

Godden Mackay Logan

Heritage Consultants



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

Report prepared for the University of Technology, Sydney  
April 2009

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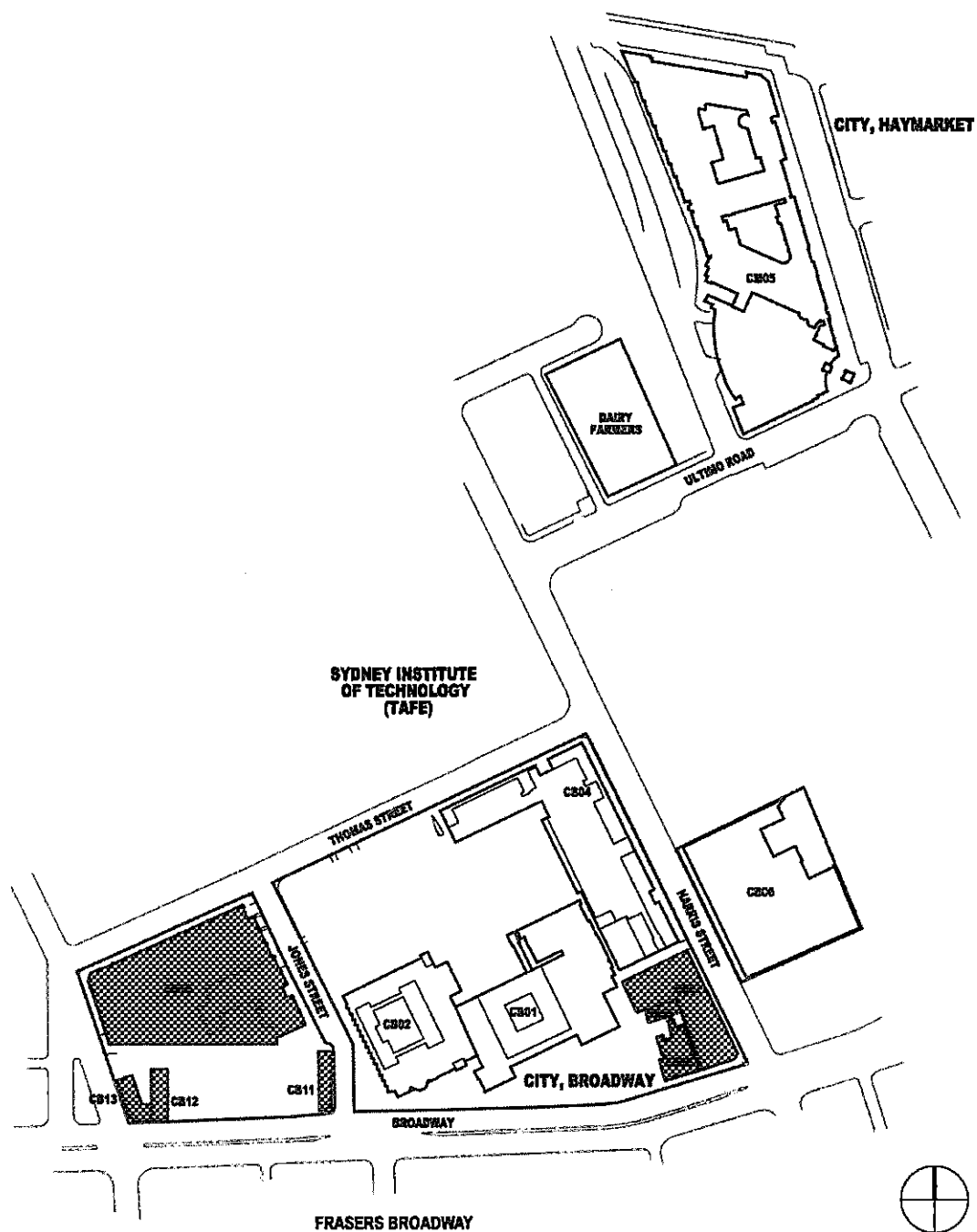
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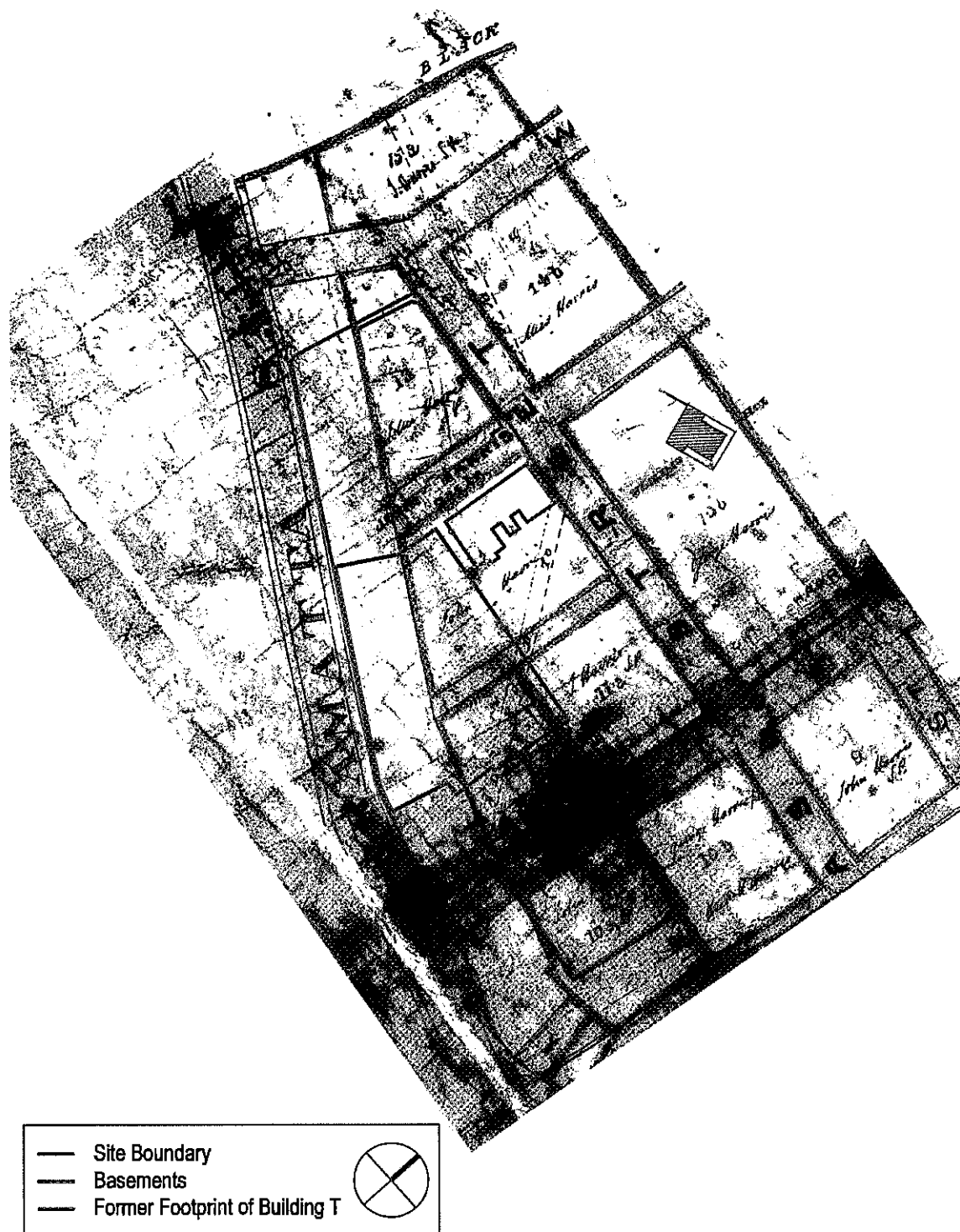
## Report Register

The following report register documents the development and issue of the report entitled Concept Plan—University of Technology, Sydney (UTS) Broadway—Heritage Impact Statement, undertaken by Godden Mackay Logan Pty Ltd in accordance with its quality management system. Godden Mackay Logan operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2000.

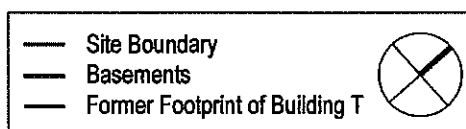
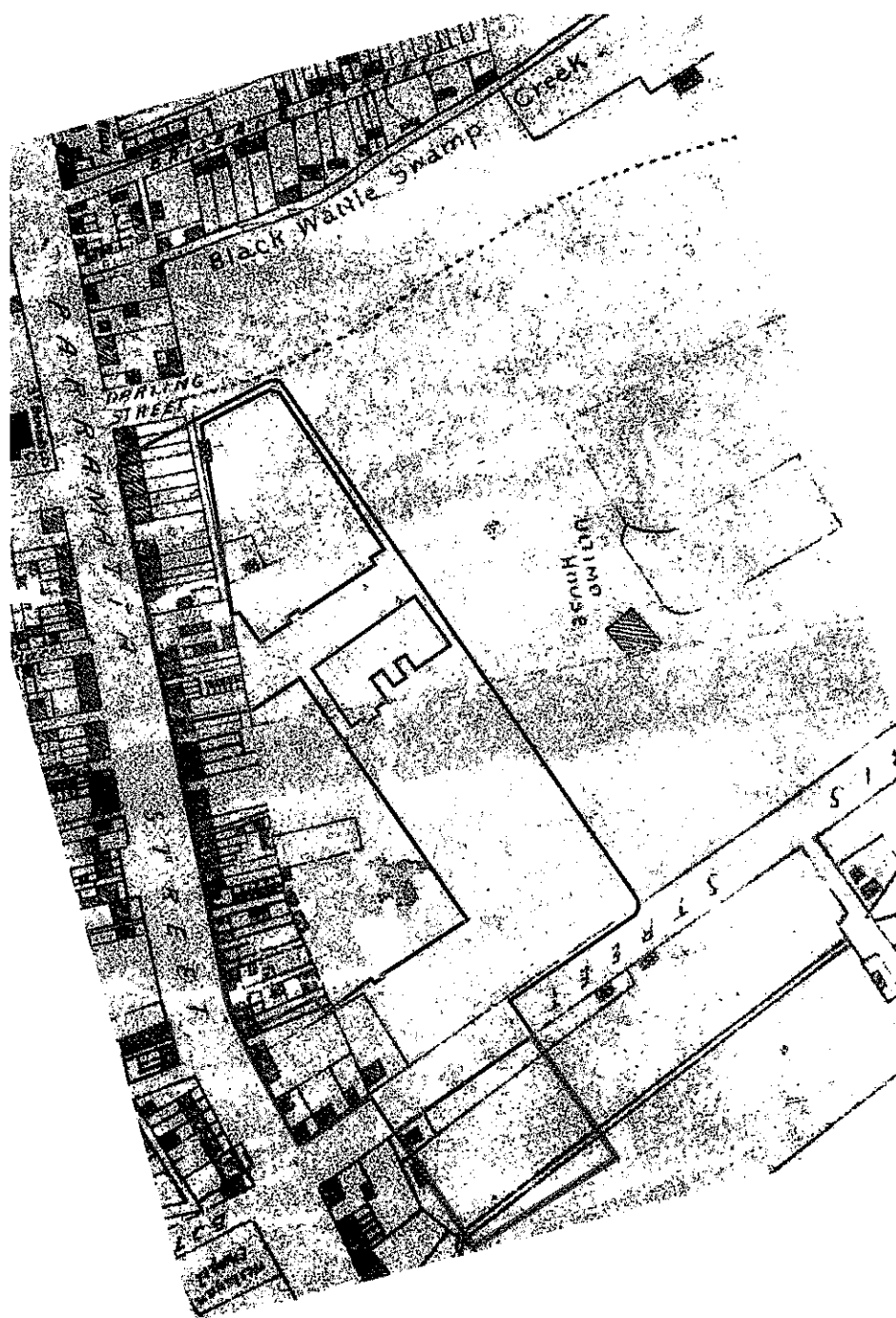
Job No.	Issue No.	Notes/Description	Issue Date
08-0366	1	Draft report	January 2009
08-0366	2	Draft final report	February 2009
08-0366	3	Final report	February 2009
08-0366	4	Final report version 2	March 2009
08-0366	5	Final report version 3	April 2009



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



**Figure 3** c1850s plan of part of the Ultimo Estate showing the old Parramatta Street's alignment as a broken line running at an angle toward Ultimo House. This alignment marked the southern boundary of John Harris's first land grant. The old road alignment is annotated as 'Old Road to Parramatta'. This old alignment crosses the UTS site and Jones Street. The wider site boundary (blue), basement excavations (red) and former footprint of Building T (green) are shown. (Source: Mitchell Library ZM4 811.173/18667/1)



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



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

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

### **Blackfriars School Group**

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

### **Streetscapes**

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

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

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

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

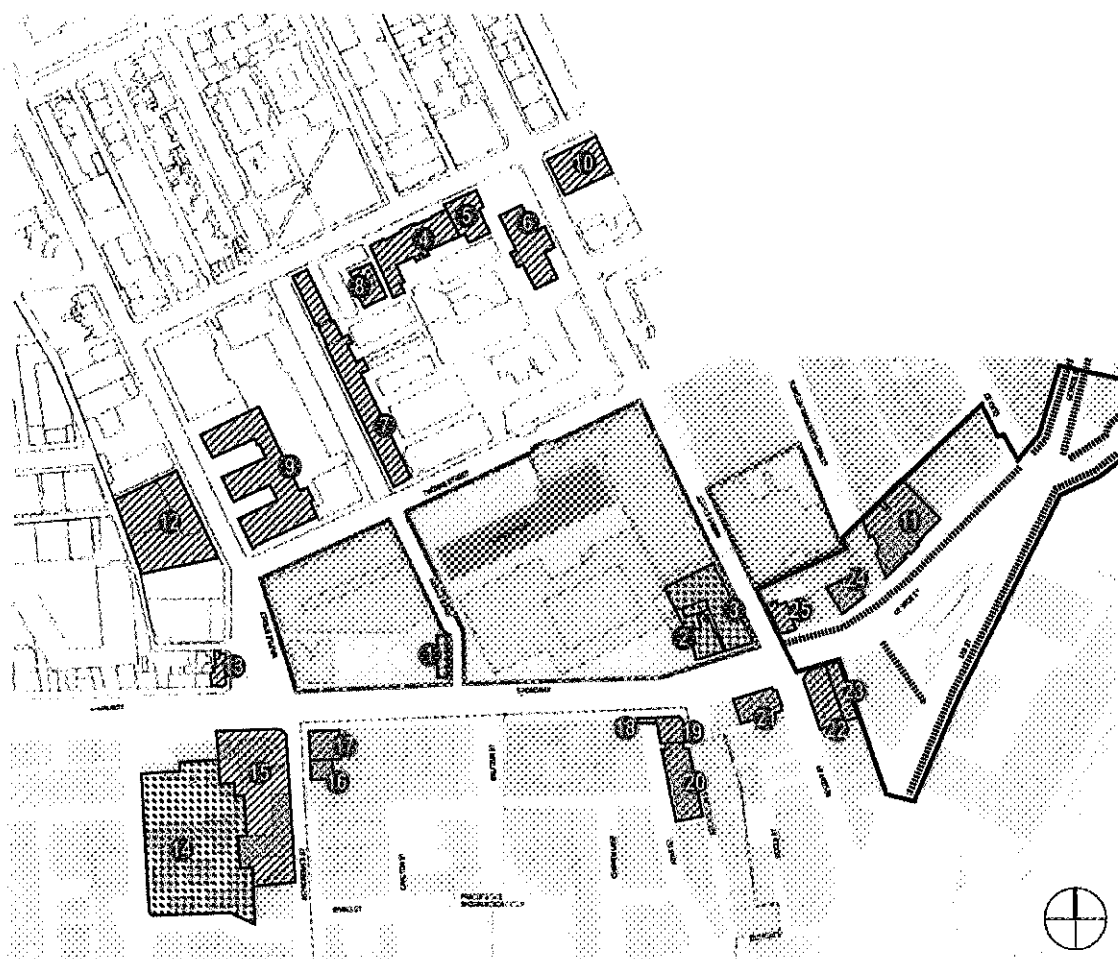
### **Railway Square Special Area**

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

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

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

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



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

#### Key

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

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



### Demolition of CB12 and CB13

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

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

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

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

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

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

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

### 8.4 Impacts on Archaeological and Aboriginal Cultural Values

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

### Aboriginal Archaeology

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

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

### Historical (Non-Aboriginal) Archaeology

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

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

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

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

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

## 9.0 Heritage Impacts in the Vicinity of the UTS Broadway Precinct

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

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

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

### **Harris Street/Regent Street/Broadway Intersection**

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

### **Streetscapes**

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

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

## **10.0 Conclusions and Recommendations**

### **10.1 Conclusion**

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

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

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

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

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

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

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

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

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

## **10.2 Recommendations**

### **Site Interpretation**

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

### **Photographic Archival Recording**

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

### **Aboriginal Archaeology**

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

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

### **Historical (Non-Aboriginal) Archaeology**

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

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

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

## 11.0 Endnotes

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