or local levels of significance.

Table 4: 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.)

5.3. LEVELS OF SIGNIFICANCE

Table 5: Levels of Significance.

National Listing	Heritage	<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>

5.4. DETAILED ASSESSMENT OF HERITAGE SIGNIFICANCE

The following new significance analysis for the Bon Marche Precinct has been extracted from Conservation Management Plan prepared for the precinct.

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 been assessed by GML whose report is being submitted with this application. 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 as part of a detailed design DA in the future.

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.

5.5. REVISED SUMMARY STATEMENTS OF SIGNIFICANCE

The summary statements of significance below have been extracted from the Conservation Management Plan prepared for the precinct.

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 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.

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.

6.0 STATUTORY FRAMEWORK

The heritage listing of part of the site requires the provisions of the LEP and DCP to be considered when determining a development application over the listed property. These provisions require the heritage values of a place to be retained in future works. While there are specific requirements set out in these documents to guide the detail of development, at a planning proposal stage the critical elements are the overall approach that is established to heritage values, the potential impact of a new building envelope on the heritage elements of the place and adjoining sites. There is no requirement to consider detailed heritage impacts as they are not known.

An important part of design development, however that is undertaken on the site, will be to address the LEP and DCP provisions in a summary report or heritage impact assessment that firstly guides the future design and then sets out how the design approach and detailed response has conserved heritage values.

The documents that will be relevant to that detailed assessment are:

- City of Sydney LEP 2012
- City of Sydney DCP – Heritage
- Conservation Management Plan

7.0 DISCUSSION OF THE PROPOSAL

UTS occupy a range of buildings fronting Harris Street and Broadway that include two heritage items – The former Bon Marche Department Store building (used for education since the 1950s) and the former bank building with adjacent retail premises that presents as three terrace buildings with a rear separate building now used as a campus bar. The other buildings within the proposed development area are educational buildings constructed by UTS and are not of heritage significance.

Prior to the development of the planning proposal a CMP was prepared by our office to understand the heritage values of the two listed sites, both separately and in relation to their now common ownership.

The analysis is informative as it concludes:

The former Bon Marche building, built in two stages in 1909 and 1927:

- has functioned for educational use for longer than its relatively short use for retail
- has effectively had all of its significant internal fitout, structure and layout removed in successive developments converting it from retail to educational use
- has had its street form significantly altered by:
 - replacement of original awnings with quite clumsy standard awnings
 - replacement of all external joinery with aluminium systems
 - rendering of the face brick exterior finish and simplifying the external detail with an applied paint scheme
 - infilling loading docks and altering some openings

The Broadway terrace buildings:

- retain much of their early layout and fabric with relatively little change, particularly to the main form of the buildings fronting Broadway
- retain a rare apothecary building, located at the rear of the site, this has been refitted for campus bar use

The CMP also provides analysis of the setting of the sites and concludes:

- the former Bon Marche building, in its external form, is part of a rare group of small-scale corner heritage buildings that define this section of Broadway. Each corner of the Harris Street Broadway intersection contains a significant building that collectively represent a period of city development of lower scale.
- Bon Marche and the terraces form part of a row of buildings extending from the terraces towards the city across Harris Street, they mark the end of the Central precinct area of earlier buildings to the north of Broadway.

The heritage analysis has informed the planning proposal in the following ways:

- i. the terrace and former apothecary buildings are of high significance and are to be retained with only minor changes, the rear courtyard area is capable of some change, particularly to facilitate access through the area
- ii. The later fitout that has been added to the buildings is not significant and can be removed or altered, the former apothecary building is capable of adaptation for other uses that may include use as an entry or foyer from the courtyard area to the former Bon Marche

- Building. The extensive internal changes to the former Bon Marche Building now confuse the building and do not contribute to an understanding of its significance
- iii. the external form of the former Bon Marche Building in relation to the Broadway/Harris Street corner is of high significance (even though altered) for its contribution to the streetscape and should be retained, as far as possible recovered and the corner form of the building enhanced
 - iv. the street frontage of Bon Marche Building should be re-activated
 - v. the corner of Harris Street and Broadway has potential to create a new access point to the university campus that could have significant other benefits to the area and could connect to the rear of the terraces that would activate that area
 - vi. the interior of the former Bon Marche building has effectively no heritage significance and is capable of modification, the interior of the former Bon Marche building is capable of reworking to achieve a fitout and form that is more commensurate with the heritage values of the building and its former high level of public access
 - vii. new built form, in relation to the heritage buildings, should be set back from Broadway sufficiently to ensure that the heritage forms remain scaled to the Broadway setting
 - viii. the significant aspects of the site are capable of being incorporated into significant new development in Harris Street that will enhance the campus and recover heritage values for the heritage items.

Given the relatively high fabric constraints on the terrace buildings and the comparatively low fabric constraints of the interior of the former Bon Marche Building the planning proposal has adopted an approach of largely retaining the terrace buildings with their scale and more intimate small-scale uses and proposing change to the former Bon Marche building. This can provide for and facilitate a significant public area and access to the campus through the early section of the building and recover some of the spatial qualities of the buildings interior.

The major constraint of the site, in relation to heritage, is retaining a visual setting around the corner of Broadway and Harris Streets that is consistent with adjoining development and which retains a low scale in relation to the four corner sites.

As the planning proposal is an envelope study it is difficult to predict how a particular design approach may respond to the heritage fabric and scale of the site. The Planning Proposal has however considered the relationship of new and old and how to integrate scale and form and sets out the following principles with regard to heritage:

Terrace Buildings

- i. the significant street front external form of the street facades should be retained
- ii. significant interiors should largely be retained with potential for limited change to facilitate future use
- iii. the rear wings are of varying significance and demonstrate various levels of change, while most of the rear wings should be retained there is potential to remove less significant sections to facilitate access and use
- iv. the external form of the former apothecary building should largely be retained with some potential to increase access into the building
- v. the interior of the former apothecary can be adapted with the potential for a new use or to link it to the adjoining Bon Marche Building to facilitate access and activation of the area

Bon Marche Building

- i. recognise that the original section of the building is of greatest significance
- ii. retain the façade and the streetscape relationship of the building on the Harris Street Broadway intersection
- iii. recover significant elements of the façade if possible in future work
- iv. allow for redevelopment of the interior of the building
- v. rework the street facades at street level to recover activation and a sense of the earlier street-front arrangements of access
- vi. set back new development above sufficiently to retain the scale and character of the Broadway/Harris Street intersection.

8.0 DISCUSSION OF HERITAGE ISSUES

As noted in the introduction, it is difficult to identify potential heritage impacts in detail with any accuracy as the proposal is an envelope study and while general and perhaps broad impacts can be considered there is no design to respond to and it is only through a detailed design process that fabric impacts, for example, can be understood or assessed. Consequently, an assessment of potential impact has to be largely conceptual.

Heritage impacts on this site can arise from either changes to building fabric, both small and large, or from the potential impact of new built form on the setting of the heritage buildings. Each is considered separately below.

It should be noted that existing approvals are in place for development along Broadway to the south and west of the terrace buildings that will change the visual setting and context of the street in the future. These approvals have been considered in the development of the current Planning Proposal.

Built Fabric Changes

The CMP assesses the built fabric of the buildings and this will guide future design. That is set out as a policy within the document.

The Planning Proposal does not propose any specific changes to fabric but does anticipate that change may take place in the areas set out in the following table (with comment on the potential for impact):

Item	Comment
Terrace Buildings	Generally, the terrace buildings are retained with little change. However, to facilitate new uses (appropriate to the scale and layout of the buildings) there will be some change and potential to recover significance where it may have been lost or altered, particularly in the more significant former public spaces of the building.
Minor changes to the interior of the terraces	Aside from removing non-significant fitout, future designs may require new openings between spaces or minor fabric change. Minor changes may be acceptable but should be minimised in design solutions.
Potential removal of part of the rear wings	The rear wings are significant, but they have in part been altered. The PP identifies a new access route through the rear yards of the terraces that would involve removal of a section of one rear wing. This would have a heritage impact but overall it would be modest and acceptable to activate the area.
Removal of later additions and changes	This would have a positive heritage outcome and is a likely outcome as part of the overall approach to the buildings.
Changes to the rear former Apothecary building to facilitate new use, these may include additional openings in exterior or interior walls	At present the building is a shell (that is original fabric) with a later fitout. This building may be used for a single use space (as at present) or may form a connecting space such as a lobby or foyer to the building beyond. Openings to adjoining walls would be acceptable to facilitate an integrated use and limited external openings may be acceptable.
Reinstatement of appropriate shopfronts	This would achieve a positive heritage outcome.
Developing appropriate uses for the scale and layout of the building	This would achieve a positive heritage outcome.

Item	Comment
General conservation of the building	This would achieve a positive heritage outcome.
Bon Marche Building - Original Section	
Changes to Interior	As there is very little early fabric remaining and from inspection it appears that early fabric is now remnant and of limited significance and as the original form and layout of the building has been replaced in successive major rebuilds of the interior, conceptually rebuilding or refitting the interior will not have any adverse heritage impacts.
Changes to aluminium framed shopfronts	These are not significant elements and the current shopfronts detract from significance. Changes that reinstate the concept of the earlier shopfronts without attempting to replicate them will enhance significance.
Potential connection to rear area of terrace buildings	The PP anticipates a pedestrian connection between Bon Marche and the courtyard to the rear of the terraces. This would involve an opening in the side wall of Bon Marche. An opening or series of openings in this wall would have minimal heritage impact, however retention of the main part of the side brick wall to define the rear courtyard will be important.
Changes to roof to facilitate new light wells	It is not known if the current roof form relates in detail to the early roof, it appears that the roof is of low significance and changes within the general form that now exists would be acceptable.
Recovery of aspects of the detail of the facades	Recovery of the main area of significance (that is that is extant) of the building, the facades, will have positive heritage outcomes. While it is not possible to recover the original form due to rendering and fabric changes, works such as altering windows, reinstating colour schemes that are more consistent with the original form of the building and general recovery of opening forms will assist in recovering significance.
Bon Marche Building - Northern Addition	
Changes to aluminium framed shopfronts and infilled streetfront openings	These are not significant elements and the current shopfronts detract from significance. Changes that reinstate the concept of the earlier shopfronts without attempting to replicate them will enhance significance. Opening up of former loading bays and activating the frontage would be advantageous and of positive heritage value.
Removal of the building behind the façade and construction of a new building	Given the limited significance of the building behind the façade, it is anticipated that this option could be pursued. There would be minimal impact on heritage values from new construction in this area.
Recovery of aspects of the detail of the facade	Recovery of the main area of significance, the facades, will have positive heritage outcomes.
New Built Form General	Potential new built form is proposed within an envelope that cantilevers over the rear wing of Bon Marche and part of the former Apothecary Building. While there is limited potential for impacts on heritage values from the proposed forms north along Harris Street (as they do not form part of the visual setting of the heritage buildings) the scale of new built form (putting aside design) has potential to adversely impact the setting of the Bon Marche Building.
The Terrace Buildings	There is little potential to impact the setting of the terrace buildings in relation to Broadway from the proposal due to their relationship to the street front and the

Item	Comment
	screening that will take place from the existing built form. Similarly, the form of the approved Building 1 forecourt development will screen development behind from close up and local views.
	The proposed envelope will have a visual impact on the courtyard space to the rear of the terraces as it introduces a new and potentially high built element above the former Apothecary Building. The design of any built form in this area will be important in mitigating the potential for a built form to be over-bearing.
Bon Marche	<p>Part of the new built form proposed sits within and above the existing rear wing of Bon Marche. As discussed above this will involve a new building over this part of Bon Marche.</p> <p>The new built form envelope is also aligned to the Harris Street frontage above the rear wing. The envelope does not require this alignment and sets parameters on how a new higher form is to be integrated with the Bon Marche Building and the streetscape generally. Provided those guidelines are established a new form can be designed that has minimal or low heritage impacts.</p>
The broader setting	<p>The key views in the locality are those from Broadway around the intersection of Harris Street. From this area and particularly from the south side of Broadway the four medium scaled buildings on the corner of the intersection form a cohesive and significant grouping.</p> <p>The proposal sets back the envelope for new built form in response to maintaining the current scale around the intersection. The higher form generally aligns with other higher built forms on other corners and allows the Bon Marche building to retain its prominence within the streetscape setting. The actual design of a new building within the envelope will be critical to how a new building is seen in relation to the forms around it, however, the setback established in the proposal retains the corner, the setting of Bon Marche and the setting of the other corner buildings as well as the adjacent terraces.</p>

9.0 CONCLUSION

The modification to the concept approval has addressed heritage impacts and there are clear policies and directions on how to minimise any adverse heritage impacts, how to adapt and use the existing buildings and how to, in places, recover significance. The Planning Proposal manages heritage positively on the site and ensures that key heritage values are retained.

The potential for impacts on significant fabric has been set out in detail to guide future uses and change. Provided the CMP and impact statement are used to guide future design the Planning Proposal provides a sound framework and outline for new development to take place.

The design for the building should be based on the policies of the CMP and the assessment in this document to guide the detailed design with regard to how to work with the heritage values of the buildings, site and area.

10.0 ATTACHMENTS

Attachment 1 : SHI Forms for Bon Marche and Terraces

ATTACHMENT 1 : SHI FORMS FOR BON MARCHE AND TERRACES



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Commercial Building (1-7 Broadway) Including Interior

Item details

Name of item: Commercial Building (1-7 Broadway) Including Interior

Type of item: Built

Group/Collection : Commercial

Category: Commercial Office/Building

Primary address: 15-73 Broadway, Ultimo, NSW 2007

Local govt. area: Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
15-73 Broadway	Ultimo	Sydney			Primary Address
1-7 Broadway	Ultimo	Sydney			Alternate Address

Statement of significance:

This late nineteenth century building is a fine example of the federation Free Classical architectural style and is a good representative of a common form of utilitarian retail and commercial building constructed in Sydney during its period. This late 19th century commercial and retail building is located at the interface between the Ultimo / Pyrmont peninsula and the main thoroughfare of the city and helps to record the development of the of Pyrmont and Ultimo as a commercial, industrial and warehouse district on the southern fringe of the central business district during the latter half of the nineteenth century.

The buildings forms a part of the gateway to Broadway and establishes a good visual relationship with its adjacent corner buildings at the intersection of George and Harris Streets, "Tower" details common to the corner buildings. High Significance: The association with the Railway Square Streetscape.

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH [copyright and disclaimer](#).

Description

Physical description: This is a large four storey retail and commercial building, of Federation Free Classical Style. It features grouped and single semi-circular arched windows contrasting with

rectangular windows on the same levels, some of which are formed as oriels. Some windows are surmounted by label moulds. There are prominent vertical bands of rendered pilasters. A large corner tower with domed roof and flagpole is a major feature of the building and the tower roof's eaves are bracketed. The roofline is parapeted with a moulded cornice. As well as reflecting characteristics of a certain architectural style the building is also representative of Sydney retail and commercial buildings of the period. Located on a corner of a major Broadway intersection, and possessing a landmark tower and distinctive styling, the building is an important streetscape feature in this inner part of Sydney. Category:Retail and Commercial Buildings. Style:Federation Free Classical Style. Storeys:4. General Details:Refer to Archaeological Zoning Plan.

Physical condition and/or Archaeological potential:

In good condition with a high degree of original fabric intact and high potential for restoration.

Date condition updated:08 Dec 06

Modifications and dates:

The building has had several minor modifications primarily confined to the ground floor level, windows and doors.

Further information:

Streetscape:1-7 Broadway Street contributes to the Railway Square streetscape in contributing to a sense of place. Possessing a landmark tower, being a distinctive style and standing on a major inner Sydney intersection, the building is a key feature of the local streetscape. In general, the Haymarket Library is intact externally and internally. The work of the prominent architectural firm Mansfield Bros, it is a rare combination of Victorian Italianate and Free Gothic styles. It is a well balanced composition that forms an important part of an historic streetscape.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use:

Offices

Former use:

Shops, Offices

History

Historical notes:

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani:

Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

The first land grants were made in 1803 and 1806 to Surgeon John Harris who was granted 34 acres and then constructed and named Ultimo House in 1804. He named it Ultimo (meaning last month) as a result of a clerical error in his charge papers. There were further grants to Harris of 9 and 135 acres in 1806 and another 12 acres in 1818. He moved to his farm at Shanes Park (near St Marys) in 1821 but retained the estate and leased Ultimo House first to Edward Riley and then to Justice Stephen.

Proposed improvements along the first few miles of Parramatta Rd prompted subdivision by Harris along the Parramatta Rd and George Street frontages, and these were developed into houses, shops and public houses over the next 10 years. The remainder of the estate remained largely undeveloped and following Harris' death in 1838, legal complications prevented further subdivision until 1859. Ultimo was incorporated into the City of Sydney in 1844 and the early 1850's saw a number of major developments in Pyrmont and also in Ultimo to a lesser extent. Its close proximity to the city's expanding central business district, Brisbane Distillery port and transport facilities made it an attractive area for housing. In 1853, the Sydney Railway Company resumed 14½ acres of the Ultimo Estate for a railway line to and with a terminus at Darling Harbour. The area was further subdivided in 1860 which established major north/south streets including Pyrmont, Harris, Jones and Wattle Streets although the roads were not fully formed until 1870. The west side of the estate was dominated by quarrying activities and the remainder used for dairying paddocks. Services including water and sewer came to the area in the early 1860's and gas lighting between 1868 & 1872.

The population doubled during this time, and industry began to establish including Castlemaine Brewery in Quarry Street, Atlas Ironworks, and manufacturer and merchant Samuel Freeman in Harris Street. The early 1880's saw a boom in housing in the area followed by Goldsborough Mort's woolstores in 1883 and other substantial warehouse buildings including a large grain and produce store in Allen St, Waite & Bull's woolstore in 1893, Wincombe Carson No.1 in 1895 (in Wattle St) and Farmers and Graziers (between Wattle and Jones Sts). In 1892 the Ultimo Technical College opened in Mary Ann St. By the early 1880's Union Square was established as a commercial centre and by 1900 most residential development had ceased by which time the Pyrmont and Ultimo Power Houses had opened and the new Pyrmont Bridge had been constructed. Most development in the 20th century was commercial and industrial and included additional woolstores, Pyrmont Incinerator (1934), flour mills (1940), additional power stations (1955) and the Government Printing Office (1960's).


The building was constructed c1900.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-

Assessment of significance

SHR Criteria a) [Historical significance]	The building has historic significance as it dates from the key period of development of Pyrmont/Ultimo and the subdivision of grand estates into residential and commercial development.
SHR Criteria c) [Aesthetic significance]	The building has aesthetic significance as a good example of a Federation Free Classical commercial building which demonstrates many of the key aspects of the style. Of aesthetic significance for its contribution to the scale and character of Railway Square and its prominent position at the commencement of Broadway.
SHR Criteria f) [Rarity]	The building is not rare

SHR Criteria g) [Representativeness]	The building is a representative example of a Federation commercial building found in Ultimo/Pymont and the inner suburbs of Sydney.
Integrity/Intactness:	High externally.
Assessment criteria:	Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the facade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, shall not be visibly prominent and shall be in accordance with the Sydney City Council Development Control Plan. The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the facade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Sydney LEP 2012	I2005	14 Dec 12		
Heritage study					

References, internet links & images

Type	Author	Year	Title	Internet Links
Written			Sydney City Council: BA's & DA's Prof E. Balint, "Historic Record of Sydney City Buildings A Review of Historic Commercial Building Construction in the Victorian Era" (1984) Sands & Kenny City and Commercial Street Directory	
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	

Note: internet links may be to web pages, documents or images.



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Federation Commercial Building

Item details

Name of item:	Federation Commercial Building
Type of item:	Built
Group/Collection :	Commercial
Category:	Commercial Office/Building
Location:	Lat: -33.8854382003241 Long: 151.200504265734
Primary address:	9-13 Broadway, Ultimo, NSW 2007
Local govt. area:	Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
9-13 Broadway	Ultimo	Sydney			Primary Address

Statement of significance:

The building dates from one of the key period of layers for the development of Ultimo as a direct result of subdivision of the Harris and Macarthur Estates. It is a good example of a Federation Free Classical commercial building which makes a positive contribution to the streetscape.

This late nineteenth century building is a fine example of the Federation Free Classical architectural style and is a good representative of a common form of utilitarian retail and commercial building constructed in Sydney during its period (Criterion D.2). The commercial and retail building is located at the interface between the Ultimo/Pymont peninsula and the main thoroughfare of the city and helps to record the development of Pymont and Ultimo as a commercial, industrial and warehouse district on the southern fringe of the central business district during the latter half of the nineteenth century (Criterion A.4) (Historic Theme: 3.18 Marketing and retailing).

Date significance updated: 12 Apr 13

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [OEH copyright and disclaimer](#).

Description

Physical description:	This commercial building is a three storey rendered brick building with ground floor
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shopfronts and offices above. It is Federation Free Classical in style, with segmental arched windows on the second floor, rectangular windows on the first floor and a balustraded parapet to the roofline. There is a slight projection of the centre portion of the façade, within which are expressed quoins and a triangular pediment above the centre first floor window. A suspended awning has been added at first floor level. In addition to being an example of Federation Free Classical style, the building is also representative of Sydney retail and commercial buildings of the period.

Physical condition and/or Archaeological potential:

In good condition with a high degree of original fabric intact and high potential for restoration.

Date condition updated: 13 Oct 05

Modifications and dates:

The building has had several minor modifications primarily confined to the ground floor level shopfronts.

Further information:

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Current use:

Retail and Wholesale, Streetscape

Former use:

Retail and Wholesale, Streetscape

History

Historical notes:

The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

The first land grants were made in 1803 and 1806 to Surgeon John Harris who was granted 34 acres and then constructed and named Ultimo House in 1804. He named it Ultimo (meaning last month) as a result of a clerical error in his charge papers. There were further grants to Harris of 9 and 135 acres in 1806 and another 12 acres in 1818. He moved to his farm at Shanes Park (near St Marys) in 1821 but retained the estate and leased Ultimo House first to Edward Riley and then to Justice Stephen.

Proposed improvements along the first few miles of Parramatta Rd prompted subdivision

by Harris along the Parramatta Rd and George Street frontages, and these were developed into houses, shops and public houses over the next 10 years. The remainder of the estate remained largely undeveloped and following Harris' death in 1838, legal complications prevented further subdivision until 1859. Ultimo was incorporated into the City of Sydney in 1844 and the early 1850's saw a number of major developments in Pyrmont and also in Ultimo to a lesser extent. Its close proximity to the city's expanding central business district, Brisbane Distillery port and transport facilities made it an attractive area for housing. In 1853, the Sydney Railway Company resumed 14½ acres of the Ultimo Estate for a railway line to and with a terminus at Darling Harbour. The area was further subdivided in 1860 which established major north/south streets including Pyrmont, Harris, Jones and Wattle Streets although the roads were not fully formed until 1870. The west side of the estate was dominated by quarrying activities and the remainder used for dairying paddocks. Services including water and sewer came to the area in the early 1860's and gas lighting between 1868 & 1872.

The population doubled during this time, and industry began to establish including Castlemaine Brewery in Quarry Street, Atlas Ironworks, and manufacturer and merchant Samuel Freeman in Harris Street. The early 1880's saw a boom in housing in the area followed by Goldsborough Mort's woolstores in 1883 and other substantial warehouse buildings including a large grain and produce store in Allen St, Waite & Bull's woolstore in 1893, Winchcombe Carson No.1 in 1895 (in Wattle St) and Farmers and Graziers (between Wattle and Jones Sts). In 1892 the Ultimo Technical College opened in Mary Ann St. By the early 1880's Union Square was established as a commercial centre and by 1900 most residential development had ceased by which time the Pyrmont and Ultimo Power Houses had opened and the new Pyrmont Bridge had been constructed. Most development in the 20th century was commercial and industrial and included additional woolstores, Pyrmont Incinerator (1934), flour mills (1940), additional power stations (1955) and the Government Printing Office (1960's).

The building was constructed c1900.

(Quote from NE Register) The Ultimo end of the Pyrmont peninsula remained as an undeveloped grazing property until the 1860s, in the ownership of Surgeon John Harris and his heirs. The complications of the inheritance prevented subdivision of the estate until after 1859 but, when commenced, the construction of houses and factories proceeded rapidly, with many land owners, including the Harris family members, building working class terrace houses for lease. The existing development in Pyrmont and around the edges of the Harris estate consisted of predominantly quarrying, manufacturing and processing works and the provision of workers' housing found a ready market.


By the end of the century, newer, larger industrial concerns were purchasing large blocks of Ultimo property and demolishing the residences to erect large factories and warehouses, with the wool industry being at the forefront of this phase, especially along Wattle Street. This created a distinct block pattern of development in the area, with blocks of housing alternating with blocks containing industrial buildings, facilities and other workplaces.

By the early twentieth century, the waterfront, power station and railway industries were also influential in the economy of the area, while no new housing was built in Ultimo from 1902 till the 1970s. Technological and social changes after the end of World War Two though, led to the progressive abandonment of the inner city fringes as industrial areas and the Ultimo/Pyrmont area suffered rapid declines in both workplaces and population. Since the 1970s, the area has been gradually redeveloped for housing and commercial activities. The commercial and retailing building at 9-13 Broadway (Sydney's main thoroughfare) help to reflect the commercial nature of development in the area at the turn of the century and the place of Ultimo in the larger development of Sydney.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-

Assessment of significance

SHR Criteria a) [Historical significance]	The building has historic significance as it dates from the key period of development of Ultimo and the subdivision of grand estates into residential and commercial development.
SHR Criteria c) [Aesthetic significance]	The building has aesthetic significance as a good example of a Federation Free Classical commercial building which demonstrates many of the key aspects of the style.
SHR Criteria f) [Rarity]	The building is not rare.
SHR Criteria g) [Representativeness]	The building is a representative example of a Federation commercial building found in Ultimo/Pymont and the inner suburbs of Sydney.
Integrity/Intactness:	High externally
Assessment criteria:	Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, shall not be visibly prominent and shall be in accordance with the relevant Sydney City Council Development Control Plan. The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Sydney LEP 2005 Schedule 9	2	09 Dec 05	154	
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
South Sydney Heritage Study	1993		Tropman & Tropman Architects		Yes

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	
Written	Australian Heritage Database	1998	Register of the National Estate Register of the National Estate Database, 1997.	

Note: internet links may be to web pages, documents or images.



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