

UTS Key Site, Ultimo Design Controls—Heritage



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Design Controls—Heritage

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Industry and
Environment

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Report Register

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Pymont Heritage Controls—UTS Key Site

1.1 Introduction

This short report considers heritage matters related to the UTS Key Site Masterplan, with specific reference to amended planning controls for sites 13-15 where it is proposed to develop a 250 bed Indigenous Residential College (IRC), incorporating an arts centre and research library.

The UTS Key Site 13-15 is bounded by Mary Ann Street to the north, Harris Street to the west, Omnibus Lane to the east. The sites include: a vacant lot used for carparking and storage; a lot with a Victorian period terrace; and UTS Building 15, formerly the National Cash Register Building, which is a Sydney Local Environmental Plan (LEP) 2012 heritage listed item.

To inform this report several documents prepared for UTS and the key site have been considered. The reports include:

- Former National Cash Register Building, Conservation Management Plan, August 2021
- Heritage Impact Statement, Final 26 August 2021
- Visual Impact Assessment UTS Sites 13-15, August 2021
- Draft Design Guide UTS Indigenous Residential College Building (Building 13-15), August 2021
- State Design Review Panel Advice, 11 June, 26 July and 23 August
- UTS Master Plan
- Reference Design Scheme
- Landscape Master Plan

This report focusses on built heritage matters, not including archaeology, and includes a response to select technical reports followed by draft controls.

1.1.1 Heritage Listing and Items in the Vicinity

The National Cash Register Building Heritage Listed (including interior) Item no 12036, is located at 622-632 Harris Street. The item is UTS Building 15 and is within the Key Site.

There are several heritage items in the vicinity:

- Former Museum of Applied Arts and Sciences, Sydney Technical College (Building C) SLEP 2021
- Former Turner Hall, Sydney Technical College (Building B) including interior, SLEP 2012 item no 12050
- Powerhouse Museum SHR item no 02045

- Powerhouse Museum former warehouse buildings, including interiors, SLEP 2012, item no 12031
- Millinery House, including interior, SLEP 2012 item no 12035
- Former Ultimo Road, Underbridge SHR listed

The Key Site is adjacent to the Harris Street, Ultimo, Heritage Conservation Area. See figure 1.0 below.

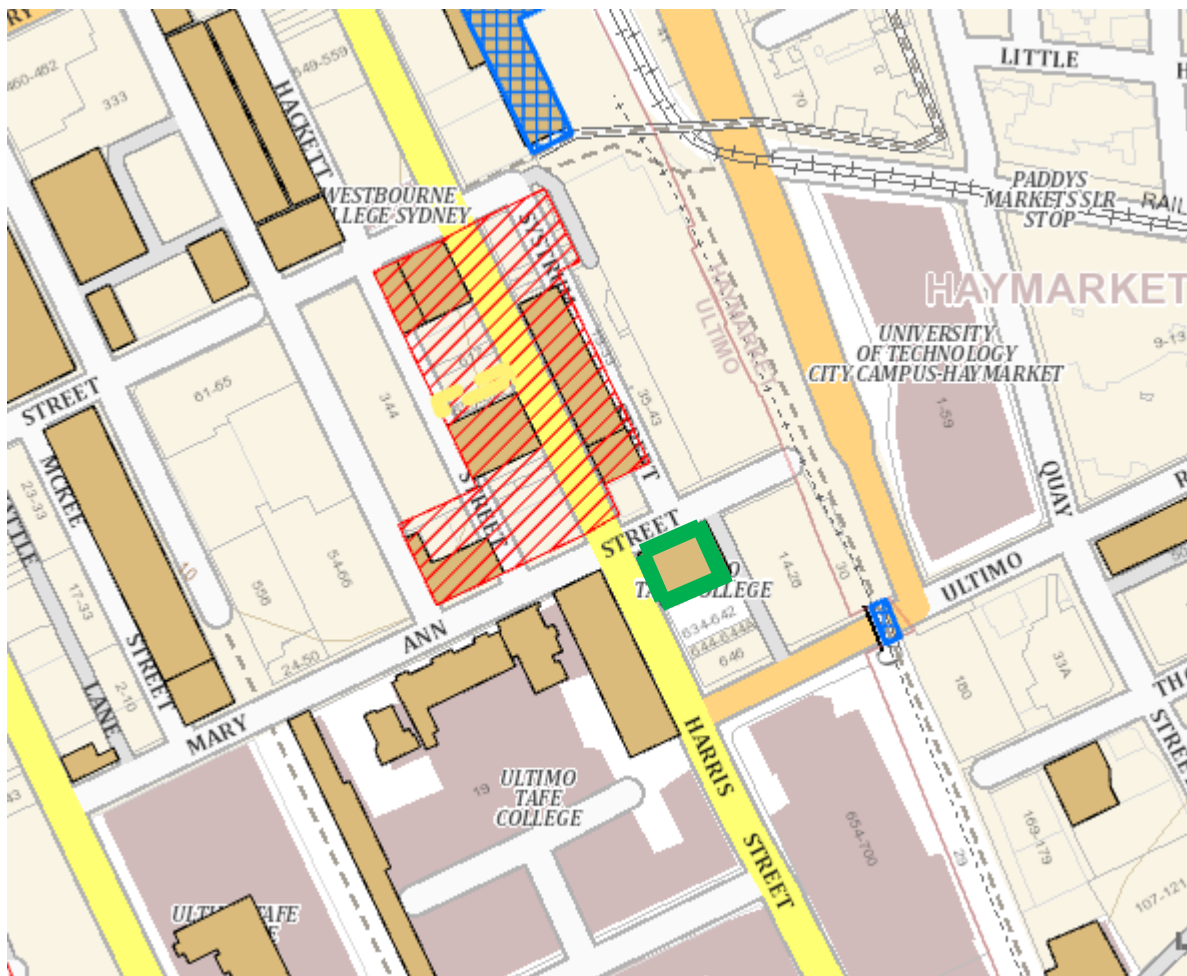


Figure 1.0 The heritage listed National Cash Register Building shown in green outline. The UTS Key Sites includes the National Cash Register Building (UTS Building 15, and the two allotments to the immediate south Sites 14 and 13 respectively. (Source: Planning Portal)

1.1.2 National Cash Register Building Description

The National Cash Register building is a four-storey international style office building with a robust cubic form and detailed facade articulation. The building's principal elevations are to Harris Street, Mary Ann Street and Omnibus Lane. These elevations present a well detailed and strongly expressed composition and arrangement of solid and void to the streetscape reinforcing the building's robust horizontality and the urban form and character of the area. The building's interior has undergone many changes to the floor layouts, the entry areas, toilets, and services. Original fabric that

remains includes a lift well and staircase off Omnibus Lane, a staircase off Harris Street, and sections of original tiling, flooring, trolley tracks and sections of original wall and structure throughout.

The concrete framed building was designed by architect HO Woodhouse, to be three storeys but the structure was intended to support eight storeys in the future.¹ Completed in 1956 It was built to four storeys. The building was to support the servicing, manufacture, and storage of cash registers. Staff amenities including a canteen, dining room, fully equipped kitchen, amenities, and a locker room were included in the original design.

1.1.3 Former Museum of Applied Arts and Sciences (Sydney Technical College) Description

Designed by W E Kemp in Victorian Romanesque style and constructed between 1892 and 1893, the former Museum of Applied Arts and Sciences, is a richly decorated building that has been constructed using polychrome brickwork with Australian decorative motifs applied extravagantly externally and internally. The LEP heritage listing includes the bus shelter and sandstone brick and iron fence enclosing the building and its grounds that runs along Harris and Mary Ann streets. Defining the southwestern corner of the intersection, opposite the National Cash Register building site, it shares stylistic qualities with the Sydney Technical College, Administration Complex on Mary Ann Street.

The former Technological Museum is a three-storey brick building with a slate tile clad gable roof. It is cross shape in plan, with rusticated sandstone footings. The façade has window bays set in recessed semi-circular arched panels featuring decorative terracotta tiles to the spandrels and gable ends. There is carved sandstone to the lintels, decorative bandings and corner towers. The building reflects Federation Romanesque architecture, with semicircular openings and tower elements. As part of the Sydney Technical College Group in its styling, massing and materials it complements the other buildings in the college, contributing to the group's visual and compositional harmony.

1.1.4 Harris Street Conservation Area Description

The description of the Harris Street Conservation area from the State Heritage Inventory listing is quoted in full below.

- *The area is characterised by a mix of wide streets (Harris Street, Mary Ann Street Macarthur St) and narrow streets (Hackett Street, Systrum Street, Bulwara Road) with a mix of 2 storey mid to late Victorian terraces, Victorian retail/commercial buildings, Federation terraces and Federation era industrial buildings with some modern infill development.*
- *The group of residential and commercial premises along southern end of Harris Street at Ultimo contains a diverse collection of mid-Victorian terrace row houses, late Victorian Italianate terraces and Federation retail and warehouse infill buildings. The 1870s professional residences are*

¹ 'Office Block at Ultimo', in *Construction* (Sydney, NSW: 1938 - 1954), 11 March 1953, p. 2. (Source: <https://trove.nla.gov.au/newspaper/article/222896079?searchTerm=national%20cash%20register%20building%20ultimo> accessed on 1 October 2021.

evidenced on the west side of Harris Street once a predominantly residential area, now occupied by mixed commercial/residential uses. This area is notable for its collective presentation to Harris Street and also the Victorian allotments and architecture at Mary Ann Street, Bulwara Road, Macarthur Street, and Systrum Streets.²

Street Ratings

- *Hackett Street - narrow lane, development very mixed and dominated by modern development. No street planting. Street Rating: C*
- *Harris Street: wide heavily trafficked street with large street trees, dominated by Victorian terraces with some early 20th century industrial buildings/Federation warehouses. Street Rating: A*
- *Macarthur Street - south side only, between Hackett St and Omnibus Lane. Wide street, substantial street tree planting. Dominated by Victorian terraces, Victorian corner shop (No. 597 Harris St) and one interesting warehouse (562-570 Harris St). Street Rating: A*
- *Mary Ann Street - wide street with angle parking on the south side, substantial street tree planting (London plane trees). The short section of the street within the conservation area on the west side of Harris Street is very fine, dominated by the heritage-listed TAFE buildings on the south (outside the conservation area) and heritage-listed terraces at 68-80 Mary Ann Street on the north. Part of the street east of Harris Street dominated by modern development. Street Rating: B*
- *Omnibus Lane - now largely privatised as a private lane entry to 82 Mary Ann Street modern residential development, only the northern end, behind terraces at Nos. 1-11 Systrum Street retains a traditional character. Street rating: C*
- *Systrum Street - narrow canyon-like laneway-width street flanked by 2, 4 and 7 storey brick buildings built to the street alignment. Dominated at the southern end by modern development. Victorian terraces at the northern end (Nos. 1-11 Systrum Street). No street planting. Street rating: C*

1.2 UTS Key Site—Technical Reports

1.2.1 Conservation Management Plan

The conservation management plan (CMP) prepared by Design 5 is a detailed study that examines the significance of the national cash register building and proposes a range of conservation policies to ensure the continuing protective care of the building.

The CMP was prepared to inform the master planning process and to enable a sustainable future use for the building while maintaining the assessed heritage significance. A detailed history is included in

² Harris Street Conservation Area description. (Source: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424802> accessed on 1 October 2021)

the CMP with accompanying original architectural plans, historic photographs, and a summary timeline.

In the Design 5 Conservation Management Plan (CMP) the National Cash Register Building has been assessed as a:

- A well designed, robust example of a post-war international style commercial building.
- A defining presence in the streetscape with the Harris Street Area of Ultimo.
- An important contributor to the scale, form, and diversity of the urban character of the area.
- A robust structure housing flexible spaces that have nurtured (and possibly inspired) education, ideas and creativity.

Gradings of Significance

In the CMP the elevations along Harris and Mary Ann streets are graded at 1-2 Exceptional and High. Which means they are crucial or important in expressing and supporting the significance of the building.

The Omnibus Lane elevation is graded at 2-3 High to Moderate meaning that the element/space plays an important role or may be considered inadequate in their current configuration and use.

The building's south elevation is graded at 4 Low essentially meaning the element plays a minor role in supporting significance.

Views

The CMP identifies 8 key public domain views shown as vantage points from the streets surrounding the building and its most distinctive facades, namely Harris Street, Mary Ann Street and Omnibus Lane, including its signature cantilever concrete box with vertical aluminium louvres (see Figure 1.0A).

Key view 2 south east from the intersection of Harris and Mary Ann Street, provides a defining view of the composition and form of the National Cash Register building that enables many of the buildings key attributes to be 'read' cohesively. The Frank Gehry building is visible in the skyline above the National Cash Register building. Only part of the building can be 'read' against the sky.

Key view 2 on approach to the intersection with Harris and Mary Ann Street, is also significant as it provides a 'long view' along the entirety of the Mary Ann Street elevation, with the 'signature' concrete box and with the pattern of louvres

Key view 3 looking south along Harris Street shows the building's façade modulation and composition at the intersection with Mary Ann Street. Looking directly across Harris Street the building's elevation demonstrate three distinct but complementary design attributes, including the concrete framed glazed entry 'portal', the street level is comprised of concrete framed glass bricks and tile insets interplayed with brick. The major element of the elevation is the orderly geometry of the façade's fenestration pattern, with each window framed by expressed concrete.

Key view 5 is a dramatic view looking southwest along Mary Ann Street that shows the contrasting materiality of the building the varying pattern and rhythm of the façade treatments

Key view 5 looking west along Mary Ann Street with Sydney Technical College in the background across Harris St provides both visual contrast in terms of form and detailing, but visual harmony in terms of scale and materiality, particularly the use of brick.

Key view 9 along Omnibus Lane and Mary Ann Street from the Goods Line is visually strong and illustrates key attributes of the building's composition and form to be read.



Figure 1.0A Key views of the National Cash Register Building from several vantage points in the public domain surrounding the building (Source: National Cash Register Building CMP, Design 5, August 2021)

CMP Policies

The CMP includes a set of conservation policies for managing and conserving the heritage significance of the building. Some key policies have been extracted from the CMP and are included below.

Policy 3.1 – Context and streetscape

The essential characteristics of the streetscape and setting of the former NCR Building must be retained, conserved and if possible strengthened in any changes or development associated with this building. These characteristics are:

- *the building's defining presence as a fine example of post-war International style architecture in the Ultimo area directly addressing the streets, lane and intersections that delineate its three main elevations;*
- *the scale, consistent form and horizontal massing of the building that allow it to sit comfortably with differently scaled buildings that surround it;*
- *the visual dominance of the building's projecting louvered window box on its northern elevation providing occupants with generous daylight and high level views over Mary Ann Street;*
- *the simple geometric parapet defining the top of the original building;*
- *the potentially more active engagement with public domain of Mary Ann Street, Omnibus Lane the UTS Business School;*
- *the grand 'avenue' effect of the mature tree planting on the Harris Street footpaths expressing the evolving character of this thoroughfare as a more pedestrian friendly place and unifying the streetscape.*

Policy 3.2 – Exterior form and fabric generally

The essential characteristics of the external form of the former NCR Building should be retained and conserved in accordance with relevant policies, guidelines, TfC and OfC tables in this CMP, including in any changes. These characteristics are:

- *The external form of the building that responds to the functional aspects of the floor plans and presents three distinct facades and a blind southern boundary facade.*
- *Geometrical square openings with protruding concrete frame, in unadorned rendered masonry of the Harris Street and Omnibus Lane façade that provide a distinctive form and rhythm that accentuates the geometry and minimalism of the post-war International style.*
- *The cantilevered concrete framed box with aluminium louvers on the Mary Ann Street facade as a defining feature of this elevation and of the building;*
- *A less significant southern part of the building that could potentially be altered, opened up, or partially dismantled to accommodate and embrace new development on that side.*

Policy 3.3 – Repair or replacement of external fabric

Where repair or replacement of original external fabric is required, replacement material should match the original as closely as possible in all respects.

Where an exact, or almost exact match is not available, such as the aluminium fins, the new material should match as closely as possible the original colour, form and profile, with appropriate durability and tested against the original before installation.

Policy 3.23 – Development above the building

Any additional development above the former NCR building, (apart from that covered by Policy 3.15), should be located over the southern part of the building and have the following setbacks:

- *from Harris Street – minimum 3 metres;*
- *from Mary Ann Street – minimum 15 metres, but preferred 18 metres;*
- *from Omnibus Lane – minimum determined by solar access to apartments to south of site and a respectful distance from Frank Gehry designed UTS Business School;*
- *Clear height to underside of addition above roof level should be a minimum 3.8 metres.*

Height of added element should not be overbearing to the former NCR building and should relate to but not dominate the immediate precinct.

Response: The CMP includes detailed information regarding the history of the National Cash Register building and its history. It provides an updated assessment of heritage significance under the criteria combined with a graded assessment of the building's fabric. The conservation policies are concise and drafted to ensure the continuing protective care of the building and its significance.

The CMP includes reference to the historical evidence indicating that the original building was proposed to be extended to eight storeys, however, the CMP does not specifically respond to this matter except for in Policy 3.23 which ensures that new development above the existing National Cash Register building does not dominate the building or the broader context.

Given the original design intent of the building, there may be potential merit in exploring additional height over the existing building. Further research to locate the original plans could inform this as an alternative design response which many provide a reference design that better balances heritage conservation and new development.

1.2.2 Heritage Impact Assessment

The Heritage Impact Assessment prepared by Design 5 and submitted by UTS is detailed. The policies and considerations are carefully articulated. Several issues, however, warrant further consideration including:

- Impact on the historic block pattern and grain of the area with the campus effectively agglomerating the block pattern.
- Extending the 'campus' use into the historic street and laneway network that may have some impact on the legibility and appreciation of the public domain. This represents a potential encroachment on the public domain which has historic value.

- Impact on the significant 'defining presence' of the heritage listed former National Cash Register Building and key views from the public domain.
- Impact on the aesthetic significance of the listed item and its visual prominence. The proposed development is visually dominant and 'overbearing'. It competes with the original built form.
- Impacts on the heritage listed building's facades and the design integrity to three street frontages
- The potential for structural impacts of the proposal on the heritage listed building

Response: The HIS is carefully drafted but some key considerations, including the nature and degree of impacts on significance somewhat at odds with the heritage values of the context/setting and the listed heritage items.

The proposal is contingent on the demolition of at least one third of the National Cash Register building at its southern end. The southern elevation is of little significance in terms of its contribution to the heritage values of the building. It was designed as a blank wall with a zero setback to the adjacent. Yet other defining important design features of the building are located at the southern-most end, including the Harris Street and Omnibus Lane entries that are expressed and distinguished through architectural detailing.

1.2.3 Visual Impact Assessment Report

Impacts on views are considered with a significant focus on the public domain.

The visual impact assessment report excludes consideration of the visual impacts on the heritage listed National Cash Register building and focusses predominately on ensuring views to the Frank Gehry UTS business centre are retained. Given this, the report recommends an assessment of heritage views and visual impacts should be undertaken by a heritage consultant.

The height, bulk, and scale of the proposed building, notwithstanding, the potential mitigation that may be possible to achieve through the tower form, façade modulation and materiality will give rise to an impact on the visual prominence and heritage significance of the National Cash Register Building. This is most notable at the intersection of Harris and Mary Ann Streets.

Response: The proposed development competes with and dominates the visual setting. It will diminish the National Cash Register building's 'defining presence,' which is an aspect of significance and will eliminate the current 'reading' of the National Cash Register building against the skyline that is appreciable in several views. A heritage views analysis and visual impact assessment is recommended.

1.2.4 UTS Draft Design Guide

The UTS Design Guide objectives relate directly to the proposed development and the objectives inherent in the UTS scheme. While many of the objectives are undeniably worthy and meaningful, the key question is whether this design guide establishes the most appropriate framework for the site and its development in an historic urban context, that assumes the partial demolition of a listed heritage item, is development in the vicinity of the heritage listed former Sydney Technical College, and interfaces with the Ultimo Heritage Conservation Area to the immediate north.

The proposal creates an 'address' and public forecourt to Omnibus Land and the UTS Chau Chak building. The proposal relies upon the creation of an 'arrival experience' and a 'node' for ceremony, gathering and interaction that 'activates' Omnibus Lane and is predicated on the tower straddling at least a third of the heritage listed National Cash Register building.

In the design guide, objective (e) requires that the heritage building is protected and conserved, alongside its contribution to the streetscape and its visual and physical setting. Objective (f) requires high-quality built form with 'bulk, height, massing and modulation' that responds to the characteristics of the surrounding streetscapes and heritage conservation area. The UTS proposal does not achieve these objectives.

The building envelope indicates setbacks of 15m from Mary Ann Street, 3m from Harris Street and 14.5m from Omnibus Lane. The RL of the proposed tower is 67.9 which is more than 3 times the height of the parapet of the National Cash Register Building. The setback from Harris Street does not demonstrate a respectful articulated response to the former heritage listed Sydney Technical College which is directly opposite on Harris Street, nor does it retain an adequate or sufficient setting for the National Cash Register building along Harris Street. The 3m setback when viewed from Harris Street will give the impression of projecting forward given the proposed height and scale.

In the design guide, heritage is considered further in section 3.4. In this section the 'design guidance' reads more as conditions of approval and while, some specific design advice is provided, it assumes the UTS reference design is the outcome. Rather, the design guide should provide establish a framework for achieving design excellence with more 'objective' reference to the urban context. The university is operating a campus in an urban environment, and while there may be mutual benefits for both the university and the broader public, first principles require the existing character, public urban form, pattern and arrangement, and heritage items be respected.

Response: The UTS design guide assumes the reference design is the 'benchmark' for design excellence, rather than objectively and independently providing design guidance to deliver that outcome for the site.

1.2.5 State Design Review Panel Advice

The State Design Review Panel (SDRP) has considered the UTS proposal for Key Site 13-15 and provided iterative advice. In advice dated 11 June 2021 the SDRP stated that the proposed building form was to better respond to the context of the heritage conservation area, the heritage buildings to the south, and the generally low-rise surroundings. The SDRP also requested a more detailed design briefing on the conservation management plan and how the project responds to heritage matters and recommendations. The SDRP recommended that options for the arrangement of mass, above the National Cash Register building, be considered.

The SDRP issued further advice on the 26 July 2021. While aspects of the design strategy were supported, several key issues requiring further resolution were identified. The building envelope was not considered supportable in its current form. The SDRP requested alternatives be provided to break up the building's scale so that it could be more responsive to the existing urban context, particularly along Harris St. They also requested the consideration of an improved interface and or integration with the heritage building and its conservation as a heritage item. An additional building envelope further to the north potentially overhanging or cantilevering over the heritage building, subject to heritage advice, was also suggested as a potential option.

Further advice was issued by the SDRP on 23 August 2021. It was recommended that further adjustments be considered. This included ensuring options to amend the planning envelope be considered holistically to achieve an outcome with least impact and greatest flexibility to support a culturally rich and responsive final building form. It was suggested that an additional floor to the heritage building be considered.

Response: The SDRP advice reflects many of the concerns outlined in this report. The relationship of the proposed tower to the heritage item, heritage items in the vicinity and the heritage conservation area to the north does not represent a considered response to the historical context.

The original design intent of the National Cash Register building which was planned as an eight-storey building suggests a different built form, which if considered could address and resolve many of the issues identified by SDRP in their feedback on the reference design.

1.3 Discussion and Analysis

The heritage objectives in the City of Sydney Local Environmental Plan 2012 include 'to conserve the environmental heritage of the City of Sydney' and 'to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views'. The National Cash Register building is a locally listed heritage item. It is in the vicinity of other listed heritage items, including the former Sydney Technical College and immediately adjacent to the Ultimo heritage conservation area.

The UTS reference design does not respond to or complement the existing heritage items, nor retain street vistas. The UTS reference design does not achieve the objectives for heritage and the UTS Design guide provides likely consent conditions for heritage, rather than providing a framework to achieve the conservation of heritage significance and character of the context.

It does not reflect the historic block pattern through its aggregation of blocks. This pattern is reflected in the Harris Street heritage conservation area to the immediate north, and incidentally in the block pattern of the key site. This is characterised by a diversity of Victorian allotments with residential and commercial buildings, with newer infill development. While noting the future character statement in the Pyrmont Peninsula Planning Strategy, and the fact that the area is earmarked for growth, the design and controls should help manage and guide development to maintain or at least interpret the grain of the area. In addition, while appreciating and understanding that the colonial subdivision pattern reflects colonising processes, which for First Nations people perpetuates forms of erasure or marginalisation, what is required is a more subtle and intertwined process to help ensure belonging and identity is inclusive.

The proposed tower protruding directly from the southern end of the building does not respect the significance of the National Cash Register building, nor the scale and form of the urban character of the area, which, given its location immediately adjacent to the heritage listed former Museum of Applied Arts and Sciences, should be reflected in the modulation of the mass, street wall heights, datums, and materiality in the reference design.

Dating from 1953-55, the National Cash Register building is a landmark building that through its strong and well resolved form, composition and materiality addresses and defines the 'street walls' of its setting with a distinctive architectural response that contributes to the local area. Its key elevations are along Harris Street, Mary Ann Street and Omnibus Lane. The UTS reference design relies on the

demolition of a least one third of the National Cash Register building at its southern end. This will give rise to a significant impact on the assessed heritage significance of the building.

There is potential for sensitive adaption of the National Cash Register building and the existing City of Sydney DCP controls support and encourage this. The building's southern elevation was designed to have a building with a zero setback on the adjacent lot. As such, opening up and connecting through to new adjacent development is preferred in this location. Historical records evidence that the original design intent for the National Cash Register Building was for an eight-storey building. This potentially creates an alternative approach that could be explored to generate an improved reference design for Key Site 13-15.

1.4 Suggested Heritage Controls

Planning systems control both physical form, use of spaces and building stock. Many statutory planning regimes aim to protect heritage fabric through the identification of specific buildings as heritage items, or as contributory to the significance of a locality or area. In historic contexts they typically seek to direct new building works to relate to or reflect heritage significance and character. Outcomes where both the new and old fabric are synthesised tend to be considered favourably by planning controls, including built form, urban design and heritage. Issues around change of use, demolition, and adaptive re-use, are also addressed in controls.

The ICOMOS Burra Charter covers adaptive reuse. Implicit in its best practice principles are that new use and adaption will continue to sustain the significance of the place. Whatever existing historic fabric remains, it is often prudent to draw from it, express it, and if possible, retain. Where existing fabric, has been removed, it only becomes historic, albeit differently through the passage of time. Where change is irreversible the Burra Charter directs effort toward historical research and documentation to inform new ways of continuing the place's interpretation through future generations. Re-purposed and re-occupied older buildings than new ones. This is not always critical, for example in creation of car park or perhaps contemporary workspaces, but in many uses the sense of a place having a history and memory gives it a head start in cultural and economic value.

Understanding and then harnessing the latent quality of an existing structure, space or building is at the core of successful adaptive re-use projects. Successful adaptive re-use projects intelligently seek, often through detailed study of the existing fabric, a design response that makes the most of the existing building. Such a response can inform the design and how spaces be used. The use of original drawings, including primary sources, are fundamental to developing an appreciation of the existing condition. Historical evidence and the fabric will assist in forming a comprehensive view of the potential and tolerance for adaptation and change.

1.4.1 Suggested Heritage Objectives

The heritage values and character of the locality are to be conserved.

First Nations values and design responses will be led by and demonstrate First Nations engagement and broader participation and involvement with the local Aboriginal community.

The predominately Victorian hierarchy, pattern and grain of streets and laneways and heritage listed items should be interpreted.

The heritage significance of the National Cash Register Building is to be conserved. Its defining presence and strong architectural composition and contribution to the surrounding streetscapes and urban setting will be complemented and respected.

The significance of the former Sydney Technical College is to be respected and enhanced through a careful articulation and modulation of built form and materiality along Harris Street to achieve strong sensory appeal and visual harmony.

New development and design should give rise to material impacts on the heritage significance of listed heritage items and significant attributes and features, including impacts to historic fabric and interiors.

New development should respond to the urban grain and historic context through a detailed analysis of the character of the area.

Built Form—National Cash Register Building

- The significance of the National Cash Register Building is to be conserved. This includes its defining streetscape presence to Mary Ann and Harris streets and Omnibus Lane, and in the street views and vistas to the building that are both dynamic and static.
- The item should retain its ability to be read as an item. New development should not distort or obscure the cultural significance of the item, nor detract from its interpretation and appreciation.
- The addition of another four storeys above the existing National Cash Register building may be acceptable from a heritage perspective. The original design intent for the National Cash Register building as an eight-storey building could be explored to generate a new reference design, provided the design gives rise to a lesser heritage impact on the building's significance.
- If the proposed reference design is the preferred option, the tower setbacks should be amended, and ideally not require the demolition of one third of the National Cash Register building to achieve the proposal's objectives. Alternatively, the tower form may cantilever over a portion of the airspace above the National Cash Register building, while ensure an appropriate visual setting to conserve the building's heritage significance is provided.
- The proposed building envelope should be modified to remain within the adjacent allotments. The National Cash Register building's southern elevation was designed to have a building with a zero setback on the adjacent lot. As such, opening up and connecting through this wall to a new adjacent development is preferred.
- Design excellence should be assessed with regard to whether the proposal is outstanding in its ability to demonstrate that it is complimentary and respectful to significance of the existing fabric, scale, form and design detailing of the heritage item and the broader historic context.
- Adaptive reuse is encouraged and should be guided by the assessed significance of the listed item and a respect for continuing use as well as the graded assessment of historic fabric, as outlined in the CMP.
- Activation of the building at street level may be achieved by selective 'opening' up and removal of fabric within existing openings, ensuring that a representative sample of original opening treatments is conserved.

- The Harris Street elevation is to be conserved as an element of exceptional to high significance. Some areas of recent alteration as indicated in the Design 5 CMP figure 4.3.6 have some tolerance for change. Further potential for some new openings in the recessed areas at ground level are also indicated in figure 5.3.1.
- The Mary Ann Street elevation is to be conserved as an element of exceptional to high significance. In areas where original recessed bays have been previously altered there is greater tolerance for change as showing in figure 4.3.7.
- The Omnibus Lane elevation is graded high to moderate overall, but some areas are graded low and have a higher tolerance for change. This includes the window openings at ground floor level in the location of the former loading dock.

Public Domain

The historic street pattern layout should be conserved. Omnibus Lane should remain legible as a public laneway. Alternative finishes may be considered but the articulation of the space as a public thoroughfare should remain legible.

Streetscape and Views

Significant street vistas and views should be retained, respected, and complemented by proposed new development.

Street walls, in height and materiality, should reference and respond to the scale, materiality and character of the historic setting and listed heritage items in the vicinity.

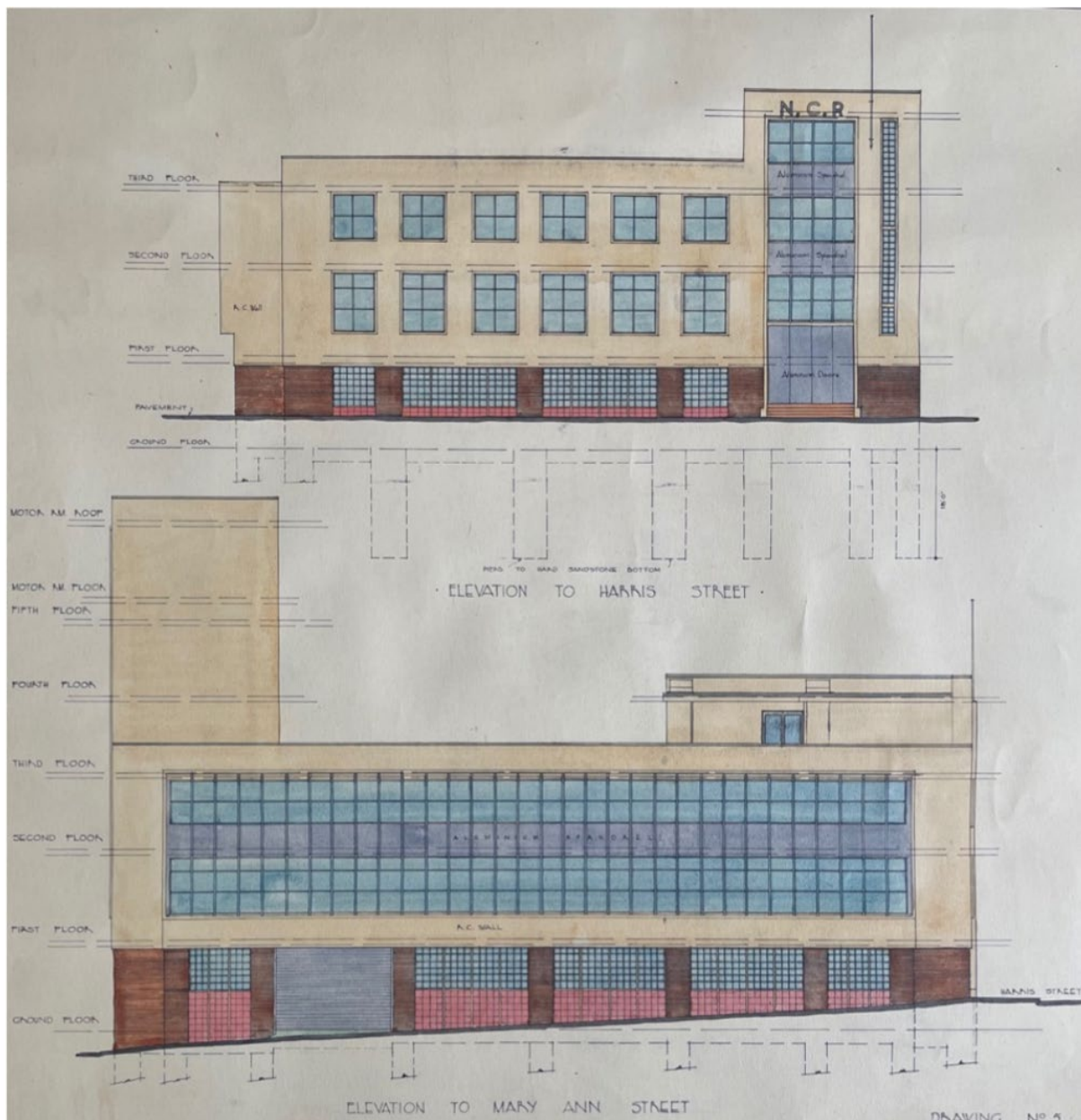


Figure 1.2 Elevation to Harris and Mary Ann streets, original drawings July 1952 (Source: NRS-13429-1 Plan 23506, NSW State Archives from CMP by Design 5)

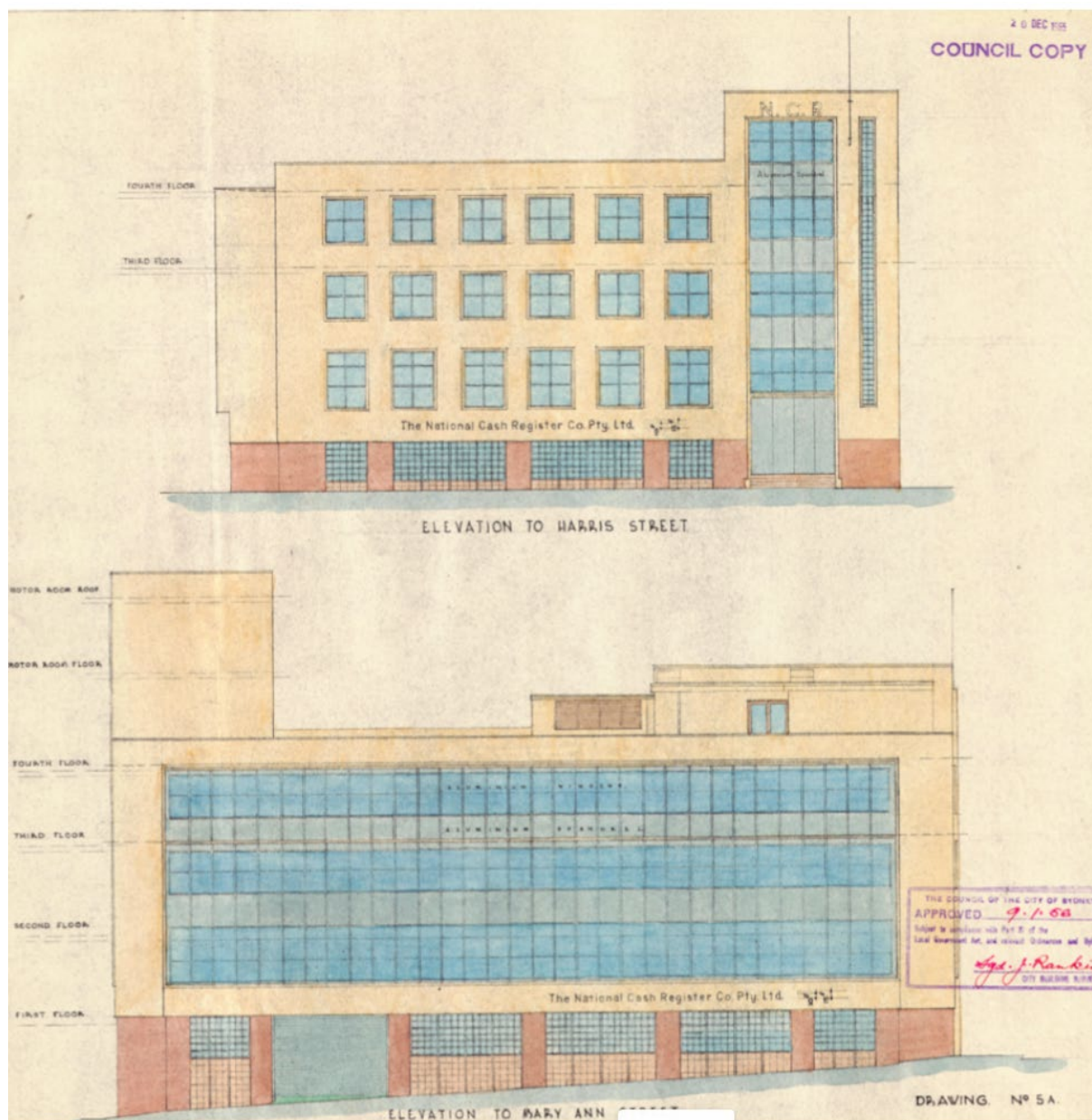


Figure 1.3 Elevation to Mary Ann and Harris streets, original drawing (Source: Drawing 5A City of Sydney Archives)

NATIONAL CASH REGISTER CO. PTY. LTD.

TO BE ERECTED AT THE CORNER OF HARRIS AND MARY ANN STREETS, ULTIMO, SYDNEY.

Architect: H. O. Woodhouse.

Master Builders: H. W. Thompson & Co. Pty. Ltd.



The new building to be erected at the corner of Harris and Mary Ann Sts., Ultimo, for the National Cash Register Co. Pty. Ltd., consists of three floors designed to extend in the future to eight floors, and with provision for two future passenger lifts.

The present building provides for a goods lift, the machine room for which is located two storeys above flat roof to provide for the addition of two future floors without alteration.

The building has been designed primarily for servicing the firm's Cash Registers and for their manufacture and storage including a few offices on first floor for their service department.

Provision is made for a dining room canteen and well-equipped kitchen for staff, and complete amenities toilets and locker rooms for both sexes on each floor.

R.C. Construction.

Construction of the building is of reinforced concrete: foundation piers extending down to solid rock about 15 feet below ground floor, with flat slab construction designed to take loads up to 500 lb. per sq. ft. on ground floor, and 300 lb. per sq. ft. on upper floors.

The reinforced concrete columns are spaced at approx. 20ft. x 20ft. bays with mushroom heads and with concealed construction to Mary Ann St. frontage where columns are set back 7ft. into building, thus providing continuous unbroken windows for a length of 115 ft. to provide good natural light to the repair department.

Aluminium Fins for Sun Protection.

A feature of the Mary Ann Street frontage which faces north-west is the series of aluminium fins, extending to full height from first and second floors, 24" in depth to protect the interiors from the direct rays of the westerly sun and designed in aluminium for lightness of construction.

Portion of the ground floor area is below footpath level, and in order to obtain maximum natural light to this

area as well as to exclude all dust and noise from the street, the windows facing Harris Street and Mary Ann Street on this level will consist of glass lens set in concrete frames, which is considered the most suitable means of penetration under these conditions.

The building is to be provided with complete plenum and exhaust systems of mechanical ventilation and provision is made for electrical power and light points for both plant and general lighting requirements.

Acceptance of Piece of Sculpture

BY BUILDING RESEARCH DIVISION, MELBOURNE.

A piece of sculpture presented to the Building Research Division of the C.S.I.R.O. by the staff of the Building Research Station at Watford, England, in gratitude for food parcels was unveiled in Melbourne last week at the Building Research Centre at Highett.

It represents two figures planning and building a structure, said to be symbolic of the nature of the work upon which the two research centres are engaged and is entitled "The End is to Build Well." It has been executed in the entirely new manner.

[Ed.: The work of modern artists invariably falls short of beauty and can rarely be said to reach high artistic attainment. It is a subject that has provoked much controversy of late in connection with the French pictures recently exhibited. Australia

had a plethora of pieces of "New Art" sculpture donated to the nation after World War I. How to get rid of the unworthy things was a problem. Some Councils, such as Manly, refused acceptance. Sutherland, I think, accepted one and erected it in the centre of a roadway. Someone dismantled it, leaned it up against a fence face inwards as though to hide its shame. The Council found it and re-erected it. Then it was reported that the thing had been given a coat of black tar or something. Once it was reported to have been dismantled and buried and ultimately lost. No reference was made to it after that. It was a Kilkenny Cats battle Royal. Whether resentful citizens or the Council won the battle was not recorded.]

Figure 1.4 The National Cash Register Building, corner Harris, and Mary Ann Streets, Ultimo. This article includes details regarding the building's construction, including information about regarding the intention to extend it to eight storeys and its reinforced concrete structure (Source: *Building, Lighting and Engineering*, March 1953)



Figure 1.5 National Cash Register Building during construction on 11 May 1954. Photograph by Max Dupain for HO Woodhouse. (Source: SLNSW)



Figure 1.6 National Cash Register Building during construction in 1956. Photograph by Max Dupain for Architect HO Woodhouse. (Source: SLNSW)



Figure 1.7 National Cash Register building looking southeast across the intersection of Harris Street and Mary Ann Street in January 1956. Photograph by Max Dupain for architect HO Woodhouse. (Source SLNSW)



Figure 1.8 View of the National Cash Register Building looking northeast across Harris Street, c1953. Photograph by Max Dupain. (Source: SLNSW)



Figure 1.9 National Cash Register Building looking southeast across the intersection of Harris and Mary Ann streets c1953. Note that at this time 'Moore Road Machinery' occupies the site immediately adjacent to the NCR building. Photograph by Max Dupain. (Source: SLNSW)



Figure 1.10 National Cash Register building shortly after completion c1953 showing the principal elevations along Harris and Mary Ann streets. Photograph by Max Dupain. (Source: SLNSW)



Figure 1.11 National Cash Register Building, Mary Ann Street elevation. Photograph by Max Dupain for architect HO Woodhouse (Source: SLNSW)